



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
September 13, 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 August 9, 2021 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

A. Rezoning Z-817

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

New Business

A. Rezoning Z-820

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

B. Rezoning Z-821

Proposed rezoning of approximately 32.46 acres located at the intersection of Doshier Cutoff (SR 1621) and River Road (NC 87) near Southport from MR-3200 (Multifamily Residential) to CLD (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 Cutoff (SR 1621) and River Road (NC 87) near Southport from HDR (High Density Residential) to Commercial.

C. Planned Development – PD-59

Name: Anderson Tract
Applicant: Norris and Tunstall c/o Phil Norris
Tax Parcels: 22500026, 2250002601 and a portion of 2250002603
Location: Hickman Road (SR 1303)
Description: Anderson Tract is a proposed planned development consisting of 295 townhomes on a gross site of 67.23 acres creating an overall density of 4.38 units per acre.

D. Planned Development – PD-60

Name: Hardee Tract (Modification)
Applicant: Norris and Tunstall c/o Phil Norris
Tax Parcels: 2250011105, 22500113, and 22500112
Location: 544 Calabash Road (SR 1300)
Description: Hardee Tract is a Planned Development that was originally approved on April 12, 2021, 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.

E. Planned Development – PD-61

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.

F. Planned Development – PD-63

Name: Calabash Apartments
Applicant: HH Multi, LLC
Tax Parcel: 22500035
Location: Ocean Highway West (US 17)
Description: Calabash Apartments is a proposed planned development consisting of 312 multifamily units on 54.91 acres creating an overall density of 5.68 dwelling units per acre.

9) Other Business.

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

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
August 9, 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
William Bittenbender

MEMBERS ABSENT

Brett Riggs, Alternate
Christopher Wood

STAFF PRESENT

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

OTHERS PRESENT

William A. Roach
Roger Lee Worsham
Thomas Scheetz, Norris & Tunstall Eng.
James Gilbert
Phillip Locklear
Gary Lewis
Michael Hux
Barry August
Vincent Bracken
Danny Matthews
Jude Herges
Randy Hooks
Michael Mitchem
Caroline Cheeves
Gary Pfeil

Heather Burkett
Dan Weeks
Elvira Gilbert
Cynthia Henry
Samantha Lewis- Chavis
Betty Hux
Larry Thorpe
Paul Marlow
Terry Priestley
Dan Evans
Joanne Schiavone
Judy George
Allison Engebretson
Chuck Barner

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. Christopher Wood and Mr. Brett Riggs were absent.

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

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

V. AGENDA AMENDMENTS.

Mr. Pages addressed the Board. He stated that the applicant has requested that Item H - Anderson Tract (PD-59) under Public Hearings be tabled because they want to make revisions to the project.

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.

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

Mr. Pages said staff recommends approval from MR-3200 (Multifamily Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcel 16800056.

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

Mr. Dunham asked if a representative for this rezoning change was present and no one approached the Board. As a result, Ms. Easley made a motion to table the matter and the motion was unanimously carried.

VIII. PUBLIC HEARINGS.

A. Rezoning Z-818 – William Roach.

Request rezoning of approximately 0.50 acres located at 2003 and 2009 Lakeside Avenue SW near Supply from C-LD (Commercial Low Density) to R-6000 (High Density Residential) for Tax Parcels 215FG001 and 215FG00101.

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 C-LD (Commercial Low Density) to R-6000 (High Density Residential) for Tax Parcels 215FG001 and 215FG00101.

Mr. Dunham asked if the property was originally zoned C-LD and Mr. Brantley replied, yes.

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

Mr. William Roach addressed the Board. Mr. Roach said he developed Lakeside Subdivision and there are approximately 150 single-wide and double-wide manufactured homes in the subdivision. Mr. Roach said he was not aware that the property was zoned C-LD until he began selling lots. He stated that the property owners in Lakeside Subdivision are in favor of the property being zoned for residential purposes.

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 approve Tax Parcels 215FG001 and 215FG00101 from C-LD (Commercial Low Density) to R-6000 (High Density Residential) and the motion was unanimously carried.

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

APPROVED – The proposed zoning amendment is APPROVED

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

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

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

There were no objections from the public. The CAMA Land Use Plan classifies this area as MDR (Medium Density Residential) and utilities area available 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-819 – Roger Lee Worsham.

Request rezoning of approximately 121.06 acres located beside 1306 Green Lewis Road SE (SR 1512) near Bolivia from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential).

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

Mr. Pages said staff recommends approval of the eastern portion of Tax Parcel 15500008 located on the east side of Green Lewis Road SE (SR 1512) totaling approximately 83.50 acres from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential).

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

Mr. Roger Worsham addressed the Board. Mr. Worsham said he is requesting the zoning change to place a storage building on the property prior to building a home on the property. Ms. Easley asked Mr. Worsham if he agrees with staff's recommendation? Mr. Worsham said he asked if he could rezone that portion of Tax Parcel 15500008 on the east side of Green Lewis Road SE (SR 1512) when he initially submitted his application.

Ms. Heather Burkett addressed the Board. Ms. Burkett said she has an agri-tourism business (e.g., wedding venue) and there is a rural community in close proximity to the subject property. Ms. Burkett was opposed to the zoning change to RR because it will open the door for uses that are not conducive to the lifestyle and businesses in the immediate area. She was also concerned with the potential of spot zoning? Ms. Easley asked where Ms. Burkett property is located and Mr. Pages identified Ms. Burkett's property on the map. Ms. Easley clarified that Ms. Burkett has a commercial wedding venue on her property? Ms. Burkett said she has an agri-tourism business (Greenlands Farm) off Midway Road (NC 906). Ms. Easley asked Ms. Burkett the particular uses she is concerned with in the RR zoning? Ms. Burkett said the RR zoning opens up a lot of uses that are not allowed in the current zoning district. Ms. Easley said Ms. Burkett's use on her property is not totally residential. Ms. Burkett reiterated that her property is classified as agri-tourism, which is not a commercial enterprise.

Ms. Elvira Gilbert, owner of Tax Parcel 1550004014, addressed the Board. Ms. Gilbert was in favor of the western portion of the subject property not being included in the zoning change.

Mr. James Gilbert addressed the Board. Mr. Gilbert was in favor of staff's recommendation to only rezone the eastern portion of the subject property off Green Lewis Road SE (SR 1512).

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

Mr. Leary made a motion to approve the eastern portion of Tax Parcel 15500008 located on the east side of Green Lewis Road SE (SR 1512) from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) and the motion was unanimously carried.

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

APPROVED – The proposed zoning amendment is APPROVED

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

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

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

The CAMA Land Use Plan classifies the portion of the property being requested for a zoning change to be LDR (Low Density Residential) and the down zoning comports with the land use plan.

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-54

Name:	Rice Creek Planned Development (Modification)
Applicant:	H&W Design
Tax Parcel(s):	08400068, 0840006805 and 0980001901
Location:	Ocean Highway East (US 17)
Description:	Rice Creek is a proposed planned development modification. This modification will update the project layout and increase the density by adding 664 residential units. Rice Creek was originally approved in 2006 for 1,654 single family lots, 1,082 multifamily units and 66.18 acres of commercial area for a total of 2,736 residential units and an overall density of 2.1 dwelling units per acre. The developer is proposing to modify the development to consist of 1,999 single family lots, 60 duplexes, 641 townhomes and 700 multifamily units for a total of 3,400 residential units on 1296.37 acres creating an overall density of 2.62 dwelling units per acre.

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

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

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

Mr. Dunham asked if any activity has occurred on the site since the original approval in 2006? Mr. Pages said the developer installed the main entrance, a pump station, the connection to the school and they received the North Carolina Department of Transportation's (NCDOT) Driveway Permit for the first 175 single-family lots.

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

Mr. Dan Weeks, H&W Design PLLC, addressed the Board. Mr. Weeks discussed a brief PowerPoint presentation (attached) outlining the intended features of the project. He discussed a comparison from the previously approved plan in 2006 versus the proposed modified plan, which provides for a connectivity as well as a large amount of open space that includes pocket parks, golf, trails, a central amenity for gathering and stormwater ponds. Mr. Weeks further stated that there will be 4 phases to the project and the first phase is anticipated to begin construction in 2022, which will consist of a mixture of town homes and single-family lots. Mr. Weeks said at their 29-Jul-21 neighborhood meeting, there were concerns regarding traffic. He stated that, due to the size of the project, a Traffic Impact Analysis (TIA) will likely be required by NCDOT and a scoping meeting will occur with NCDOT regarding the impacts of existing roadway(s) and infrastructure, intersections, timeline of the project and access points. He further stated that the traffic engineer will work closely with NCDOT and the County will be involved in the process. Mr. Weeks said the County requires the project to be designed to a 10-year storm event, but they are designing the project to a 25-year storm event. However, the stormwater management plan will be evaluated for the 100-year storm event.

Mr. Weeks asked Mr. Kyle Herring to provide more information regarding flooding. Mr. Kyle Herring, representative for Cape Fear Engineering, said there were a lot of concerns from residents at the neighborhood meeting regarding flooding. He stated that there has been a lot of flooding in the past few years in the County because of historic rain events. He reiterated that they are designing this project based on a 25-year storm event, rather than the 10-year storm event required by the County and the stormwater management plan will be evaluated for the 100-year storm event. He further stated that they will go through all the necessary approval processes with the Department of Environmental Quality (DEQ) and the County to ensure they are capturing and treating the stormwater to the maximum extent practical for this project.

Mr. Weeks said the residents in the area wanted to know the potential uses around the northern boundary of the project. He stated that they will maintain a 30' perimeter buffer (including a 0.6 opacity). Mr. Weeks said they will utilize the existing vegetation on site and they will provide supplemental landscaping, where applicable. Mr. Weeks said he received a call from an adjacent property owner near the access point of Governors Road SE (SR 1521) asking if the roadway

could be moved away from their property. Mr. Weeks said they will try to accommodate his request, but NCDOT will have to approve where the access point will be located. Mr. Weeks concluded that the housing type will be determined based on the market, but they intend to provide a variety of price points and product type for affordable housing. He reiterated that this is the first step in the process and there are several approvals still needed before the project will be shovel ready and any significant modifications will have to be presented back to the Board for approval.

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

Ms. Cynthia Henry addressed the Board. Ms. Henry asked if road improvements are required before, during and/or after the project is under construction? Mr. Pages said road improvements will be determined by NCDOT once the Traffic Impact Analysis (TIA) is complete and no lots can be recorded or building permits issued until the requirements of the TIA are completed. Ms. Henry asked if farming and timberland protection are factored into land development? Mr. Dunham said land was set aside for residential development in 1994. Ms. Easley added that this is a modification of a previously approved plan in 2006. Mr. Pages interjected that the subject property is currently zoned R-7500 (Medium Density Residential), which allows for 5.8 dwelling units per acre; the surrounding zoning is RR (Rural Low Density Residential), which allows for 2.8 dwelling units per acre; and the applicant is proposing 2.62 dwelling units per acre. Ms. Dixon said the County is in the process of creating the Blueprint Brunswick Comprehensive Plan and she encouraged citizens to provide input.

Mr. Phillip Locklear addressed the Board. Mr. Locklear expressed concern with whether or not the schools in the area were considered? Mr. Pages said staff consulted with school officials regarding the proposed project and there may have to be school improvements (e.g., expansion and/or new schools) once the project is built out. Mr. Locklear was concerned with the previous flooding in the area and the potential flooding that maybe generated by the proposed project. He felt that the potential buyers in this planned development should be made aware that the subject property previously flooded prior to purchase.

Ms. Samantha Lewis-Chavis addressed the Board. Mr. Lewis-Chavis was concerned with the integrity of the historical site (Governor's Mansion) on Governors Road SE (SR 1521) being maintained because the subject property is adjoining that property. Mr. Dunham asked if the Governor's Mansion has been listed on record as a historical site and Ms. Lewis-Chavis was uncertain. Ms. Lewis-Chavis was concerned with their property being flooded by the proposed development as well as not being able to hunt on their property once homes are placed on this site. She stated that their property never had flooding issues until the school was built in the area. Ms. Lewis-Chavis asked that her concerns be considered. Mr. Dunham asked Mr. Herring if they have reviewed potential flooding around the school and Mr. Herring replied, no. Ms. Lewis-Chavis reiterated that they had no flooding issues until the school was built in the area. Mr. Dunham suggested that staff give Ms. Lewis-Chavis the Brunswick County Stormwater Engineer's phone number to discuss stormwater issues. Ms. Lewis-Chavis asked how close the proposed project will be developed from John Troy Lewis' property (Tax Parcels 08400044 and 08400050) because they hunt on that property and there are residential dwellings nearby. She was concerned with discharging a firearm in close proximity to a residential dwelling once this property is developed. Ms. Easley said her family hunts on their property. Ms. Lewis-Chavis was also concerned about being able to access a public boat ramp in the area.

Mr. Dunham asked Mr. Weeks if he was aware of the historic property Ms. Lewis-Chavis previously mentioned? Mr. Weeks replied, no. Ms. Easley asked Ms. Lewis-Chavis if the boat

ramp is owned by State? Ms. Lewis-Chavis replied, yes. She further stated that there has been no maintenance to the boat ramp in several years.

Mr. Gary Lewis addressed the Board. Mr. Lewis asked if this development is going in and Mr. Dunham said this a modified plan that was previously approved in 2006. Mr. Lewis said the subject property has flooded at least three times in the last 20 years. He said NCDOT has not made any improvements to Governors Road SE (SR 1521) other than patching holes in the road in the last 3 years. Mr. Dunham asked Mr. Weeks if they plan to maintain that portion of Governors Road SE (SR 1521) that will be accessed for the proposed development? Mr. Weeks said that will be part of the coordination with NCDOT. Ms. Lewis-Chavis reiterated that NCDOT has done minimal improvements to Governors Road SE (SR 1521). Mr. Weeks said NCDOT will deem what road improvements will have to be made to Governors Road SE (SR 1521) prior to issuing a driveway permit for this project. Mr. Dunham stated that most of the concerns expressed are with NCDOT and stormwater, but they will not review the project until the preliminary plan has been approved by this Board. He suggested that Mr. Lewis and Ms. Lewis-Chavis contact the County's Stormwater Engineer about the current stormwater issues so it can be considered in the stormwater approval of the property in question. Mr. Pages interjected that the Technical Review Committee (TRC), which includes several County Departments (floodplain administrator and stormwater engineer) as well as NCDOT met to discuss this preliminary plan and those agencies felt that the proposed plan addressed their concerns. He further stated that the developer has to submit another plan to the appropriate agencies for review and approval before any homes can be built on the site. Mr. Lewis asked that he have an opportunity to talk with the developer regarding their concerns before the Board makes a decision. Mr. Pages reiterated that the developer has to receive approval from the appropriate agencies, including, but not limited to NCDOT, stormwater and floodplain prior to developing the property. Mr. Dunham explained the process beyond the Board approving the conceptual plan that has been presented.

Ms. Betty Hux addressed the Board. Ms. Hux was concerned with the schools being considered because there is currently a capacity issue. Mr. Pages said they provided a copy of the preliminary plan to the school system via the TRC meeting and staff contacted school officials on another occasion regarding the proposed pedestrian connection to the school from the proposed development. Ms. Dixon said she had a meeting with school officials and they are doing long range planning regarding projected areas of growth.

Mr. Michael Hux addressed the Board. Mr. Hux was also concerned with stormwater runoff in the area.

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

Mr. Leary made a motion to approve Rice Creek Planned Development (PD-54) with the noted conditions presented in the Staff Report. He further stated that the proposed modified plan will likely alleviate some of the current issues in the area that the initial project did not address. The motion was unanimously carried.

D. Planned Development – PD-56

Name:	Supsura Tract
Applicant:	Norris and Tunstall (%Phil Norris)
Tax Parcel(s):	2090005403 and 20900054

Location: Ash-Little River Road NW (SR 1300)
Description: Supsura Tract is a proposed Planned Development consisting of 118 single family homes on a gross site of 42.21 acres creating an overall density of 2.8 units per acre.

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

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

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

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

Mr. Thomas Scheetz, representative for Norris and Tunstall Engineering Consulting, addressed the Board. Mr. Scheetz agreed with the Staff Report. He added that they will be designing the project to the 100-year storm event.

Mr. Larry Thorpe addressed the Board. Mr. Thorpe asked the impact the proposed project will have on land values and roads? Mr. Dunham said there is nothing on the subject property to determine the impact on adjacent land values. Mr. Pages said a TIA will be required as well as a driveway permit from NCDOT, which will determine if any road improvements will be necessary. Mr. Thorpe said there are current stormwater runoff issues along Ash-Little River Road NW (SR 1300) in the area. Mr. Dunham suggested that Mr. Thorpe contact Brigit Flora, Brunswick County Stormwater Engineer, to discuss stormwater drainage issues. Mr. Dunham further stated that the developer intends to design the project to the 100-year storm event. Mr. Thorpe was also concerned with speeding traffic on Ash-Little River Road NW (SR 1300) and was advised to call the Brunswick County Sheriff's Office.

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

Mr. Bittenbender made a motion to approve PD-56 (Supsura Tract Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

E. Planned Development – PD-57

Name: James Hewett Tract Planned Development
Applicant: Norris and Tunstall (%Phil Norris)
Tax Parcel(s): 2300007105 and 23100002

Location: Boones Neck Road SW (SR 1137) and N. Tanglewood Drive SW (SR 1291)
Description: James Hewett Tract is a proposed Planned Development consisting of 250 single family homes on a gross site of 66.98 acres creating an overall density of 3.73 units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the Planned Development application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements; and
- Revise the figures in the site data and project notes to consistently reflect a total of 250 single family lots.

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

Mr. Thomas Scheetz, representative for Norris and Tunstall Engineering, addressed the Board. Mr. Scheetz reiterated that they had a neighborhood meeting and there were several residents that attended that meeting. He stated that there were several questions regarding buffers and stormwater. Mr. Scheetz reiterated that the access easement will be maintained and the stormwater system will be designed to accommodate the 100-year storm event.

Mr. Dunham asked where the entrances to the project are proposed? Mr. Scheetz said there will be 2 entrances off N. Tanglewood Road SW (SR 1291) and an entrance off Boones Neck Road SW (SR 1137). Mr. Dunham clarified that there will be a 30' buffer perimeter and Mr. Scheetz concurred.

Mr. Barry August addressed the Board. Mr. August was concerned with safety from potential trespassers and he suggested that large plantings such as red tips be a part of the 30' perimeter buffer as well as an 8' chain link fence with no openings between the proposed development and Oyster Harbour Planned Unit Development to curtail trespassers. He was also concerned with adding the extra homes in the area at a dead-end road with no other means of egress. Mr. August further expressed concerns with current flooding issues in the area with only one way to get out of their community. Mr. August expressed concern with the additional traffic that will be generated by this development. He stated that there are other buildings proposed in Dolphin Shores and 350 undeveloped lots in Oyster Harbour Planned Unit Development that will only add to an already congested area.

Mr. Paul Marlow addressed the Board. Mr. Marlow asked about the potable water and water pressure on the County wide system. He asked what is the current water pressure within Oyster Harbour Planned Unit Development? Mr. Marlow asked how and how frequently the water

pressure is monitored on the current water system? He also asked what impact will an additional 250 service connections have on the water pressure of the County's water system? Mr. Marlow asked the proposed location for the sewer lift station on this project? Mr. Pages identified the location of the sewer lift station on a visual map. Mr. Marlow asked that the sewer lift station be located away from Oyster Harbour's property line due to potential odors that will be emitted from the sewer lift station as well as the potential for overflow after inclement weather. Mr. Dunham asked Mr. Marlow if he has spoken with the Brunswick County Public Utilities and Mr. Marlow replied, no. Mr. Pages said he spoke with the Fire Administrator and the Director of Engineering regarding water pressure. He stated that some of the fire hydrants are below the ideal 1,000 gallons per minute, but most of the fire hydrants are above 1,000 gallons per minute, particularly, in the area around the proposed development. Mr. Pages further stated that he asked Director of Engineering and the Fire Code Official if they had concerns that this development will negatively impact the Oyster Harbour community and they replied, no because there is a 6" water line going into the Oyster Harbour community and 2" water line within the community. However, the water line for this community will have to be larger. Mr. Pages said, with regards to odor control, the project engineer said they have to analyze the system to determine what odor control measures will have to be put in place.

Mr. Scheetz re-addressed the Board. He said, with regards to the water pressure, they have to submit design calculations and there is a minimum water pressure that has to be met before the State will issue a permit. He said the water lines will be sized adequately to meet the minimum water pressure requirements. Mr. Scheetz said the sewer system maybe all gravity or a combination of gravity and low pressure, but the State permit will dictate what is required. Mr. Scheetz said an odor control unit maybe required, but that is yet to be determined. He concluded that the pump stations area designed with emergency measures.

Mr. Vincent Bracken addressed the Board. Mr. Bracken asked if the density bonus option is available if this project is modified? Mr. Pages said any increase in density will require further Board approval. He stated that the proposed homes will be approximately 2,000 square feet and Mr. Scheetz concurred. Mr. Bracken felt that the lot sizes are too small to accommodate a 2,000 square foot dwelling.

Ms. Terry Priestley addressed the Board. Ms. Priestley asked if the proposed entrance off Boonesneck Road SW (SR 1137) is directly across from Dolphin Shores and Mr. Pages replied, no. However, NCDOT will determine where that entrance(s) will be located.

Mr. Danny Matthews addressed the Board. Mr. Matthews said he is not opposed to growth, but growth should be controlled. He felt that the proposed development will be a strain to the surrounding community. Mr. Matthews asked the Board to take a close look at the proposed project before making a decision.

Mr. Dan Evans addressed the Board. Mr. Evans was concerned with the proposed density because he felt that 3.73 units per acre is excessive. Mr. Evans thanked Mr. Scheetz with regards to the housing type (stick built) that will be built in this development because the Oyster Harbour community was concerned that modular homes would be built in this development. Mr. Evans further stated that Boones Neck Road SW (SR 1137) dead-ends at the intracoastal waterway and the entrance to Oyster Harbour is about 50 yards away. He said there are approximately 1,000 rooftops, including the proposed development, in the area with one way out during an emergency up to River Street SW (SR 1286), but the current bridge would have to be reconstructed.

Mr. Jude Herges, resident at Oyster Harbour, addressed the Board. Mr. Herges was concerned with potential flooding in the area and odor from the sewer lift station. Mr. Herges was opposed to the proposed project.

Ms. Joanne Schiavone addressed the Board. Ms. Schiavone felt that schools should be considered in the approval process to ensure there is adequate capacity to accommodate the potential school children that maybe living in the proposed development. Mr. Dunham said staff consults with the school system on new projects and school officials make plans for expansion to accommodate additional school children that may move in new developments. Ms. Schiavone suggested that the Blueprint Brunswick be completed before moving forward with approving projects. Ms. Schiavone felt that there should be more positives than negatives before approving this project. Ms. Schiavone suggested that either this project be tabled until Blueprint Brunswick has been completed or reduce the density for this project; place a buffer between Oyster Harbour community and this development with mature red tips; any sewage treatment plant should be a minimum of 1,000 from Oyster Harbour property with odor control, install a turning lane into the development, and investigate and develop another access away from the intracoastal waterway and provide another evacuation route out of this area.

Mr. Randy Rooks addressed the Board. Mr. Rooks said there is another subdivision (River Bluffs) behind the Oyster Harbour community. He wondered if NCDOT has considered constructing another bridge across the intracoastal waterway as a secondary evacuation route to move traffic. Mr. Rooks reiterated that most of the surrounding residents are opposed to the density proposed for this development as well as the size (0.16 acres) of the lots. He wanted assurance that manufactured homes and modular homes will not be built in this development to ensure the tax base will not be diminished. Mr. Rooks further stated that evacuating from this area can become a potential problem with the existing traffic as well as the additional traffic that will be generated from the proposed development. He, too, wanted the density to be reduced for the proposed project.

Mr. Dunham asked the density for MR-3200 and Mr. Pages said 13.6 dwelling units per acre. Mr. Pages proceeded to say that the density for R-6000 zoning is 7.3 dwelling units and R-7500 zoning allows for 5.8 dwelling units per acre. Ms. Easley further stated that the developer could develop each section, based on the zoning district, to the maximum density allowable, but the proposed planned development is less than any of the maximum density allowed in the zoning districts (MR-3200, R-6000 and R-7500). Mr. Rooks was concerned that the developer may decide to modify the plan to increase the density for duplexes. Mr. Dunham said duplexes are allowed in the MR-3200 zoning district. Ms. Easley explained that the Board has parameters to review this preliminary plan as presented and the Board have to make sure the plan meets the minimum requirements of the Brunswick County Unified Development Ordinance.

Ms. Judy George addressed the Board. Ms. George was concerned with allowing development on small lots and the potential of more developments coming in the area.

Mr. Dan Evans re-addressed the Board. Mr. Evans asked if the housing type that will be built in the proposed development will be stick built homes? Ms. Dixon said staff cannot ask the type of housing that will be constructed on the property. However, manufactured homes are not allowed in a planned development, but stick built and modular homes are considered the same housing type per the North Carolina Building Code. Mr. Rooks asked the size of home that can be built in this development? Ms. Dixon said staff is not allowed to ask the minimum square footage of homes that will be built in the proposed development. Mr. Rooks was concerned with smaller homes being built on the site. There was a gentleman in the audience that took offense to

modular homes not being wanted in the area. Mr. Evans said he is not opposed to modular homes., but he is concerned with the number of homes proposed for this project.

Mr. Michael Mitchem addressed the Board. Mr. Mitchem said he lives in a modular home and modular homes should be treated the same as a stick built home. Ms. Tonya Mitchem addressed the Board and she concurred with her husband.

Ms. Schiavone re-addressed the Board. She asked if the public will be giving access to the traffic study? Mr. Pages said that information is public record. However, the TIA will be presented to NCDOT for review and approval. Mr. Pages said he will provide any information staff receives to anyone that request a copy of said information. He further stated that this process will likely take 6-8 months for review and approval from NCDOT. Ms. Schiavone reiterated that they are not opposed to the development of the property; rather, the density should be reduced to minimize traffic congestion during an emergency evacuation situation.

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

Mr. Leary said he understands the concerns of the nearby residents regarding density, but the current zoning designation(s) allows for much higher density than what is being proposed by the developer. As a result, Mr. Leary made a motion to approve PD-57 (James Hewett Tract Planned Development) with the noted conditions presented in the Staff Report and the motion carried 4 to 1 with Mr. Bittenbender voting no.

F. Planned Development – PD-58

Name:	Glendale Arbor
Applicant:	OIB 138 Ventures, LLC
Tax Parcel(s):	21200032
Location:	Ocean Highway West (US 17)
Description:	Glendale Arbor is a proposed Planned Development consisting of 173 single family homes and 1.3 acres of commercial area on a gross site of 137.93 acres creating an overall density of 1.27 units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the Planned Development application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements; and
- Revise note for Recreation Areas #2 and #3 to remove the term “potential” and indicate that the walking trail will be installed.

Mr. Dunham asked Mr. Pages about the different hatched areas on the map and Mr. Pages identified those areas as open space or recreation space, wetlands and flood zone areas and he proceeded to identify each area on a visual map. He further stated that the developer is proposing to put some lots in the flood zone area and the Floodplain Administrator, John Shirk, will likely require a flood permit for those lots.

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

Ms. Allison Engebretson, Landscape Architect and Land Planner for Paramounte Engineer, addressed the Board on behalf of the applicant. Ms. Engebretson identified the proposed lots, wetlands and proposed ponds on a color-coded map. She further stated that the proposed development is a low-density stormwater plan. Ms. Engebretson said the neighbors in Tall Pines expressed concerns in the neighborhood meeting regarding the placement of a road near their property, buffers and barriers, current stormwater issues, traffic, and the commercial portion of the project. She stated the road has been relocated that was near Tall Pines subdivision; they are proposing a 30' periphery buffer to provide a barrier from the adjacent property; the stormwater issues were a result of a previous owner timbering his land, but that activity has stopped and stormwater measures planned for this development should not pose a problem to the adjacent residents; she stated that their civil engineer will address traffic concerns, and there are no definitive plans for the commercial component of the project at this time, but the use will be compatible with what is nearby.

Ms. Caroline Cheeves, Civil Engineer, addressed the Board. Ms. Cheeves said there were concerns from the residents of Tall Pines where the proposed project will be connecting in at Green Bay Road NW (SR 1317). She proceeded to explain the TIA process and she stated that they had an initial scoping meeting with NCDOT, but the TIA has not been completed. She said NCDOT has offered options such as a superstreet, but they have not made a determination what road improvements will be made until the TIA is complete.

Mr. Chuck Barner addressed the Board. Mr. Barner asked why this meeting is occurring before NCDOT has made a decision? Mr. Dunham said this is a preliminary approval, but the developer has to receive approval from the appropriate agencies before any lots can be developed. Mr. Barner was concerned with the excessive traffic that will be generated from the proposed project as well as whether there is infrastructure (electric and water) available to sustain the additional lots proposed for this development.

Mr. Gary Pfeil addressed the Board. Mr. Pfeil asked how he can provide comments to NCDOT? Mr. Pages said he can provide information that staff receives from NCDOT. Mr. Pfeil wanted to provide input to NCDOT before a decision is made. Mr. Pages said Mr. Pfeil can contact NCDOT with his concerns. Ms. Dixon interjected that the County does a Comprehensive Transportation Plan (CTP) and adequate roads are a major concern.

Mr. Barner re-addressed the Board. He asked if he could get a contact person for NCDOT and Mr. Pages said he will provide a contact person(s) to Mr. Barner at NCDOT.

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

Mr. Bittenbender made a motion to approve PD-58 (Glendale Arbor Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

IX. OTHER BUSINESS.

- Planning and Development Resource Information

Ms. Dixon addressed the Board. She briefly discussed the process regarding Planning and Development Resource Information (see attached).

X. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-817

September 13, 2021

APPLICATION SUMMARY

The applicant, Leslie Robinson, requests to rezone Tax Parcel 16800056 from CLD (Commercial Low Density) and MR-3200 (Multifamily Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Ocean Hwy West (US 17) Near Supply, NC

Tax Parcel

16800056

Current Zoning

CLD (Commercial Low Density) and MR-3200 (Multifamily Residential)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

CLD, R-6000 (High Density Residential)

Current Use

Residential and Vacant Land

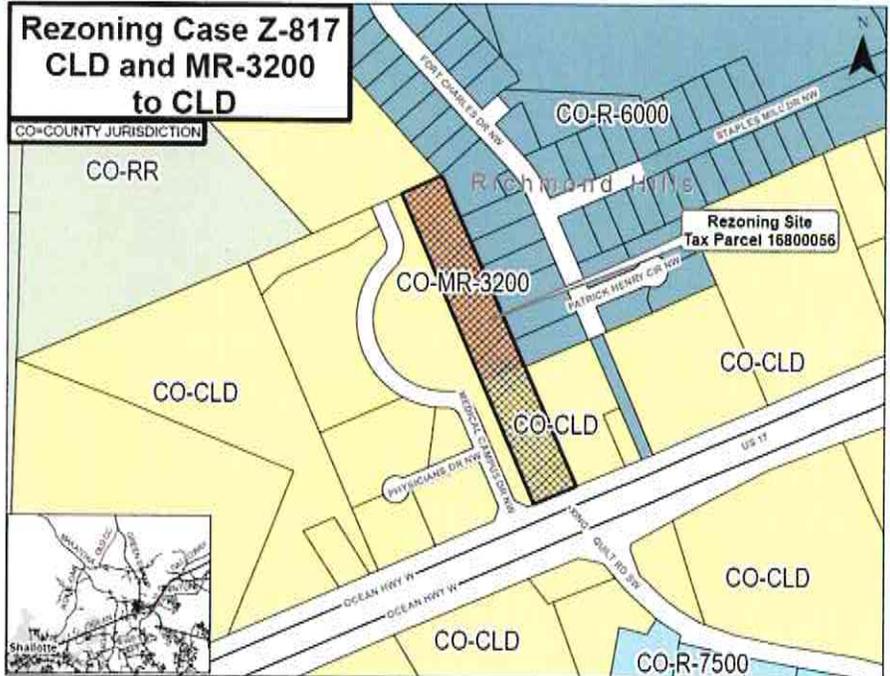
Surrounding Land Uses

Residential, Commercial, Vacant Lands

Size

3.44 acres

Rezoning Case Z-817 CLD and MR-3200 to CLD



SITE CONSIDERATIONS

Zoning History: A portion of this property was rezoned from CLD to MR-3200 as part of Rezoning Case Z-458 on January 3, 2006.

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

Traffic: There are seasonal deficiencies for this section of Ocean Hwy West (US 17). The developer shall be responsible for obtaining an NCDOT driveway permit prior to construction.

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

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

CIP Projects in Area: NC 211 R-5021 NCDOT Utility Relocation (FY 2021), New Early College High School (FY 2022)

NCDOT Road Improvements in Area: Widen NC 211 from Midway Road (NC 906) to NC 87 (Project R-5021) – Pre-Construction Phase (Anticipated Construction 2021 - 2022). Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

Environmental Impacts:

- The rezoning site does not lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 0 out of 10 – no wetlands or significant or unique environmental features on site making it more viable for development.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: Mixed Use

- Proposed Zoning is consistent with CAMA Land Use Plan

Applicable CAMA Land Use Policies:

- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD FOR TAX PARCEL 16800056** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

Rezoning Case Z-817 CLD and MR-3200 to CLD

CO-COUNTY JURISDICTION

CO-RR

CO-CLD

CO-MR-3200

CO-CLD

CO-CLD

CO-CLD

CO-CLD

CO-R-7500

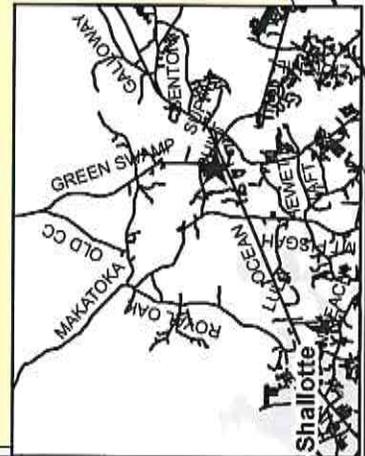
Rezoning Site
Tax Parcel 16800056



FORT CHARLES DR NW
RICHMOND HILLS
STAPLES MILL DR NW
PATRICK HENRY CIR NW

MEDICAL CAMPUS DR NW
PHYSICIANS DR NW

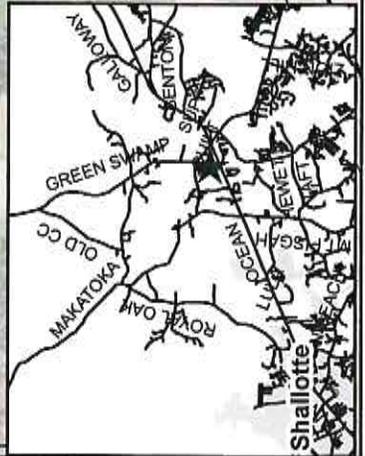
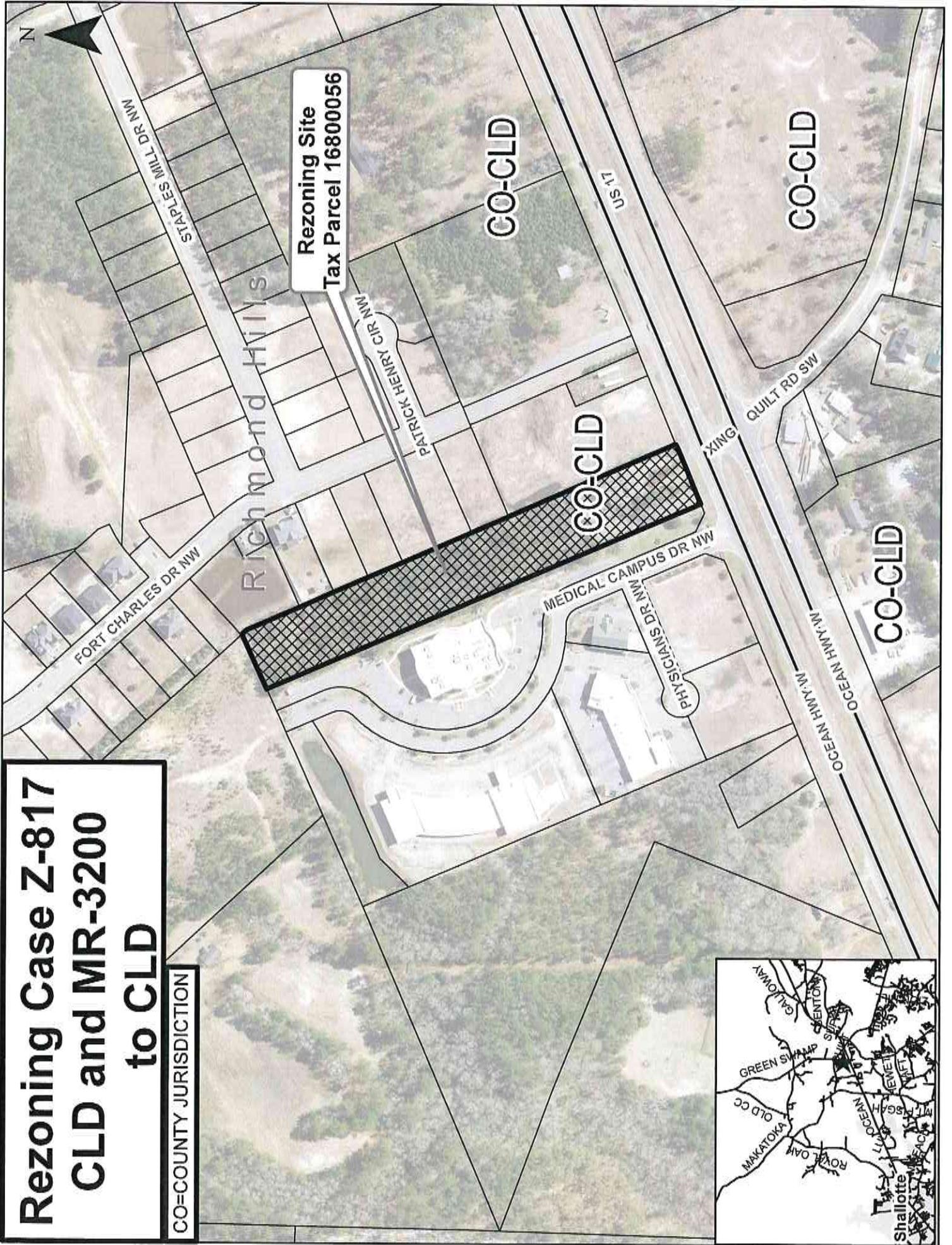
US 17
QUILT RD SW
OCEAN HWY-W



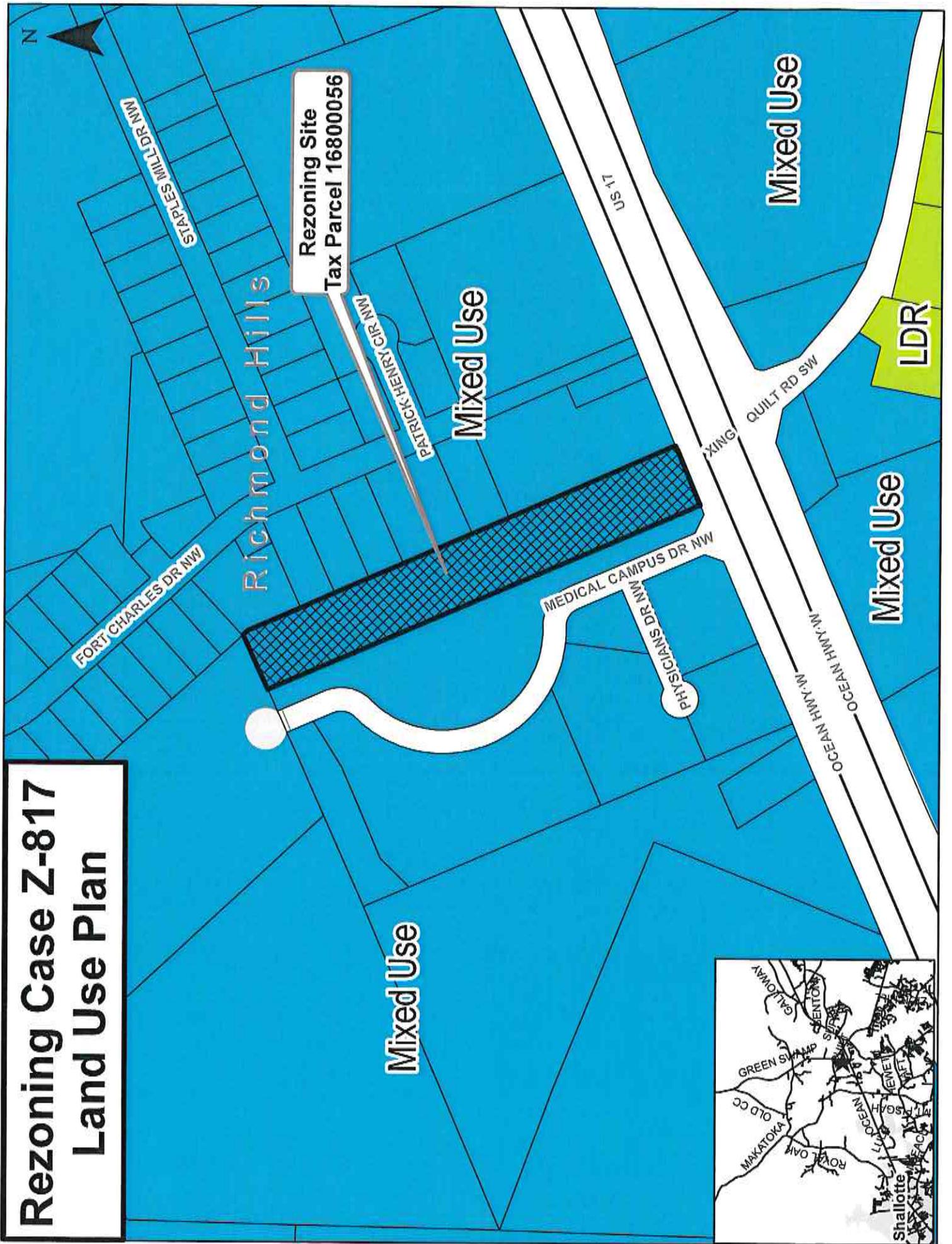
Rezoning Case Z-817 CLD and MR-3200 to CLD

CO-COUNTY JURISDICTION

Rezoning Site
Tax Parcel 16800056



Rezoning Case Z-817 Land Use Plan



Rezoning Site
Tax Parcel 16800056

Richmond Hills

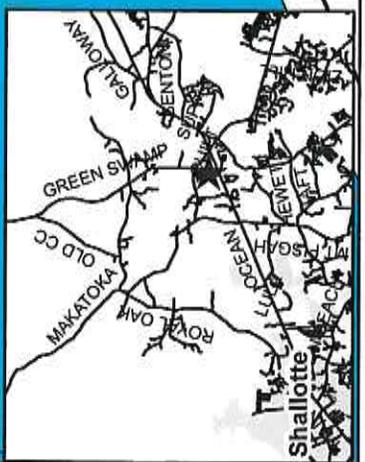
Mixed Use

Mixed Use

LDR

Mixed Use

Mixed Use





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 817 Invoice # 8518272021

Date Received 7/1/21

Northwest Jurisdiction YES NO

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Leslie Robinson</u>	
Mailing Address: <u>525 Ocean Hwy W</u> <u>Supply, NC 28462</u>	
Phone: <u>910-477-0838</u>	Email: <u>leslie.clock@gmail.com</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>Louie A. Lewis</u>	
Mailing Address: <u>237 113 Ocean Hwy W</u> <u>Supply, NC 28462</u>	
Phone:	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>Ocean Hwy 17 Supply between Brunswick Medical Park and Carquest auto parts</u>	
Parcel Tax ID #(s): <u>16800056</u>	Total Site Acreage: <u>3.44</u>
Current Zoning District(s): <u>Commercial / Residential / Rural Ac</u>	Proposed Zoning District(s): <u>Commercial</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
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:

Parcel is currently zoned Commercial on front of property (1.22 ac) and entire parcel adjoins to Commercial property off Ocean Hwy 17. Parcel is visible in its entirety from Ocean Hwy 17.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

Parcel on front is zoned currently Commercial. Parcel consists of 3.44 acres total and is visible from Ocean Hwy 17. Parcel also adjoins with Commercial property currently being used as Commercial.

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: 5/15/21

Owner Signature: [Signature]

Date: 5/15/21

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-817

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1680006514	MIRAMAR RICHMOND HILLS LLC	3249 E INDIGO CIR	MESA	AZ	85213-3273
168HA002	MCCOY RYAN CHRISTOPHER ETUX	79 FORT CHARLES DR NW	SUPPLY	NC	28462-3555
168HA001	MCCOY RYAN CHRISTOPHER ETUX	79 FORT CHARLES DR NW	SUPPLY	NC	28462-3555
168HA00101	RICHMOND HILLS HOA INC	PO BOX 12051	WILMINGTON	NC	28405
1680002404	TREE LIMB INVESTMENTS LLC	PO BOX 973	SUPPLY	NC	28462-0973
16800055	BRUNSWICK MEDICAL HOLDINGS LLC	PO BOX 5278	CARY	NC	27512-5278
168HA005	BRYANT CHARLES ETUX	47 FORT CHARLES DR NW	SUPPLY	NC	28462
168HA006	MORGAN BELLAMY DARRILYN MICHELLE	41 FORT CHARLES DR NW	SUPPLY	NC	28462-3555
168HA003	CUPID SHEENA ANN ETVIR	61 FORT CHARLES DR NW	SUPPLY	NC	28462-3555
16800057	LOUANN INVESTMENTS LLC	427 OCEAN HWY W	SUPPLY	NC	28462-4045
16800034	MILLIGAN HENRY TRUSTEE AND	2777 SWAMP FOX HWY E	TABOR CITY	NC	28463
168HA004	HOBBS JOSHUA	53 FORT CHARLES DR NW	SUPPLY	NC	28462-3555

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16800056	LEWIS LOUIE A SR	237 OCEAN HWY E	SUPPLY	NC	28462-3359

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	LESLIE ROBINSON	525 OCEAN HWY WEST	SUPPLY	NC	28462

REZONING STAFF REPORT



Prepared by Justin Brantley, Project Planner

Rezoning Case#: Z-820

September 13, 2021

APPLICATION SUMMARY

The applicants, George Galloway, Greta Galloway, Joseph Galloway, and Kimberly Galloway, request to rezone Tax Parcels 16800072, 16800073, & 16800074 from RR (Rural Residential) to C-LD (Commercial Low Density). This rezoning request is classified as an up-zoning. This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

94 Green Swamp Road, near the intersection of NC 211 and US 17

Tax Parcel

16800072, 16800073, & 16800074

Current Zoning

RR (Commercial Low Density)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

RR, CLD, R-6000 (High Density Residential)

Current Use

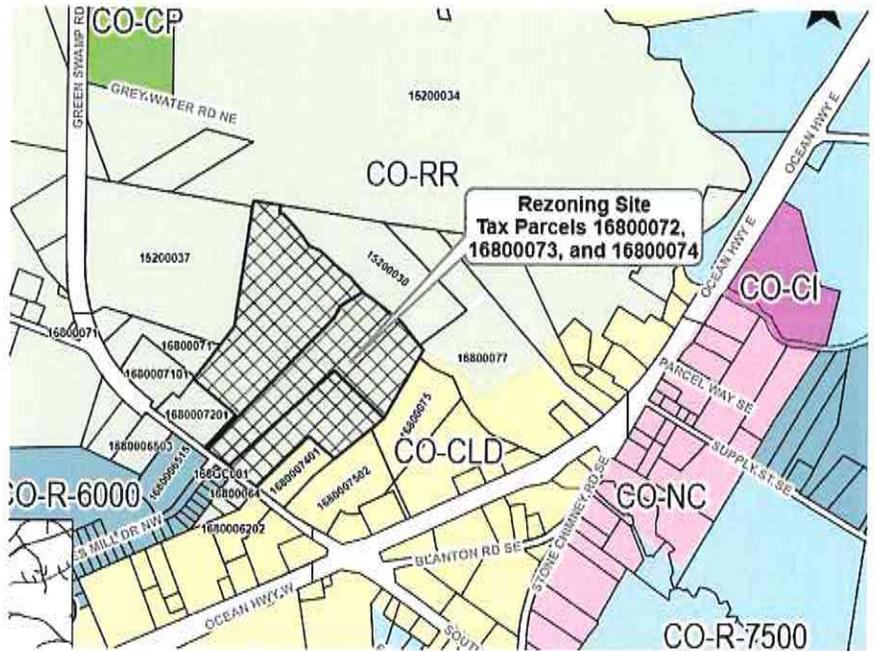
Vacant, Residential (16800073)

Surrounding Land Uses

Residential, Commercial, Vacant Lands

Size

50.79 Acres



SITE CONSIDERATIONS

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

Buffers: If rezoned to CLD, all non-residential uses will require a 0.6 (vacant) or 0.8 (developed) opacity buffer adjacent to RR areas. A buffer will not be required for non-residential uses adjacent property zoned CLD unless there is existing residential development. If there is existing residential development within property zoned CLD then a 0.4 opacity buffer will be required. Residential uses will not require a buffer.

Traffic: There are no seasonal deficiencies for this section of Green Swamp Road (NC 211) and in the Ocean Highway E (US 17) corridor.

Utilities: Water and Sewer is available from Brunswick County Utilities along Green Swamp Road. Utility connection will require developer responsibility to connect to the water and sewer system.

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

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

NCDOT Road Improvements in Area: Convert NC 211/ US 17 intersection to interchange (Project U-5932) - Design Phase (Anticipated Construction 2025).

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.
- There are no flood zones on site.
- The rezoning site does not lie within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: *Mixed Use*

- 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.
- P.17 Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-LD FOR TAX PARCELS 16900072, 16800073, & 16800074** 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-820 (RR TO C-LD)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

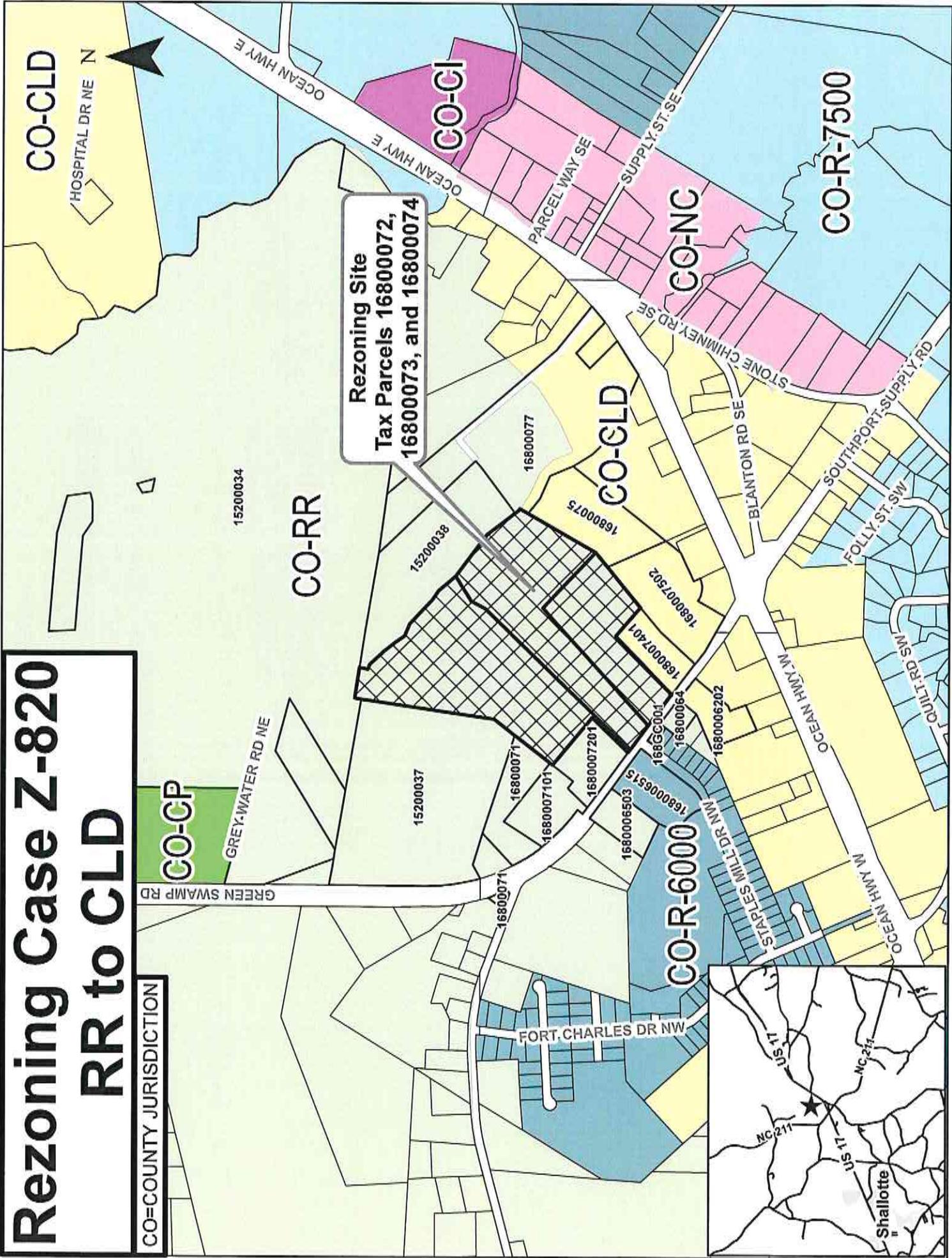
- The Planning Board finds that the proposed zoning amendment *is* *is not* consistent with the CAMA Land Use Plan (Comprehensive Plan) and *is* *is not* in the public interests for the following reasons: _____

TABLED

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

Rezoning Case Z-820 RR to CLD

CO=COUNTY JURISDICTION





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>820</u>	Invoice # <u>507809</u>
Date Received <u>8/2/21</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): George V. Galloway, Greta S. Galloway, Joseph R. Galloway Jr., Kimberly S. Galloway

Mailing Address: 671 Marbella Ct NW
 Calabash, NC 28467-1769

910 800 0930

Phone: (910) 233-8070

Email: JGalloway@atmc.net

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): George V. Galloway, Greta S. Galloway, Joseph R. Galloway Jr., Kimberly S. Galloway

Mailing Address: 671 Marbella Ct NW
 Calabash, NC 28467-1769

Phone: (910) 233-8070

Email: JGalloway@atmc.net

PROPERTY INFORMATION

Property Address and/or Description of Location: 94 Green Swamp Road
 Supply, NC 28462

Parcel Tax ID #(s): Parcel A) 16800072 is 23.37 Acres
 Parcel B) 16800073 is 17.57 Acres
 Parcel C) 16800074 is 9.85 Acres
 See attached tax cards

Total Site Acreage: 50.79 acres

Current Zoning District(s): RR- Rural Residential

Proposed Zoning District(s): C-LD
 Commercial-Low Density

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 applicant is requesting a change to C-LD to accommodate the area that is in transition because of the DOT's recent announcement at the intersection of US hwy 17 and NC hwy 211 (Green Swamp Rd NW). Announce in May 2019, the DOT is removing the grade level intersection to an overpass over Hwy 211 and it has been identified as a "committed project". The existing businesses located adjacent to the Subject property will be acquired through eminent domain, giving the subject property highway frontage. The Highest and Best Use of the subject property is no longer rural residential, it is Commercial-Low Density. Presently, the subject property abuts C-LD zoned land, and would make a great location for businesses similar to those being closed by the DOT.

The Subject properties are of the size and scale suitable for C-LD zoning. The applicant's plan is to market to developers capable of developing a commercial hub at the off ramp, providing highly valued goods, services and jobs to nearby residents.

"Exhibit A" shows the parcels labeled and size, zoning, and future N.C. DOT plans.

"Exhibit B" shows the current zoning map over the N.C. DOT future roadway infrastructure plans.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Mixed Use

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: 8/1/2021

Owner Signature: [Signature] Date: 8/1/2021

Owner Signature: [Signature] Date: 8/1/2021

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

Brunswick County Jurisdiction Fees

- <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-820

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1680007502	FOOD LION LLC TAX DEPT	PO BOX 1330	SALISBURY	NC	28145
1680007201	SELLERS EMILY K	P O BOX 94	SUPPLY	NC	28462
15200034	COUNTY OF BRUNSWICK	PO BOX 249	BOLIVIA	NC	28422
1680007401	KINEMATICS INC	PO BOX 350	SUPPLY	NC	28462-0350
1680006202	THE PANTRY INC	1100 SITUS CT STE 100	RALEIGH	NC	27606-5446
1680006503	DILLAHAY CHAD L ETUX	131 GREEN SWAMP RD	SUPPLY	NC	28462-3483
1680007101	CARLISLE JAMES ETUX	1099 HEWETT RD SW	SUPPLY	NC	28462-5801
16800064	BAREFOOT DEWELL STANLEY (LT)	69 GREEN SWAMP RD	SUPPLY	NC	28462-3485
16800071	GALLOWAY GEORGE VINTON AND	671 MARBELLA CT NW	CALABASH	NC	28467-1769
15200037	CATUCCI ERIN E	7159 RIVER RD	SOUTHPORT	NC	28461-8937
16800077	COVIL LYNN SELLERS	173 OCEAN HWY E	SUPPLY	NC	28462-3355
15200038	WILDER LARRY W ETALS	6022 MONTICELLO DR NW	CONCORD	NC	28027-8869
16800075	LEWIS LOUIE A ETALS	237 OCEAN HWY E	SUPPLY	NC	28462-3359
1680006515	RICHMOND HILLS HOA INC PREMIER	PO BOX 34212	CHARLOTTE	NC	28234-4212
168GC001	RICHMOND HILLS HOA INC PREMIER	PO BOX 34212	CHARLOTTE	NC	28234-4212

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16800072	GALLOWAY GEORGE VINTON AND	671 MARBELLA CT NW	CALABASH	NC	28467-1769
16800073	GALLOWAY GEORGE VINTON AND	671 MARBELLA CT NW	CALABASH	NC	28467-1769
16800074	GALLOWAY GEORGE VINTON AND	671 MARBELLA CT NW	CALABASH	NC	28467-1769

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
N/A	GALLOWAY GEORGE GRETA JOSEPH KIMBERLY	671 MARBELLA CT NW	CALABASH	NC	28467-1769

REZONING STAFF REPORT



Prepared by Justin Brantley, Project Planner

Rezoning Case#: Z-821

September 13, 2021

APPLICATION SUMMARY

The applicant, John Sandlin, on behalf of SDS Wilmington, LLC, requests to rezone a Tax Parcels 2210000401 & 2210000407 from MR-3200 (Multifamily Residential) to C-LD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Southwest Corner of the Doshier Cutoff (SR 1621) and River Road (NC 87) Intersection

Tax Parcel

2210000401 & 2210000407

Current Zoning

MR-3200 (Multifamily Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

R-7500, C-LD, IG (Industrial General)

Current Use

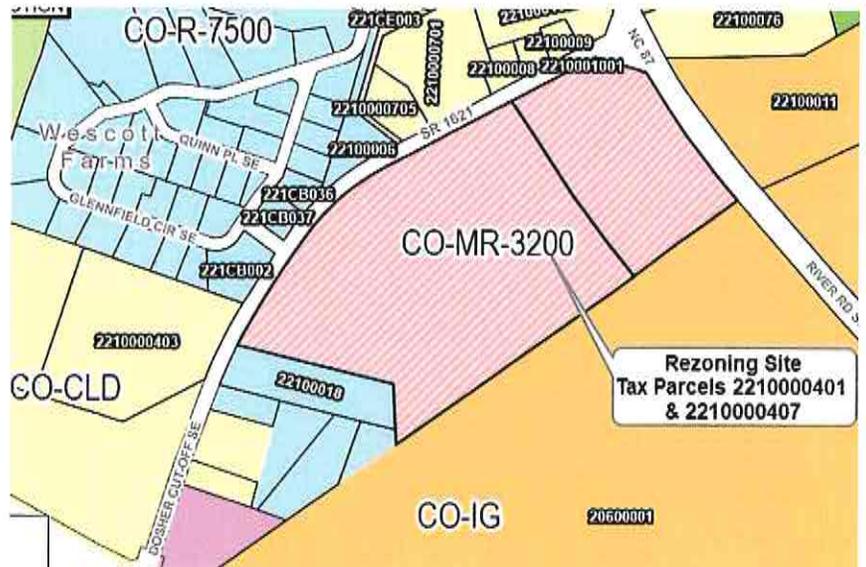
Vacant

Surrounding Land Uses

Residential, Commercial, Utility, Vacant

Size

32.46 Acres



SITE CONSIDERATIONS

Zoning History: In 2006, the site was rezoned from R-7500 (Parcel 2210000407) and C-LD (Parcel 2210000401) to MR-3200 as rezoning case Z-534.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-7500 areas. All non-residential uses will require a 0.2 (vacant) or 1.0 (developed) opacity buffer to IG areas. Residential uses will not require a buffer.

Traffic: There are no capacity deficiencies for this section of Doshier Cutoff SE (SR 1621) or River Road SE (NC 87).

Utilities: Water is available from Brunswick County Utilities along Doshier Cutoff SE and River Road SE. Sewer infrastructure is available from Brunswick County Utilities within half a mile of the rezoning site.

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).

Environmental Impacts:

- Biodiversity & Wildlife Habitat Assessment Score: An estimated 6-acre portion of the rezoning site scores a 5 out of 10 due to the presence of wetlands and other unique environmental features on the site making it less viable for development. The remainder of the site scores a 0 out of 10 making it 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

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

CAMA Land Use Plan Classification: HDR (High Density Residential)

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-821) proposed from HDR (High Density Residential) to Commercial.

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.
- P.16 Brunswick County and its participating municipalities strongly support commercial nodes, including town or village centers, and the prohibition of strip commercialization.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-LD FOR TAX PARCELS 2210000401 & 2210000407** 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-821 (MR-3200 to C-LD)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

TABLED

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

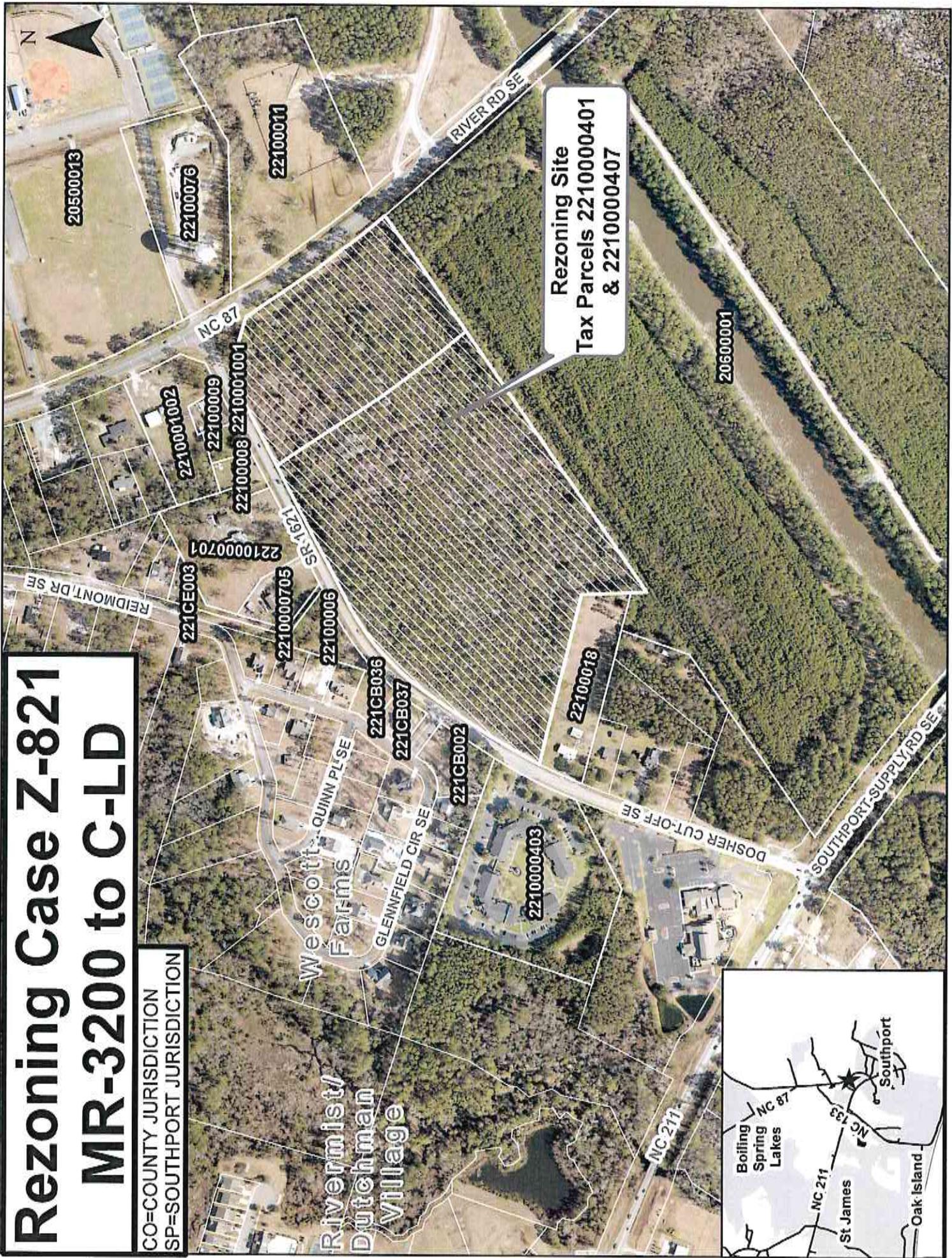
Rezoning Case Z-821 MR-3200 to C-LD

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION

Rivermist/
Dutchman
Village

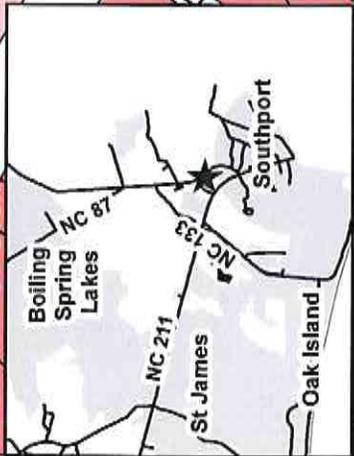
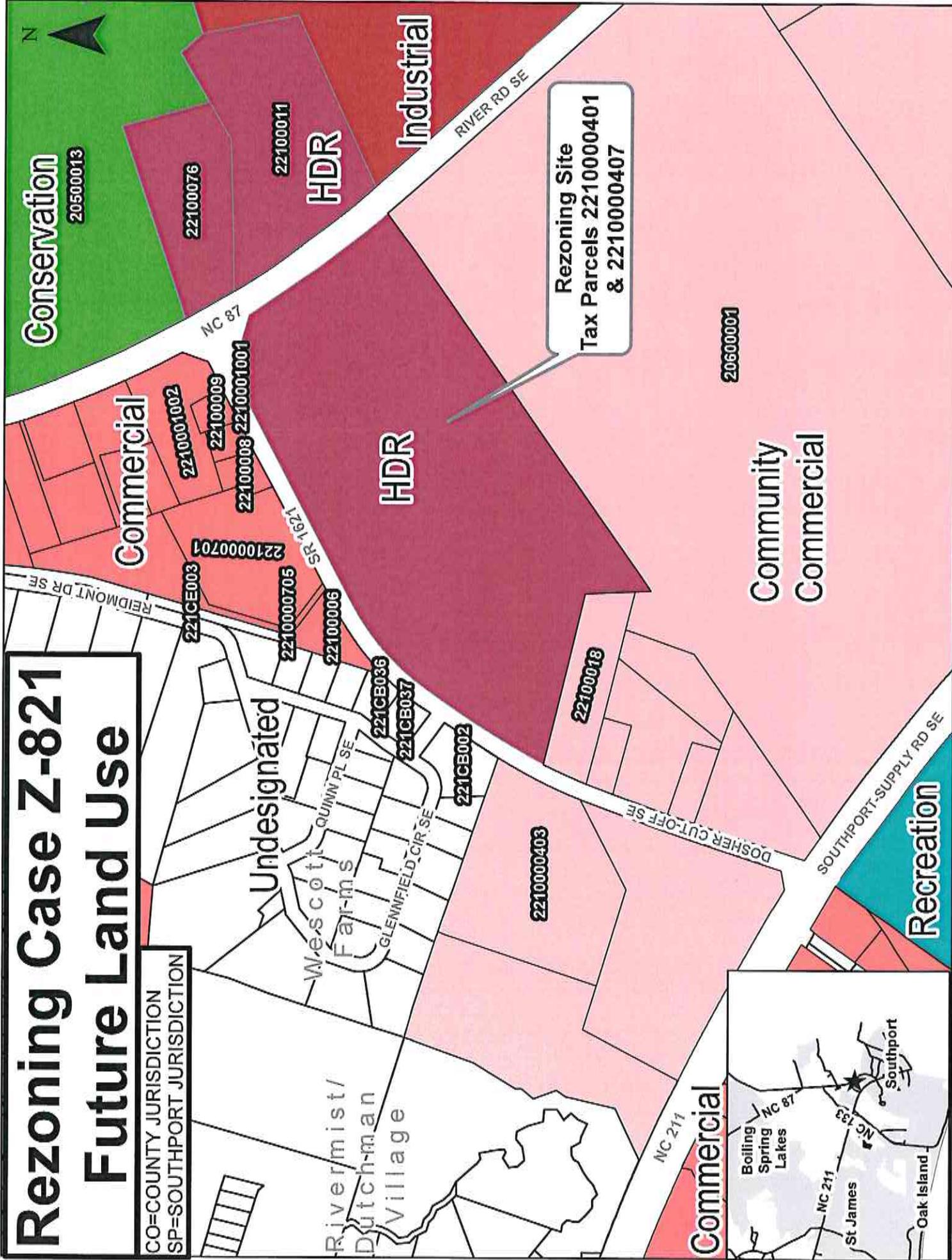
Wescott Farms

Rezoning Site
Tax Parcels 2210000401
& 2210000407



Rezoning Case Z-821 Future Land Use

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>821</u>	Invoice # <u>509061</u>
Date Received <u>8/6/21</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): John Sandlin, Claredon Properties	
Mailing Address: 107 Stokley Drive, Suite 100 Wilmington, NC 28403	
Phone: (910) 791-6707 (rep)	Email: aengebretson@paramounte-eng.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): SDS Wilmington, LLC	
Mailing Address: 107 Stokley Drive, Suite 100 Wilmington, NC 28403	
Phone:	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location: Southwest corner of the Doshier Cutoff and River Road intersection.	
Parcel Tax ID #(s): 2210000401 & 2210000407	Total Site Acreage: 32.46
Current Zoning District(s): MR-3200	Proposed Zoning District(s): C-LD
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:

*See attached

LAND USE COMPATIBILITY

Future Land Use Map Classification: High Density Residential

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

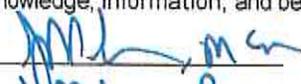
If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

*See attached

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: CLAREDON :  Date: 8/5/2021

Owner Signature: SDS Wilmington:  Date: 8/5/2021

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

- | | | |
|---|--|---|
| <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 checked="" 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.

Brunswick County – Rezoning Application Supplemental Information

Statement of Reasonableness:

The subject site is situated between two major road corridors (NC 87 & NC 211) on Doshier Cutoff, a major collector road. The location and access to these roadways make the site more appropriate for commercial and higher density residential development, both of which are permitted in the proposed C-LD district. The subject site is also consistent with the purpose of the C-LD district, which the UDO states should be located adjacent to major thoroughfares to serve the needs of residential neighborhoods and tourists.

It is the intention of the property owner to construct a development consisting of a mixture of multi-family housing and commercial services. As the site is already zoned for multi-family housing, the proposed rezoning from the MR-3200 district would increase the opportunities to provide for commercial services while still allowing for multi-family development.

The proposed C-LD district is also consistent with the existing zoning of the area. C-LD zoning currently exists on the northern side of Doshier Cutoff adjacent to both NC 87 and NC 211. In addition, the property located directly south of the site is zoned for industrial purposes. Development of the site with commercial services and multi-family housing would provide for an appropriate transition between the industrial zoning and Doshier Cutoff.

Land Use Compatibility:

The subject site is classified as High Density Residential on the Future Land Use Map. The proposed C-LD district is consistent with this classification as it permits multi-family housing. In addition, the proposed commercial zoning is consistent with the Future Land Use classification of the surrounding area, which the Plan identifies as Commercial and Community Commercial.

The intention of the property owner to develop a mix of multi-family and commercial uses on the site is consistent with the land uses envisioned for the surrounding area by the CAMA Land Use Plan.

CASE Z-821

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20500013	BRUNSWICK COUNTY FINANCE	POST OFFICE BOX 249	BOLIVIA	NC	28422
22100076	BRUNSWICK COUNTY FINANCE	POST OFFICE BOX 249	BOLIVIA	NC	28422
2210001002	SONRISE INDEPENDENT BAPTIST CHURCH	8375 RIVER ROAD	SOUTHPORT	NC	28461
20600001	DUKE ENERGY PROGRESS INC	410 S WILMINGTON STREET	RALEIGH	NC	27601-1748
22100011	DUKE ENERGY PROGRESS INC	410 S WILMINGTON STREET	RALEIGH	NC	27601-1748
221CB036	BUNISH KEITH ETUX	1001 HORTON RIDGE CT	INDIAN TRAIL	NC	28079
22100008	KELLER MARK LEE DAVID	4156 LONG BEACH RD SE	SOUTHPORT	NC	28461-8653
2210000705	OLSON JOHN SAMUEL ETALS	5447 DOSHER CUTOFF	SOUTHPORT	NC	28461-8958
2210000701	HAYDEN ADRIAN SPENCER ETUX	5469 DOSHER CUTOFF SE	SOUTHPORT	NC	28461-8958
221CE003	MCKINNEY NICHOLUS ETUX	PO BOX 11243	SOUTHPORT	NC	28461-1243
221CB037	DEVAUGHN DONNIE ETUX	5320 GLENFIELD CIR SE	SOUTHPORT	NC	28461-9295
22100009	MUNCY EDGAR A ET	5509 DOSHER CUTOFF SE	SOUTHPORT	NC	28461
2210001001	BADGETT DEBRA ANN ETALS	1614 LANVALE RD NE	LELAND	NC	28451-8038
2210000403	COASTAL VILLAS PROJECT LLC	2837 S ATLANTIC AVE	DAYTONA BEACH	FL	32118-5801
221CB002	WESCOTT FARMS HOMEOWNERS ASSOC INC	114 N 6TH ST	WILMINGTON	NC	28401-4129
22100006	KELLER BELINDA C ETALS	5489 DOSHER CUTOFF SE	SOUTHPORT	NC	28461-8958
22100018	ST GEORGE LOIS ETV/IR	PO BOX 10263	SOUTHPORT	NC	28461-0263

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2210000407	SDS WILMINGTON LLC	107 STOKLEY DR STE 100	WILMINGTON	NC	28403-3772
2210000401	SDS WILMINGTON LLC	107 STOKLEY DR STE 100	WILMINGTON	NC	28403-3772

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
N/A	JOHN SANDLIN, CLAREDON PROPERTIES	107 STOKLEY DR STE 100	WILMINGTON	NC	28403-3772

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-59

Applicant: Norris and Tunstall

Project Name: Anderson Tract Planned Development

Property Location: Hickman Road (SR 1303)

Parcel Numbers: 22500026, 2250002601 and a portion of 2250002603

Zoning District: R-7500 (Medium Density Residential)

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

Proposed Use: Anderson Tract is a proposed planned development consisting of 295 townhomes on a gross site of 67.23 acres creating an overall density of 4.38 units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 13.44 acres. The developer is proposing 20.49 acres of dedicated open space. The developer is also proposing 3.08 acres of recreation space of which 2.01 acres are required.
- The proposed 295 townhomes will generate approximately 1,714 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots. This project is located within the Carolina Bays Parkway study area and within one of the concept corridors being evaluated and considered by NCDOT.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 20.49 acres of open space where as 13.44 acres are required.
 2. The developer is proposing 3.06 acres of recreation space where as 2.01 acres are required.
 3. The stormwater system shall be designed to accommodate the 100-year storm event.
 4. All homes are to be built outside of the AE Flood Hazard Zone.

- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on August 4, 2021. A neighborhood verification form will be provided at the Planning Board meeting.
- TRC was held on July 15, 2021.

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

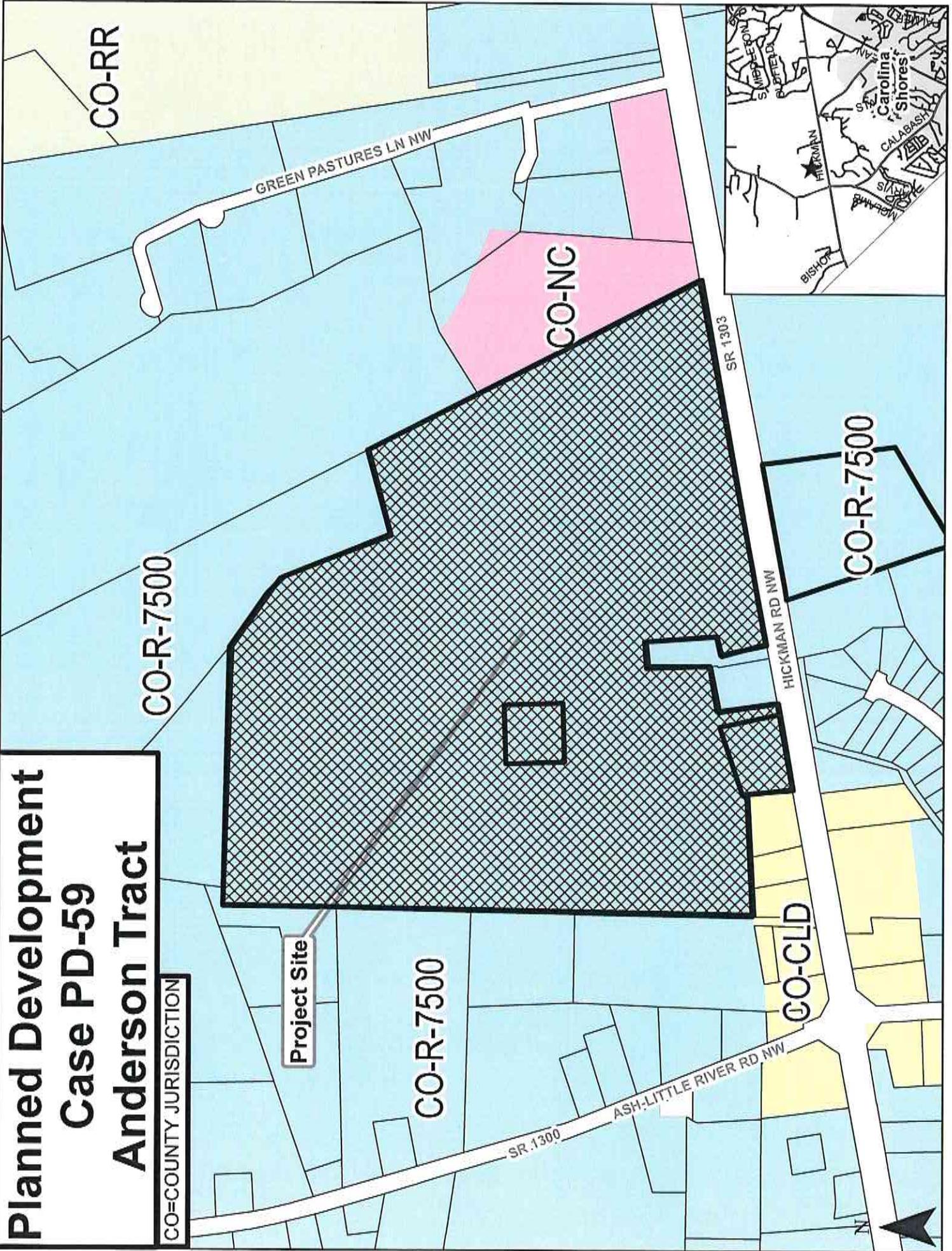
Staff recommends approval based on the following conditions:

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

Planned Development Case PD-59 Anderson Tract

CO=COUNTY JURISDICTION

Project Site



Planned Development Case PD-59 Anderson Tract

CO=COUNTY JURISDICTION

Project Site

CO-RR

GREEN PASTURES LN NW

CO-NC

CO-R-7500

SR 1303

CO-R-7500

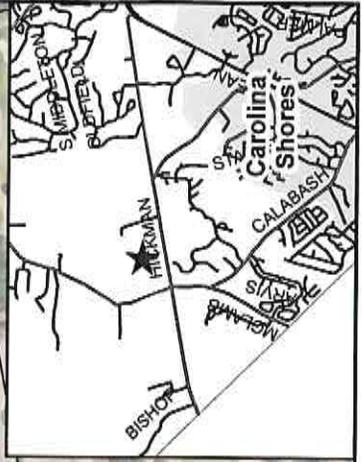
HICKMAN RD NW

CO-R-7500

CO-CLD

SR 1300

ASH-LITTLE RIVER RD NW





Planned Development (PD)

Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>PD-59</u>	Invoice # <u>506221</u>
Date Received: <u>7/2/21</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

Property Owner	Name	Deborah Anderson	Phone	910-443-8964
	Address	62 Hickman Road	Fax	
	City, St, Zip	Calabash, NC 28467	Email	mha2@atmc.net

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

Property Information	Address	62 Hickman Road NW		
	Tax Parcel(s)	Portion of parcel 2250002603 and parcel 2250002601		
	Acreage	67.23		
	Current Zoning	R 7500		
	Public Utilities Available?	Water	Sewer	

Project Information	Project Name	Anderson Tract		
	Modification or Expansion Of Existing PD?	Yes	No	
	Single Family Acres	0	Lots	0
	Multi-Family Acres	67.23	Units	388
	Commercial Acres	0		

Authorization	Property Owner Signature	<u>Deborah Anderson</u>	Date	<u>7/7/21</u>
	Applicant/Representative Signature	<u>J. Phillip Norris</u>	Date	<u>7/02/2021</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

July 16, 2021

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

**RE: Anderson Tract Planned Development
File # PD-59**

Dear Mr. Norris,

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

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

Comments from Planning:

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

- County staff has significant concerns regarding the number of proposed buildings that will be located in the AE Flood Zone and adjacent to the Shingletree Canal. Recommend removing residential units from the flood zone.
- Please label the Shingletree Canal on the site plan.
- With 388 proposed townhomes, there does not appear to be an appropriate amount of recreation space. Consider creating more recreation space or an amenity center.
- Please provide a stubout to Tax Parcel 22500017.
- Please label all open space areas and recreation space areas. Specify recreational uses of each.
- The shape of the southeast portion of the property does not closely resemble GIS records. Please address.
- Please label the peripheral buffer.
- Please add Tax Parcel 22500026 as part of the project in the site data.
- Please indicate the street side setback.
- Please add a turnaround at the dead end in the southern portion of the project.
- Please provide a townhome detail showing setbacks and off-street parking arrangement.
- Please provide numbers for the individual buildings.
- Please note that the pump station will be screened per UDO Section 6.4.
- Please revise note #12 to state that the utility plan must be submitted and approved by Engineering and the Fire Code Administrator.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Comments from Stormwater

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

- A State Erosion Control Permit will be required for clearing and/or grading.
- Project will require both state and county stormwater permits.
- Verify with Floodplain Administrator that the location of the stormwater ponds can be located in the AE Zone as shown on the plans.
- Stormwater ponds may need to be moved once the wetland delineation is finalized depending on the classification of waters on the site.

Comments from Engineering

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

- Existing 12" watermain on Hickman Rd.
- Existing 8" forcemain on Ash-Little River Rd.
- Number buildings on plans.
- One master meter & one clean-out for each unit or each building?
- Fire hydrant required at the entrance and every 400' with multi-family; if sprinklered fire hydrant every 100'.
- Pump station to adhere to our specifications and details; for current location, no metering vault required; odor control may be required depending on how close to existing house on neighboring property.
- NCDOT Encroachment will be required.

Comments from Fire Code Official

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

- Need to submit fire development application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication>.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- At time of construction/Fire plan review. Will need to provide building construction type, square footage per floor and any fire protection systems to be installed.
- Will need fire hydrant flow data to be provided at time of construction.

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

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

Sincerely,

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

Marc A. Pages
Brunswick County Senior Planner

CASE PD-59

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500017	BENNETT JACK T ESTATE	1200 ASH LITTLE RIVER RD	ASH	NC	28420
2250002701	BETHEL PRIMITIVE BAPTIST CHURCH	380 S MIDDLETON DR NW	CALABASH	NC	28467
2250009828	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
2250009823	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
2250009811	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
225HA020	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
2250009801	PASDEN STEPHANIE A	1045 HICKMAN ROAD NW	CALABASH	NC	28467
2250009832	MEADOWLANDS POA INC	PO BOX 769	N. MYRTLE BEACH	SC	29597
22500016	LONG CURTIS R	5193 LAKEWOOD DR SW	SHALLOTTE	NC	28470
2250001801	BENNETT BETTY	1200 ASH LITTLE RIVER RD	ASH	NC	28420
2090003705	PADGETT WENDELL K ET	PO BOX 1135	SHALLOTTE	NC	28459
225HA018	BETZ ROBERT J ETUX	598 BERNICE RD	FRANKLIN SQ	NY	11010-1802
22500024	DAVIS JIMMY DALE JR ET	1070 HICKMAN RD NW	CALABASH	NC	28467-1908
225HA019	RED PILL INVESTMENTS LLC	2133 GARDEN VIEW LANE	MATTHEWS	NC	28104
2090003706	NORRIS JOHN P (LT) ETUX	1424 ASH-LITTLE RIVER RD	ASH	NC	28420
22500028	NORRIS JOHN P (LT) ETUX	1424 ASH-LITTLE RIVER RD	ASH	NC	28420
20900037	NORRIS JOHN P (LT) ETUX	1424 ASH-LITTLE RIVER RD	ASH	NC	28420
2250009807	HICKMAN WALLACE (LT) ET	7806 CLARA CHASE DR	OOTEWAH	TN	37363
22500023	COLGAN PATSY DAVIS AND	2615 NE 49TH ST #101	FORT LAUDERDALE	FL	33308
22500027	BETHEL CHURCH & CEMETERY	954 CALABASH RD NW	CALABASH	NC	28467-1918
22500025	TORRES BERTIN ALEJANDRE AND	1060 HICKMAN RD NW	CALABASH	NC	28467

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250002601	ANDERSON DEBORAH	380 SOUTH MIDDLETON DR	CALABASH	NC	28467
22500026	SMITH PAULA M ETVIR	62 HICKMAN RD NW	CALABASH	NC	28467-2000
2250002603	ANDERSON DEBORAH ETALS	62 HICKMAN RD NW	CALABASH	NC	28467-2000

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-60

Applicant: Norris and Tunstall Consulting Engineers, PC

Project Name: Hardee Tract Planned Development Modification

Property Location: 544 Calabash Road (SR 1300)

Parcel Numbers: 2250011105, 22500113, and 22500112

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North:** R-7500
South: R-7500, R-6000, MR-3200CZ
East: CS-MFH II (Carolina Shores Jurisdiction)
West: R-7500

Proposed Use: Hardee Tract is a Planned Development that was originally approved on April 12, 2021, 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.

Approval Criteria

- The majority of surrounding uses consist 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.
- A Traffic Impact Analysis (TIA) and NCDOT Driveway Permit shall be completed prior to the recording of the individual lots.
- The proposed development will generate approximately 1,914 vehicle trips per 24-hour weekday volume.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements including a stubout to Tax Parcel 2250008302 for a future connection.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 9.92 acres. The developer is proposing 13.2 acres of dedicated open space. The developer is also proposing 4.11 acres of recreation space of which 1.49 acres are required.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 13.2 acres of open space whereas 9.92 acres are required.
 2. The developer is proposing 4.11 acres of recreation space whereas 1.49 acres are required.
 3. The developer shall design the stormwater system on site to meet the 100-year storm event as opposed to the 10-year storm minimum.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on August 26, 2021. No neighbors attended the 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.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

Planned Development Case PD-60 Hardee Tract (Modification)

CO=COUNTY JURISDICTION
CS= CAROLINA SHORES JURISDICTION

Project Site

CO-R-7500

CO-R-7500

CS-MFHII

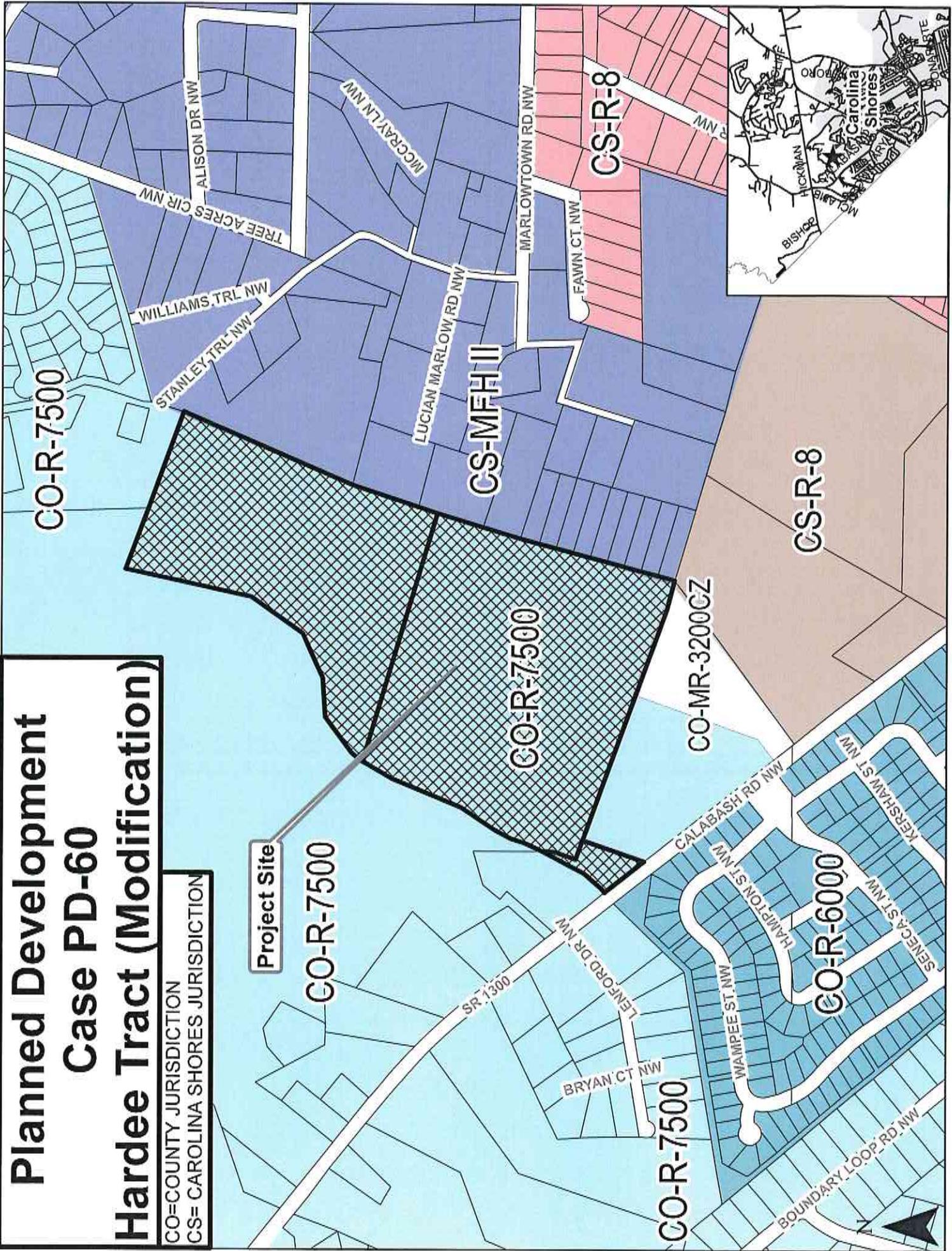
CS-R-8

CS-R-8

CO-MR-3200CZ

CO-R-6000

CO-R-7500



Planned Development Case PD-60 Hardee Tract (Modification)

CO=COUNTY JURISDICTION
CS= CAROLINA SHORES JURISDICTION

Project Site

CO-R-7500

CO-R-7500

CS-MFH II

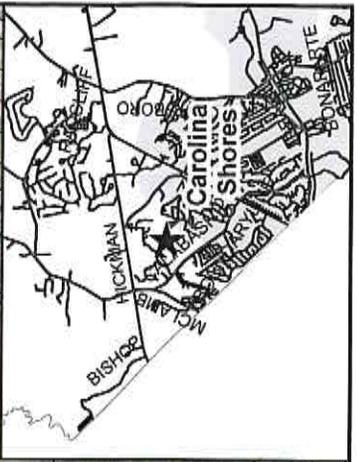
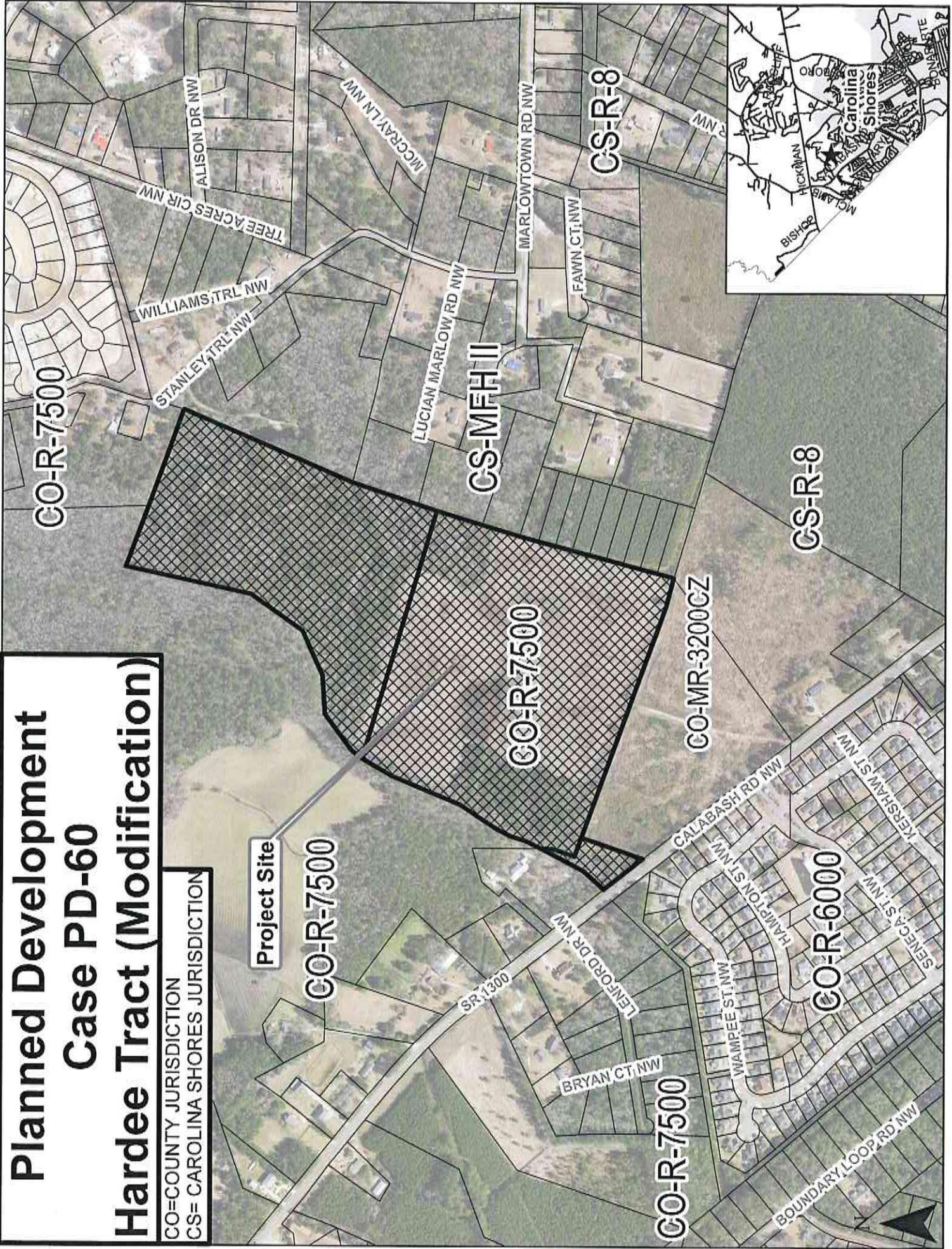
CS-R-8

CS-R-8

CO-MR-3200CZ

CO-R-6000

CO-R-7500



OWNER	4880 Valley Drive, Suite 201 Virginia Beach, VA 23462 757-484-3344
PRELIMINARY MASTER PLAN	HARDEE TRACT PUD SUBDIVISION CALABASH ROAD BRUNSWICK COUNTY, NORTH CAROLINA
DATE	2/15/19
DESCRIPTION	PRELIMINARY MASTER PLAN

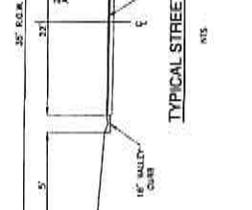
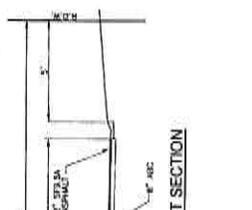
NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
2402 W. LANTANA BLVD., SUITE 100
FARMINGTON, CT 06030
PHONE: (860) 674-3444

20159
SHEET NO. 1 OF 1
DATE: 02/15/19



C1

REVISIONS	DATE	DESCRIPTION
01		



1. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY PLANNING DEPARTMENT AND THE BRUNSWICK COUNTY ZONING DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY HEALTH DEPARTMENT AND THE BRUNSWICK COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY FIRE DEPARTMENT AND THE BRUNSWICK COUNTY POLICE DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY WATER AND SEWER DEPARTMENT AND THE BRUNSWICK COUNTY PUBLIC UTILITIES DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY TRANSPORTATION DEPARTMENT AND THE BRUNSWICK COUNTY PUBLIC WORKS DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND THE BRUNSWICK COUNTY ECONOMIC DEVELOPMENT DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY HISTORIC PRESERVATION DEPARTMENT AND THE BRUNSWICK COUNTY ARCHITECTURAL REVIEW BOARD. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY LAND USE AND PLANNING DEPARTMENT AND THE BRUNSWICK COUNTY ZONING DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY HEALTH DEPARTMENT AND THE BRUNSWICK COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY FIRE DEPARTMENT AND THE BRUNSWICK COUNTY POLICE DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY WATER AND SEWER DEPARTMENT AND THE BRUNSWICK COUNTY PUBLIC UTILITIES DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY TRANSPORTATION DEPARTMENT AND THE BRUNSWICK COUNTY PUBLIC WORKS DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND THE BRUNSWICK COUNTY ECONOMIC DEVELOPMENT DEPARTMENT. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY HISTORIC PRESERVATION DEPARTMENT AND THE BRUNSWICK COUNTY ARCHITECTURAL REVIEW BOARD. THE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BRUNSWICK COUNTY LAND USE AND PLANNING DEPARTMENT AND THE BRUNSWICK COUNTY ZONING DEPARTMENT.



0.48 ACRES
GAPPAGE WITH MAP
BOOK 2, PAGE 49

SCALE: 1" = 100'



Planned Development (PD)

Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

NT 21059

For Office Use Only	
File # <u>PD-60</u>	Invoice # <u>507923</u>
Date Received: <u>8/2/21</u>	
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

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

Property Owner	Name	Stepping Stone NC, LLC	Phone	757-463-5000 x 305 / 757-810-3304
	Address	448 Viking Drive, Suite 220	Fax	
	City, St, Zip	Virginia Beach, VA 23452	Email	Email: anthony@lmssi.com

Applicant or Representative	Name	Phil Norris	Phone	910-287-5900
	Address	1429 Ash-Little River Road	Fax	910-287-5902
	City, St, Zip	Ash, NC 28420	Email	pnorris@ntengineers.com

Property Information	Address	Calabash Road
	Tax Parcel(s)	22500113, 22500112, 2250011105
	Acreage	49.61
	Current Zoning	R-7500
	Public Utilities Available?	Water Sewer

Project Information	Project Name	Hardee Tract Subdivision	
	Modification or Expansion Of Existing PD?	Yes	No
	Single Family Acres	Lots	146
	Multi-Family Acres	Units	54
	Commercial Acres	0	

Authorization	Property Owner Signature by: <u>[Signature]</u>	Date <u>7/28/2021</u>
	Name: Raymond Gottlieb, Manager, TMPR, LLC	
Applicant/Representative Signature	<u>[Signature]</u>	Date <u>7/30/2021</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

August 13, 2021

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

RE: Hardee Tract Planned Development (Revision)
File # PD-60

Dear Mr. Norris,

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

- Please change the name of the duplex units to semi-attached units.
- Please indicate the location(s) of the semi-attached units.
- Please specify the walking trail locations.
- Please indicate the stubout to Tax Parcel 2250008302.
- Please label kiosk location(s).
- Please label the peripheral buffer.
- Please indicate the street side setback.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

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

Comments from Engineering

- Amy Aycock – 910-253-2047 – amy.aycock@brunswickcountync.gov
- Existing 8" PVC watermain available on Calabash Rd.
- Existing 8" PVC sewer main on Calabash Rd.
- Pump Station layout needs to match our standard details (flip the wetwell location as shown on the current plans to match our details).
- No Odor Control or Metering vault required at this time.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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- Extend water and sewer to accommodate lots 181 & 182.
- Double water meter boxes required.
- NCDOT Encroachment needed for 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.
- Revise Note 11 to say 2018 NC Fire Prevention Code
- Revise Note 12. Delete Emergency Management and add Brunswick County Fire Code Admin

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.

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

CASE PD-60

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250008602	MARLOWE NORMAN L	329 W CAROLE DR APT 55	JACKSONVILLE	NC	28546
2250008612	MARLOWE EDNA	8503 GRANDHAVEN AVENUE	UPPER MARLBORO	MD	20772
2250008606	CRUTCHFIELD DORIS M	57 WESTERFIELD RD	HAMDEN	CT	6514
2250008611	MARLOWE JEANETTE	1802 DALHOUSIE CT APT A4	PARKVILLE	MD	21234
2250008610	CHERRY UNITA M	4754 S CAPITOL TERRACE SW	WASHINGTON	DC	20032
2250008605	MARLOWE JAMES E	PO BOX 748	TITUSVILLE	FL	32781
2250008607	BAYSMORE ALENE M	1304 DEANWOOD RD	PARKVILLE	MD	21234
2250008608	MARLOWE CARNELL	8848 OCEAN HWY W	SUNSET BEACH	NC	28468
2250008609	MARLOWE WILLIAM JR	8450 OCEAN HWY WEST	SUNSET BEACH	NC	28468
2250008706	BELLAMY WILLIE	120-22A ERSKINE PLACE	BRONX	NY	10475
2250A085	BRADY KEVIN	2825 MILL HILL RD	WALDORF	MD	20603
2250008302	MITCHELL WRATHHEL	3149 SIDS MILL RD	FAYETTEVILLE	NC	28312
2250011108	WETHINGTON ROBERT D ETUX	552 CALABASH RD NW	CALABASH	NC	28467-1914
2250011607	CARTER RICKY L	551 CALABASH RD NW	CALABASH	NC	28467
22500088	MILLER EDWARD JR ETALS	2667 REYNOLDS RD	TABOR CITY	NC	28463-7059
2250008301	MARLOW JOHN TRUSTEE	195 PERSIMMON RD	CAROLINA SHOR	NC	28467-6108
24000030	OCEAN SIDE PLACE PROP OWNERS ASSOC	416 SENECA ST NW	CALABASH	NC	28467-1925
2250010902	CALABASH STATION LLC	2919 BREEZEWOOD AVE	FAYETTEVILLE	NC	28303-5501
2250A084	NOYOLA JOSE A ETUX	439 WAMPEE ST NW	CALABASH	NC	28467-1934
22500090	LANCE CARRIE BELL	4828 N MARSHALL ST	PHILADELPHIA	PA	19120-3742
2250008704	HILL LEVY JR JR AND	8482 HILLSIDE TRAIL NW	ASH	NC	28420
2250008705	MARLOW DIANE AND	15 JONATHAN CIRCLE	DURHAM	NC	27707

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500113	HARDEE KENDALL L & JACKIE L TR	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470
22500112	HARDEE KENDALL L & JACKIE L TR	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470
2250011105	HARDEE TRUST THE	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470-5583
APPLICANT(S)					
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NORRIS & TUNSTALL CONSULTING ENGINEERS	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-61

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

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North:** RR (Rural Residential) and R-7500
South: R-7500 and NC (Neighborhood Commercial)
East: RR and R-7500
West: R-7500

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.

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 25-year storm event. In addition, the stormwater management plan shall be evaluated for the 100-year storm event.
 4. The developer is proposing 138.87 acres of open space whereas 51.95 acres are required.
 5. The developer is proposing 9.16 acres of recreation space whereas 7.8 acres are required.
- 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.

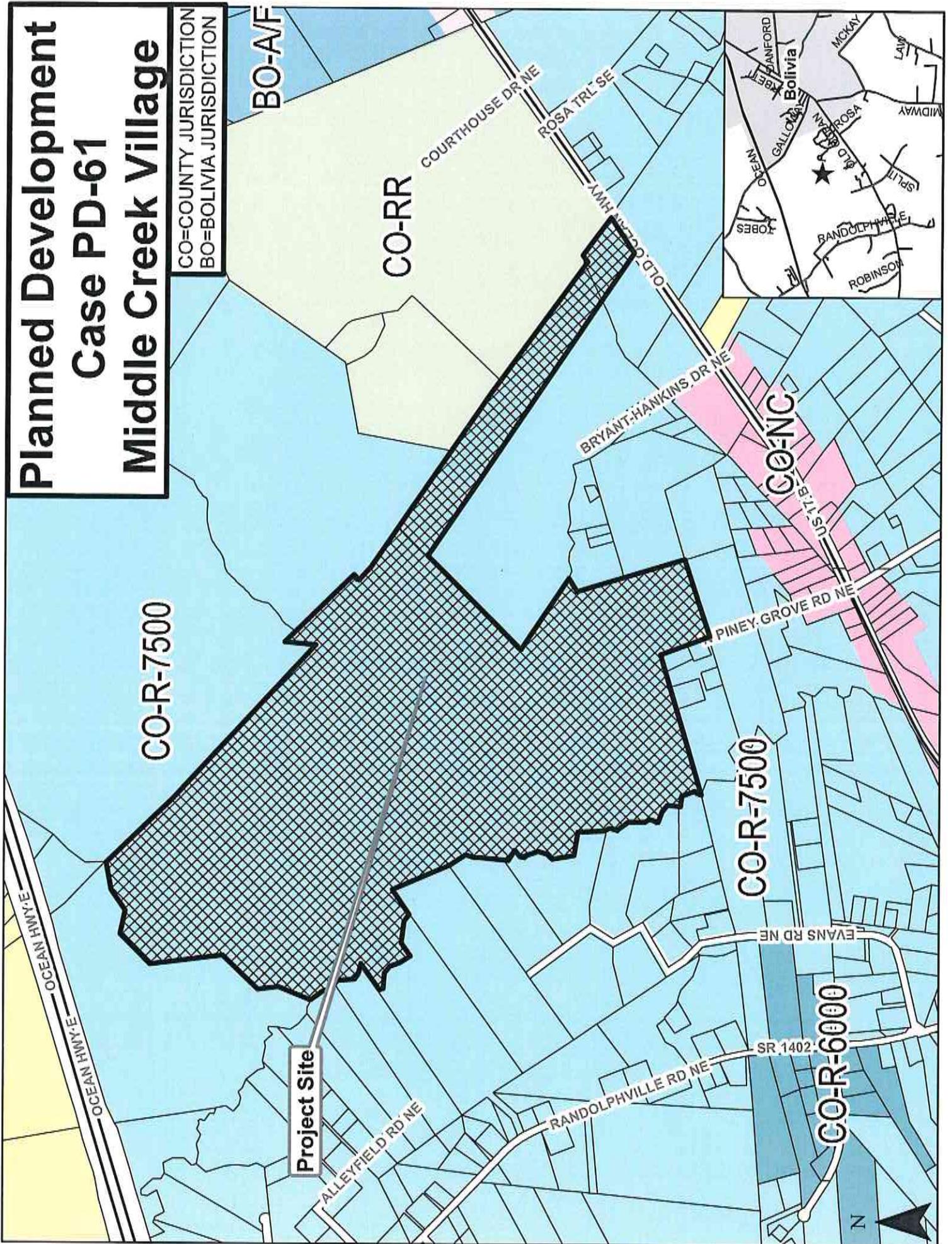
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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.

Planned Development Case PD-61 Middle Creek Village

CO=COUNTY JURISDICTION
BO=BOLIVIA JURISDICTION



Project Site

N

Planned Development Case PD-61 Middle Creek Village

CO=COUNTY JURISDICTION
BO=BOLIVIA JURISDICTION

BO-AF

CO-RR

CO-R-7500

CO-R-7500

CO-NC

CO-R-6000

Project Site

OCEAN HWY E

OCEAN HWY E

VALLEYFIELD RD NE

COURTHOUSE DR NE

ROSA TRL SE

BRYANT-HANKINS DR NE

PINEY GROVE RD NE

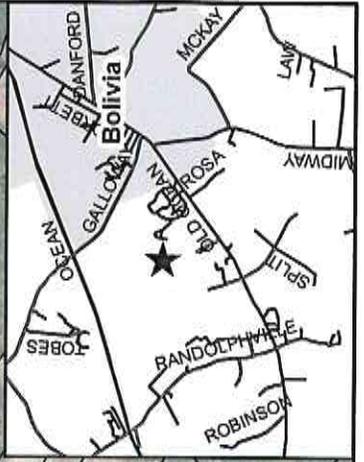
RANDOLPHVILLE RD NE

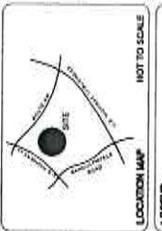
EVANS RD NE

SR 1402

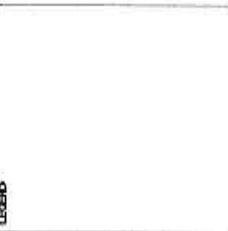
OLD OCEAN HWY

US 17 B





LOCATION MAP
NOT TO SCALE



NOT CONSTRUCTION READY
NOT FOR CONSTRUCTION

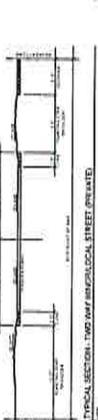
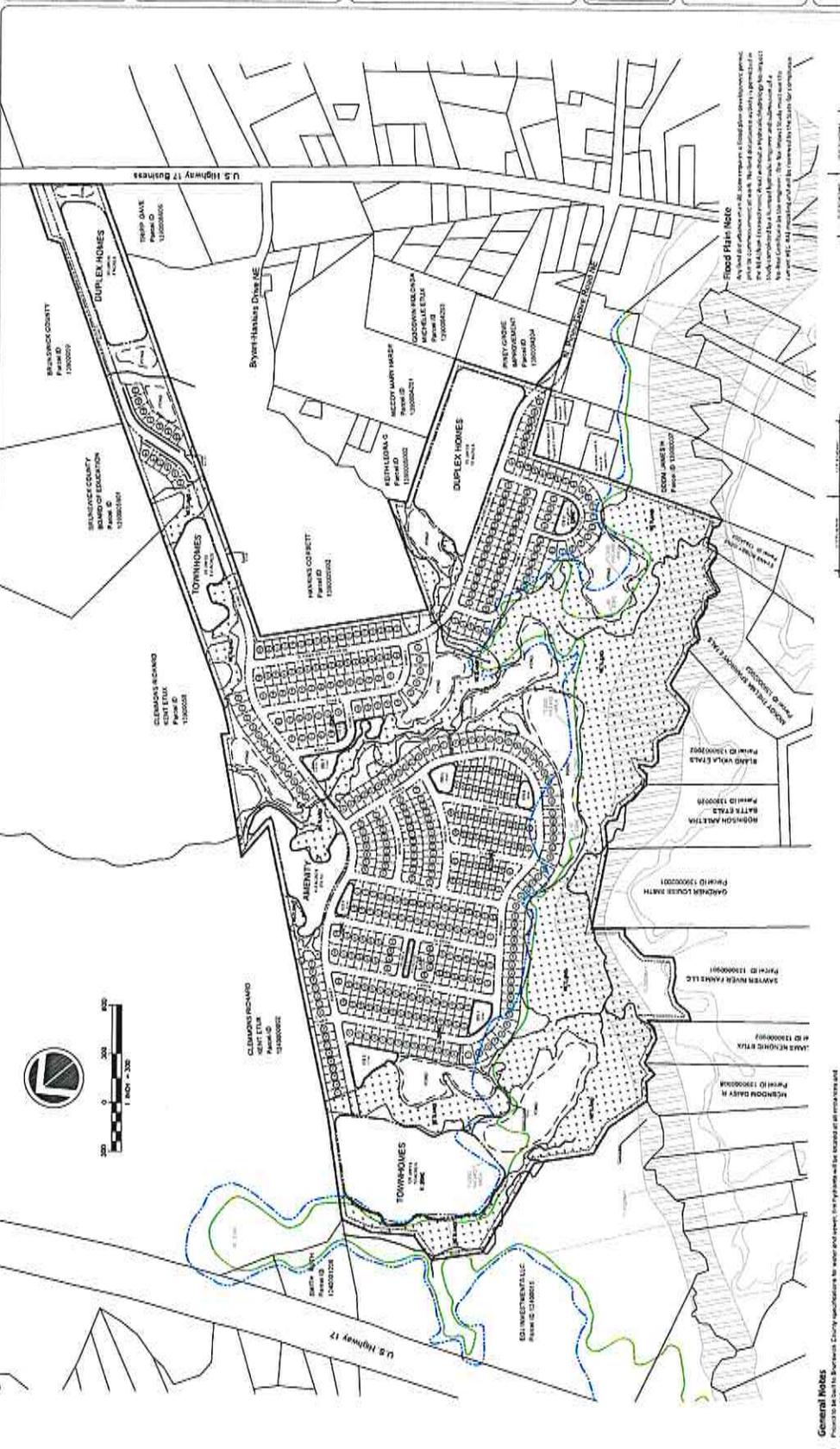


CAPE FEAR ENGINEERING
INC.
1111 S. 17th Street
Fayetteville, NC 28404
Tel: 910.438.7444 Fax: 910.438.7445
www.capefearengineering.com

PROJECT: M442
DATE: 08/15/17
SCALE: AS SHOWN

MIDDLE CREEK VILLAGE
Brunswick County, North Carolina
Planned Development

Site Plan
805-62
L-2



SITE TABULATIONS - FD

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL SITE AREA
1	RESIDENTIAL LOTS	1,234,567	28.2	71.8
2	PARKING	123,456	2.8	6.8
3	ROADS	45,678	1.0	2.4
4	UTILITIES	12,345	0.3	0.7
5	LANDSCAPING	34,567	0.8	2.0
6	WATERWAYS	1,177,811	26.9	65.3

- General Notes:**
1. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
 2. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
 3. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
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 16. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
 17. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
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 19. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
 20. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
 21. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).
 22. All work shall be in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).



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.



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 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>9854 RIVERGATE RD NW, ASH NC 28420</u>	
Property Owner	Name	<u>CORBETT HANKINS, DAVE TRIPP</u>	Phone
	Address	<u>P.O. BOX 366 BOLIVIA NC 28422</u>	
Property Owner	City, St, Zip	<u>P.O. BOX 126, ASH NC 28420</u>	

Applicant or Representative	Name	<u>DAN WEEKS</u>	
	Address	<u>2512 INDEPENDENCE BLVD</u>	
Applicant or Representative	Name	<u>H + W DESIGN</u>	Phone
	Address	<u>SUITE 200</u>	
Applicant or Representative	City, St, Zip	<u>WILMINGTON, NC 28412</u>	Email
			<u>DWEEKS@H-WDESIGN.COM</u>

Property Information	Address	<u>HWY 17 BUSINESS</u>	
	Tax Parcel(s)	<u>N PINEY GROVE RD. NE</u>	
Property Information	Acreage	<u>259.75 AC</u>	
	Current zoning	<u>R2500</u>	
Property Information	Public Utilities Available?	Water <input checked="" type="checkbox"/>	Sewer <input checked="" type="checkbox"/>

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

Authorization	Property Owner Signature	<u>Dave Tripp</u>	Date
	Applicant/Representative Signature	<u>Dan Weeks</u>	Date
Authorization			<u>7/30/21</u>
Authorization			<u>7/30/2021</u>

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

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 ROBE	2915 OLD OCEAN HWY	BOLIVIA	NC	28422
13900035	PINEY GROVE FREEWILL BAPTIST CHURCH	PO BOX 105	BOLIVIA	NC	28422
13900049	CEMETERY MILLER	<Null>		<Null>	<Null>
13900050	BRYANT ARCHIE	96 BRYANT-HANKINS DR	BOLIVIA	NC	28422
1390000908	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
1391A004	EVANS BOBBY GENE	212 N FODALE AVE	SOUTHPORT	NC	28461-3604
13900034	FULLWOOD JERRIS CORDELL ET	P O BOX 111	BOLIVIA	NC	28422
1390003701	HARRIS CATHERINE FREEMAN	PO BOX 1394	CLAYTON	NC	27528
13900036	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 ROLONDA MICHELLE ETUX	36 BREADNUT DR	SMITHFIELD	NC	27577-6620
1390004103	RANDOLPH LINDELL JR	925 S KERR AVE STE G6	WILMINGTON	NC	28403-4335
1390000902	WILLIAMS 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
13900039	VENIS PHILLIP G	52 N PINEY GROVE RD NE	BOLIVIA	NC	28422-8906
13900037	ODOM JAMES H	396 VALLEY FIELD RD	STONEVILLE	NC	27048-8562
1390003704	FREEMAN GARY ET	101 N PINEY GROVE RD NE	BOLIVIA	NC	28422
1390001601	SIDBURY AVANCE ET	325 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
1390003703	WORTHAM WILLIE ET	P O BOX 126	BOLIVIA	NC	28422
1390005002	KEITH LEORA G	3136 LEORAS WAY NE	BOLIVIA	NC	28422
13900048	KEITH LEORA B	3136 LEORAS WAY NE	BOLIVIA	NC	28422-8944
13900020	ROBINSON ARLETHA BATTS ETALS	1232 W WESTMORELAND ST	PHILADELPHIA	PA	28422-8944
1390005901	BRUNSWICK COUNTY BOARD OF EDUCATION	35 REFERENDUM DR NE	BOLIVIA	NC	19140-5208
1390004201	MCCOY MARY HARDY	2915 OLD OCEAN HWY	BOLIVIA	NC	28422-7578
1390005105	HANKINS LULLER C ETALS	PO BOX 366	BOLIVIA	NC	28422
13900041	WILLIAMS LINDA ETALS	49 SHADY LOOP LN NE	BOLIVIA	NC	28422-0366
1390005004	MCCOY COREY ETUX	2929 OLD OCEAN HWY	BOLIVIA	NC	28422-8913
1390005003	MCCOY COREY ETUX	2929 OLD OCEAN HWY	BOLIVIA	NC	28422-8901
13900013	HANKINS WADE V	2623 OLD OCEAN HWY	BOLIVIA	NC	28422-8901
13900059	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-8807
1390002003	MCKOY THELMA SPARROW ETALS	1524 MISTY RUN CT	BOLIVIA	NC	28422-0249
1390002002	BLAND VIOLA ETALS	84 REMINGTON ST	LELAND	NC	28451-9749
			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 1	WILMINGTON	NC	28412

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-63

Applicant: HH Multi, LLC

Project Name: Calabash Apartments Planned Development

Property Location: Ocean Highway West (US 17) and Hickman Road NW (SR 1303)

Parcel Number: 22500035

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

Surrounding Zoning **North:** CLD
South: R-7500 and CS-HC (Carolina Shores Jurisdiction)
East: R-7500 and CLD
West: R-7500 and CLD

Proposed Use: Calabash Apartments is a proposed planned development consisting of 312 multifamily units on 54.91 acres creating an overall density of 5.68 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential) 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 residential unit.
- Proposed infrastructure:
 1. **Water and Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 10.98 acres. The developer is proposing 21.89 acres of dedicated open space. The developer is also proposing 2.51 acres of recreation space of which 1.65 acres are required.
- The proposed 312 units will generate approximately 2,074 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots. This project is located within the Carolina Bays Parkway study area and within one of the concept corridors being evaluated and considered by NCDOT.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 21.89 acres of open space where as 10.98 acres are required.
 2. The developer is proposing 2.51 acres of open space where as 1.65 acres are required.
 3. All lots are located outside of protected wetlands.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on August 31, 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.

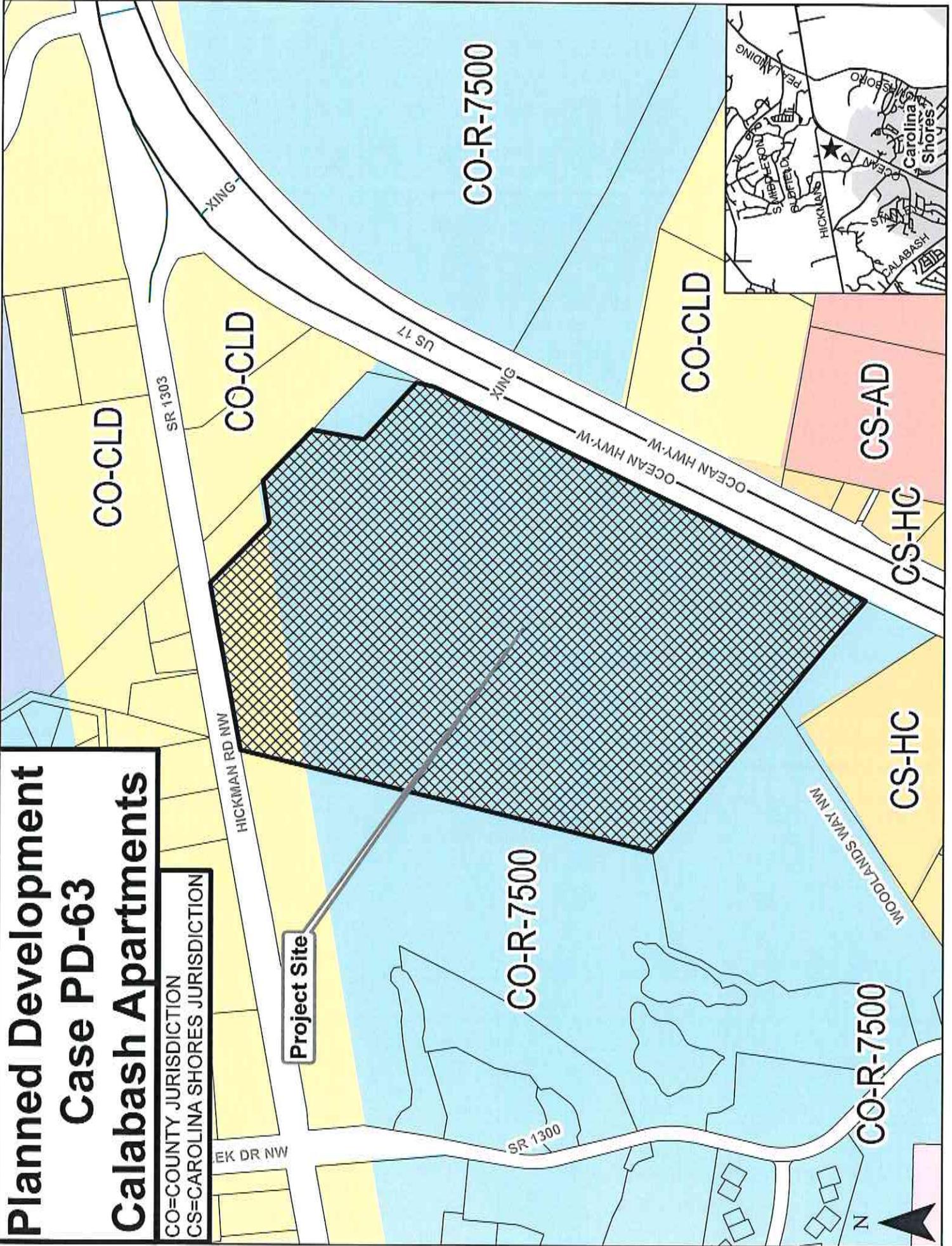
Staff recommends approval based on the following conditions:

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.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

Planned Development Case PD-63 Calabash Apartments

CO=COUNTY JURISDICTION
CS=CAROLINA SHORES JURISDICTION

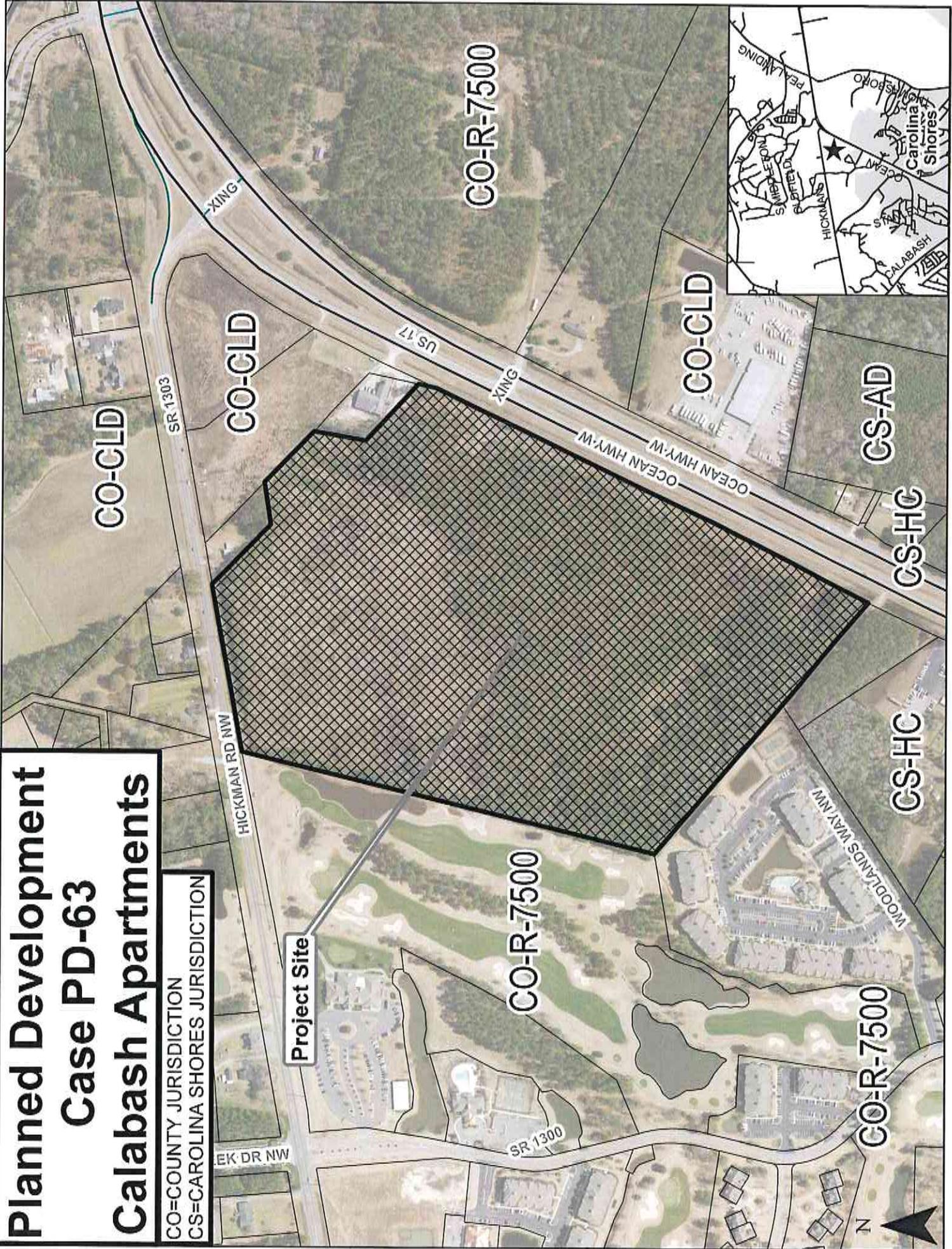
Project Site



Planned Development Case PD-63 Calabash Apartments

CO=COUNTY JURISDICTION
CS=CAROLINA SHORES JURISDICTION

Project Site





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

Paramounte Engineering
c/o Allison Engebretson
122 Cinema Drive
Wilmington, NC 28403

**RE: Calabash Apartments Planned Development
File # PD-63**

Dear Ms. Engebretson,

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

- Please show and label a pedestrian connection from the section with buildings 13 and 14 to the main portion of the development. A trail within the peripheral buffer is satisfactory.
- This area lies within the Caw Caw and Shingletree Canal system which is highly susceptible to flooding. It is highly recommended that the stormwater system be over engineered beyond the minimum standards.
- Please indicate the minimum distance the buildings will be located from the roads/parking areas.
- Please provide an approximate breakdown of the units by number of bedrooms.
- Please list the buffer depths for both periphery and street buffers in the site notes.
- Please indicate mail kiosk locations.
- Please note that the screening for all dumpsters, HVAC units, pump stations and utility boxes will be consistent with Section 6.4 of the UDO.
- Note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

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

- A State Erosion Control Permit will be required for clearing and/or grading.
- State and County Stormwater Permits are required before any construction.
- It is highly recommended to design the stormwater control measures to control a larger storm event (up to the 100-year storm if possible) than the 1-year and 10-year 24-hour storms that are required by the Brunswick County Ordinance due to the flooding concerns in this area of the County.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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Comments from Engineering

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

- Existing 12" watermain on Hickman Rd & on Ocean Highway (south side).
- Existing 12" sewer forcemain on Ocean Hwy for connection.
- Need a Fire Hydrant on proposed water main at entrance from Hickman Road & at entrances off of Ocean Hwy.
- Need a fire hydrant on proposed water main near trash compactor for flushing since the water main is looped back upon itself.
- Fire Hydrant spacing shall be 400 LF for multifamily or as determined by county Fire Marshal.
- Watermain and fire hydrants needed for Buildings 10-12 (not shown on plans).
- Recommend a ¾" water meter and frost-free hose bibb at proposed dog parks.
- Loop watermain near Building 5 by connecting to existing 12" watermain on Ocean Hwy at both entrances.
- If sprinklered - each building shall have a Post Indicator Valve.
- RPZ backflow protection devices required on all water meter and sprinkler systems.
- Site plan shows a proposed gravity sewer connection on Hickman Road for Bldgs. #13, 14 and 9-car garage -- there is no county sewer on Hickman Road (closest is low pressure forcemain on Crow Creek or 6" and 12" forcemain at Hickman Rd/Ocean Hwy intersection).
- Site plan shows a proposed gravity sewer connection at entrance from Hwy 17; no county gravity sewer available at this location.
- This project will require a sewer pump station that connects to the high-pressure force main at one point (per Brunswick County details and specs).
- Each building shall be served with one water master meter.
- Each building shall be served with a 6-inch minimum gravity sewer lateral.
- NCDOT Encroachment Agreement needed (Controlled Access and Primary/Secondary).

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.
- Revise Notes to say 2018 NC Fire Prevention Code
- Revise Note 1. Delete Emergency Management and add Brunswick County Fire Code Admin
- Each Commercial Building will require an individual permit.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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- Utility plan will need to show a hydrant within 400 foot of each commercial building. Also, will need an additional hydrant within 100 feet of any FDC for sprinklered buildings.

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.

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 Senior 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 # <u>1863</u>	Invoice # <u>509358</u>
Date Received: <u>8/2/21</u>	
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

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

Property Owner	Name DeLana Holden	Phone (910) 617-3258
	Address 5365 Main Street	Fax
	City, St, Zip Shallotte, NC 28470	Email delanaholden@gmail.com

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

Property Information	Address
	Tax Parcel(s) 22500035
	Acreage 54.91
	Current Zoning R-7500 & CLD
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name Calabash Apartments
	Modification or Expansion Of Existing PD? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres 0 Lots 0
	Multi-Family Acres 54.91 Units 312
	Commercial Acres 0

Authorization	Property Owner Signature <u>Delana Holden</u> <small>7/27/2021 10:08:54 PM GMT</small> <small>Authenticator</small>	Date <u>07/27/2021</u>
	Applicant/Representative Signature <u>DAVID B. VANNOY, PRESIDENT</u>	Date <u>7/27/21</u>

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

CASE PD-63

ADJACENT PROPERTY OWNER(S)

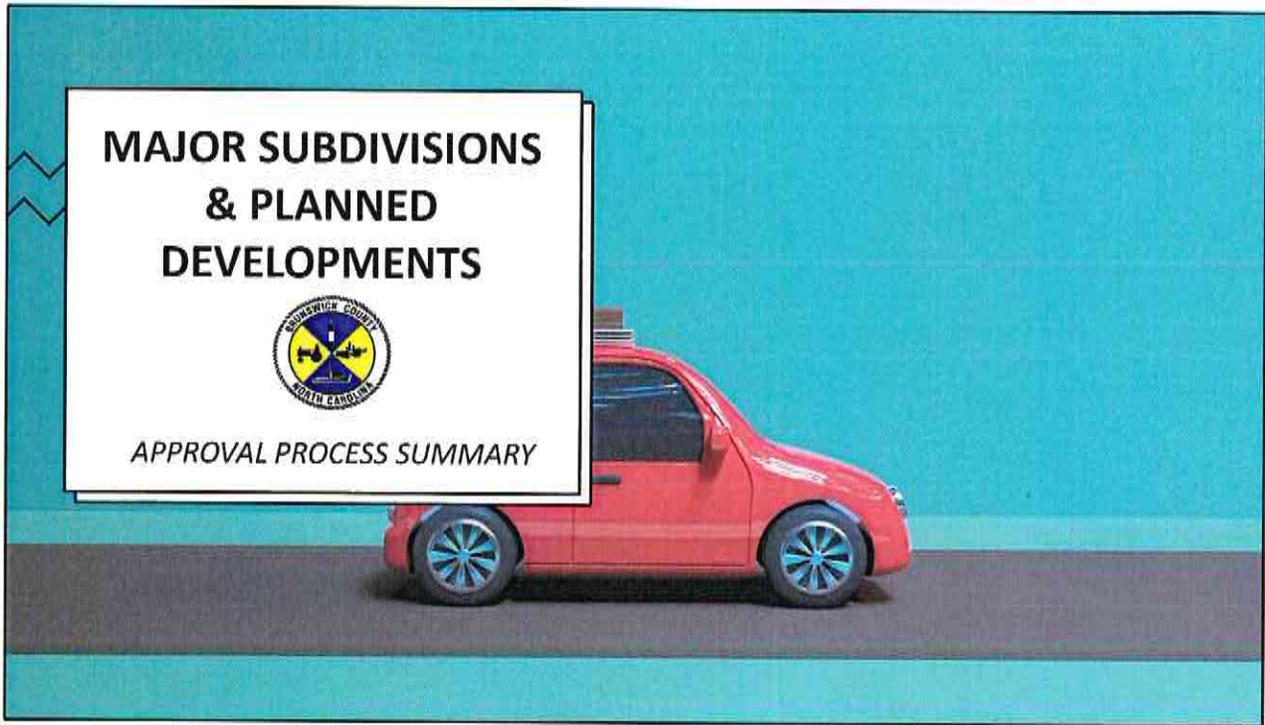
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22600019	PLEASANT GROVE MISSIONARY BAPTIST	PO BOX 4375	CALABASH	NC	28467
2090001301	STANLEY B J	180 HICKMAN RD NW	CALABASH	NC	28467
20900012	FRINK JAMES A	PO BOX 191	LONGWOOD	NC	28452
22500148	BOSTIC DEVELOPMENT @ CROW CREEK LLC	6260 OCEAN HWY W	OCEAN ISLE BEACH	NC	28469
20900013	FRINK JULIA FAE	PO BOX 6114	OCEAN ISLE BEACH	NC	28469-1029
20900014	MILLER MARVIN	176 HICKMAN RD NW	CALABASH	NC	28467-2004
2260001602	SIDELINGER ADRIANNA AND	1 SNEAD COURT	SHALLOTTE	NC	28470
22600016	EDGE JENNINGS D ET	1 SNEAD CT	SHALLOTTE	NC	28470-4519
2250003501	STANLEY EDWARD	51 REAVES WAY NW	SUNSET BEACH	NC	28468
2250003602	CROW CREEK GOLF GROUP LLC	490 S CROW CREEK DR NW	CALABASH	NC	28467-0073
2260002001	PLEASANT GROVE MISSIONARY BAPTIST	PO BOX 4375	CALABASH	NC	28467-0575
20900015	CROW CREEK LAND DEVELOPMENT LLC	240 HICKMAN RD NW	CALABASH	NC	28467-2017
2090001024	CROW CREEK LAND DEVELOPMENT LLC	240 HICKMAN RD NW	CALABASH	NC	28467-2017
2250005001	AUSTIN SUE ANN ETALS	3147 ASH LITTLE RIVER RD NW	ASH	NC	28420-2803
22500050	AUSTIN SUE ANN ETALS	3147 ASH LITTLE RIVER RD NW	ASH	NC	28420-2803
2250005101	MCDONALD MARK J AND	392 FOREST LAKES DR	STERRETT	AL	35147-8159
2260001601	EDGE HOLDINGS LLC	1 SNEAD CT	SHALLOTTE	NC	28470-4519
225EC025	CROW CREEK OA INC	PO BOX 280	N MYRTLE BEACH	SC	29597
225FB027	CHARLES WELCH	6680 RED BANK RD	GERMANTOWN	NC	27019
225FB035	SCOTT PANNONE	48 FENWOOD RD	SOUTHINGTON	CT	06489
225FB043	JAMES M QUETSCH	4310 POPLAR BRANCH RD	CHANTILLY	VA	20151
225FB026	S & B REALTY LLC	6900 OCEAN HWY W	OCEAN ISLE BEACH	NC	28469
225FB028	CAROLYN NARVELL TRUSTEE	PO BOX 1991	FREDERICK	MD	20678
225FB025	ROBERT W SCHOMAKER	423 SENECA ST NW #510	CALABASH	NC	28467
225FB029	DENISE V FOX	240 WOODLANDS WAY UNIT 5	CALABASH	NC	28467
225FB032	MARTIN FRANCIS MALARKEY III	36856 HERRING CT	SELBYVILLE	DE	19975
225FB039	JOHN FULLERTON	1540 BLACK SPRUCE WAY	WILLOW SPRING	NC	27592
225FB038	MARIA T FALLON	4124 BENT GRASS DR	FAYETTEVILLE	NC	28312
225FB040	MICHAEL BAKER	2640 WYNNHURST CT	GASTONIA	NC	28054
225FB037	KEVIN A MCCOOEY	25 SHIPMAN AVE	YONKERS	NY	10704
225FB033	CLAIRE M LYNCH	240 WOODLANDS WAY UNIT 9	CALABASH	NC	28467
225FB036	JAMES W LEEPER	PO BOX 653	NEBO	NC	28761
225FB034	KATHLEEN M HECHT	13 ROBERT RD	CORNWALL	NY	12518
225FB042	BARRY GUISE	3558 JEFFERSON ST N APT 123	LEWISBURG	WV	24901
225FB044	STEPHANIE CORDELL	290 WOODLANDS WAY UNIT 24	CALABASH	NC	28467
225FB041	LOUIS REECE	86 JOHN RUCKER DR	RUCKERSVILLE	VA	22968
225FB045	THOMAS ALICARDI	240 WOODLANDS WAY UNIT 21	CALABASH	NC	28467
225FB048	JOHN WALBERT	20447 STONE FOX CT	LEESBURG	VA	20175
225FB046	WILLIAM KURDYS	240 WOODLANDS WAY UNIT 22	CALABASH	NC	28467
225FB047	ANNE M DICOSTANZO	765 PICKERING DR NW	CALABASH	NC	28467
225FB003	PATRICIA SHAPIRO	986 MEADOWLANDS TRL	CALABASH	NC	28467
225FB002	GEORGE FELLA	9353 OLD SALEM WAY	CALABASH	NC	28467
225FB004	LINDA AGREEN	24891 WOODS DR	DENTON	MD	21629
225FB001	JACK BAUGHER	1421 CRUSHED APPLE DR	MARTINSBURG	WV	25403
225FB005	BRADLEY PRICE	54750 PIERRE TRAILS DR	OSCEOLA	IN	46561
225FB008	SHIRLEY PLOTT	250 WOODLANDS WAY UNIT 8	CALABASH	NC	28467
225FB006	JOHN ROMANO	22 SHAWNEE LN	MONROE	CT	06468
225FB007	JAMES RUPPE	701 NEAL HAWKINS RD	GASTONIA	NC	28056
225FB011	KENNETH ISAACMAN	11658 MEDITERRANEAN CT	RESTON	VA	20190
225FB010	RONALD SARKETT	602 GRAHAM ST	BELLE VERNON	PA	15012
225FB012	ANTHONY SIANO	1267 MEADOW CHASE DR	LEWISVILLE	NC	27023
225FB003	DEAVID WESTERMAN	6390 BANTRY NOTCH SW	OCEAN ISLE BEACH	NC	28469
225FB013	DANIEL THRASHER	31 WILLIAMSBURG BLVD	BLOOMSBURG	PA	17815
225FB016	LESLIE GILBERT	250 WOODLANDS WAY UNIT 16	CALABASH	NC	28467
225FB014	LEONARD BIENKOWSKI	29 TREVOR CT	GETTYSBURG	PA	17325
225FB015	MICHAEL SMITH	250 WOODLANDS WAY UNIT 15	CALABASH	NC	28467
225FB019	RICHARD & MARY YEAGER	18 APRIL SPRINGS CT	LAKEWOOD	NJ	08701
225FB018	RAYMOND BRERETON	PO BOX 913	SUMMIT	NJ	07902
225FB020	DAVID FLYNN	303 N BARRY AVE	MAMARONECK	NY	10543
225FB017	MEGAN M DAVIS	1763 SANDALWOOD DR SW	OCEAN ISLE BEACH	NC	28469
225FB021	ROBERT DEAN AND DEBORAH LEWIS	401 ROSLYN DR	SYKESVILLE	MD	21784
225FB024	JAMES POOLE	250 WOODLANDS WAY	CALABASH	NC	28467
225FB022	M&S TRENZIO LLC	70 CRESTWOOD DR	STAMFORD	CT	06905
225FB023	DALLAS PERRY	1380 DAWN WHISTLE WAY	BOWIE	MD	20721

OWNER(S)

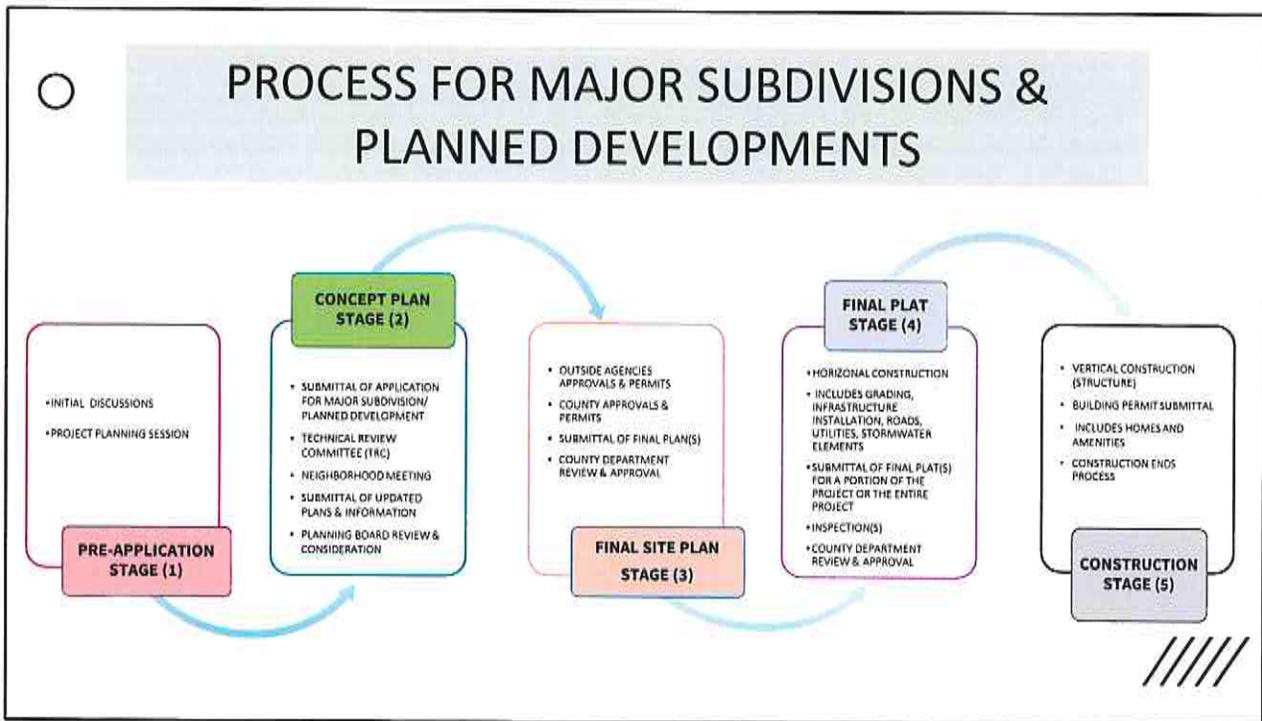
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500035	HOLDEN DELANA W	5365 MAIN ST	SHALLOTTE	NC	28470

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	PARAMOUNTE ENGINEERING	122 CINEMA DR SUITE 201	WILMINGTON	NC	28403



1



2

Stage #1

**PRE-APPLICATION
STAGE**

PRE-APPLICATION STAGE

All developers, owners, and design professionals are strongly encouraged to discuss their project with Planning Staff & consider scheduling a Project Planning Sessions prior to designing a project & prior to submitting their application!

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○ Project Planning Sessions

- Project Planning Sessions are **INFORMAL & FREE!**
- In-Person & Virtual Project Planning Sessions are Available.
- Project Planning Sessions are **STRONGLY ENCOURAGED** especially for unique projects, problematic sites, or applicants that are new to Brunswick County development processes.
- Planning Team coordinates setting up the session and sends out email invites to attendees (ATTENDEES LIST ON NEXT SLIDE).
- At the Sessions, applicants present their proposed project concept to garner feedback and information.
- WHY THESE SESSIONS ARE IMPORTANT?
 - Allows projects to start with all everyone on same page with the same understanding and expectations.
 - Identify & work-out challenges, limitations, and potential problems on the front end to prevent problems from arising down the road that create delays and added costs.
 - Provides input into designing the project before any investments a lot of money is expended.
 - Learn about the approval process and ordinance/code requirements related to planning/zoning as well as from other county departments such as fire, utilities, and stormwater.
 - Allows staff & applicant the opportunity to explore how the flexibility of the ordinance can enhance the project.

**PRE-APPLICATION
STAGE**

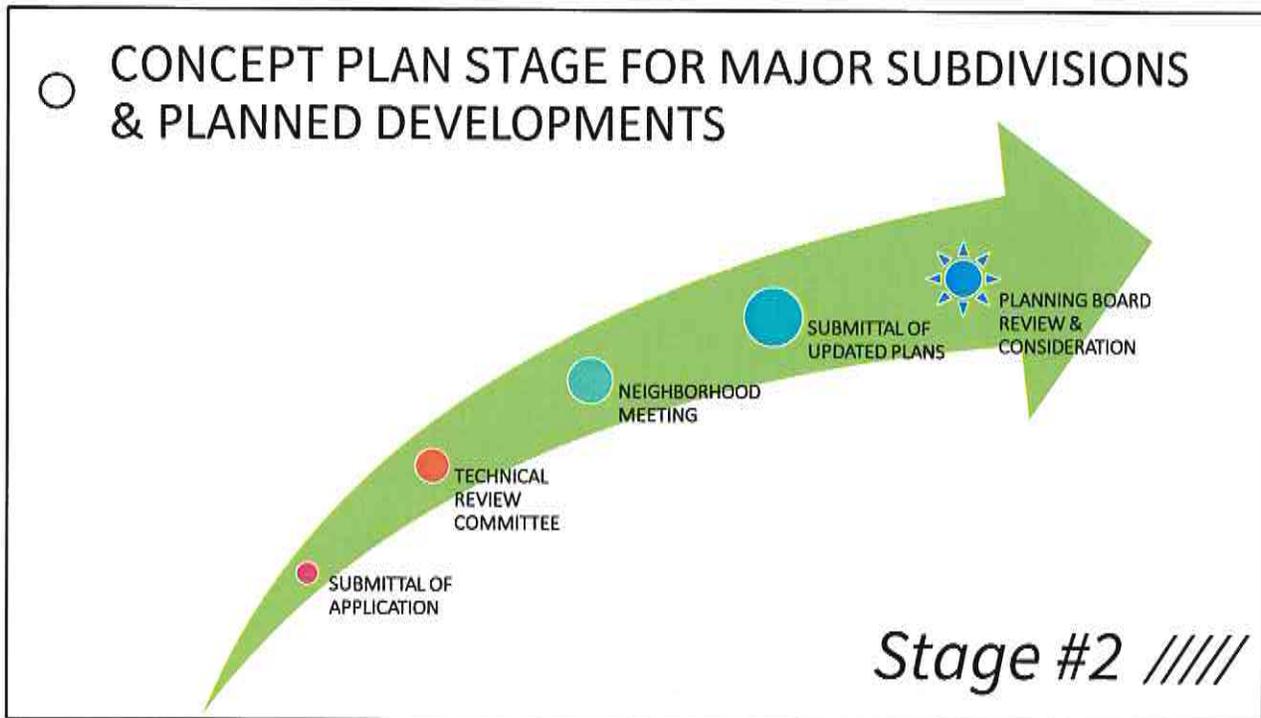
4

PROJECT PLANNING SESSION CONTACT LIST
PLANNED DEVELOPMENT & SUBDIVISION PROJECTS

Planning	Marc Pages (910-253-2056) Marc.Pages@brunswickcountync.gov
Stormwater	Brigit Flora (910-253-2405) Brigit.Flora@brunswickcountync.gov
Engineering	Amy Aycock (910-253-2407) Amy.aycock@brunswickcountync.gov
Env. Health*	Danny Thornton (910-253-2252) Danny.Thornton@brunswickcountync.gov
Code Admin.	Kevin Somerset (910-253-2048) Kevin.somersett@brunswickcountync.gov Jeff McIntosh (910-253-5738) Jeff.mcintosh@brunswickcountync.gov
Fire	Andrew Thompson (910-253-2041) Andrew.Thompson@brunswickcountync.gov Brad Babson (910-253-2043) Brad.babson@brunswickcountync.gov
Flood	John Shirk (910-253-2046) John.Shirk@brunswickcountync.gov

**only if the project is proposing septic or wells*

5



6

○ CONCEPT PLAN STAGE



- Planned Developments (PD) & Major Subdivisions (MS) receive Approval of Plans from Planning Board. **THIS APPROVAL IS FOR THE OVERALL PLAN ONLY AND IT IS NOT AN AUTHORIZATION TO CONSTRUCT.**

PLANNED DEVELOPMENT = CONCEPTUAL PLAN

MAJOR SUBDIVISION = PRELIMINARY PLAN

- A Conceptual/Preliminary Plan is a scaled drawing that:
 - Helps provide an overall illustration of project.
 - Shows what will fit on the property and vital connections.
 - This locks down density, buffers, housing type, general layout, traffic flow, & open spaces.
 - Allows areas on plan to not be finalized.
 - Typically, areas for commercial and multi-family are bubbled and go through County Review as part of the Final Site Plan.
 - Not all project details are known or finalized due to various approvals/permits that are needed such as wetland delineations, stormwater permits, utilities approvals, fire code permits. *These elements can impact the design of the project and must be addressed in order to finalize project prior to County Review of the Final Plan.*
- All Final Site Plans & Final Plats are Reviewed and Approved Administratively by Planning Staff and must be in accordance with the approved concept plan
 - Only Minor Changes may be Approved Administratively by Planning Staff.
- All Major Changes must go back to Planning Board.



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○ SUBMITTAL OF APPLICATION



The developer, owner, or design professional submits the following:

- PD or Major Subdivision Application & Checklist
- Set Of A Conceptual/Preliminary Plan(s) Of The Proposed Development Project.
(All Applicable Items On The Checklist Are Required To Be On The Conceptual Plans.)

Planning Staff Review Process:

- Review of Application
- Planning Team Plan Review
- Send to TRC



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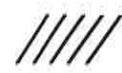
○ TECHNICAL REVIEW COMMITTEE



THE **TECHNICAL REVIEW COMMITTEE (AKA TRC)** WAS ESTABLISHED TO PROVIDE A COORDINATED AND CENTRALIZED TECHNICAL REVIEW PROCESS FOR SIGNIFICANT PROJECTS SUCH AS MAJOR SUBDIVISIONS AND PLANNED DEVELOPMENTS. THE TECHNICAL REVIEW COMMITTEE IS COMPOSED OF PERSONS FROM VARIOUS COUNTY DEPARTMENTS AND AGENCIES WHICH HAVE AN INTEREST IN THE DEVELOPMENT REVIEW PROCESS.

- The Technical Review Committee reviews the concept plan and associated application documents for conformance with the requirements of any applicable requirements.
- Upon completion of the review period, the Technical Review Committee shall provide written comments to the applicant stating any corrections or modifications that may be required. At this time, the applicant would be given a limited period to make the appropriate concept plan revisions to make the next available Planning Board meeting.

**APPLICANT UPDATES PLANS BASED UPON FEEDBACK
RECEIVED AT THE TRC MEETING**

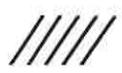


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○ TECHNICAL REVIEW COMMITTEE (TRC) CONTACTS LIST

ATMC*	Glen Phelps gphelps@atmc.com Ward Board ward@atmc.com	NCDOT*	Patrick Worzel patrick.worzel@ncdot.gov Jon Ryan jryan@dot.state.nc.us A. Lebeau alebeau@ncdot.gov Angel Hammers ahammers@ncdot.gov
AT & T*	Wallace Gay wg117@att.com Ricardo Marroquin rm15157@att.com Michelle Wolf m1787@att.com	NC Wildlife	Kacy Cook kacy.cook@ncwildlife.org
BellSouth	cmaggie@bellsouth.net	Parks & Recreation*	Aaron Perkins aaron.perkins@brunswickcountync.gov
BEMC*	Tim Deem timdeem@bemc.org	Planning	Marie Pages (910-253-2056) Marie.Pages@brunswickcountync.gov
SE Sanitary District	Bryan McCabe bryanmccab@sestanary.com	Planning Board*	Bill Bittenbender billb137@attms.net
Brunswick Co. Schools*	Joe Rutledge jrutledge@brunswick.k12.nc.us	Sheriff	Brian Ross brian.ross@brunswicksheriff.com
Code Admin.	Michael Starr michael.starr@brunswickcountync.gov Kerli Sahlqvist (910-253-2033) Kerli.Sahlqvist@brunswickcountync.gov Jeff McDonald (910-253-5730) jeff.mcdonald@brunswickcountync.gov	Soil & Water*	Eliot Swain eliot.swain@brunswickcountync.gov
Duke Energy*	Walter Bill Bill.Walter@duke-energy.com	Solid Waste*	Micki Bozeman micki.bozeman@brunswickcountync.gov
Elections	Ruth Johnson ruthjohnson@brunswickcountync.gov	Town of St. James	John Fineman jfineman@stjames.town.nc.gov & jfineman@aol.com
Emergency Services*	Scott Garner scott.garner@brunswickcountync.gov	Stormwater	Bright Flora (910-253-2305) Bright.Flora@brunswickcountync.gov
Engineering*	William Florin wflorin@brunswickcountync.gov Amy Aycock (910-253-2403) Amy.Aycock@brunswickcountync.gov	USACE	Tyler Crumbley tyler.crumbley@usace.army.mil Greg Cutney Gregory.L.Cutney@usace.army.mil Gary Beecher gary.beecher@usace.army.mil
Env. Health*	Danny Hawkins (910-253-2275) Danny.Hawkins@brunswickcountync.gov	Brunswick Co. Public Utilities*	Brent Lockamy brent.lockamy@brunswickcountync.gov
Fire	Andree Thompson (910-253-2041) Andree.Thompson@brunswickcountync.gov Brad Parker (910-253-2041) Brad.Parker@brunswickcountync.gov		
Flood	John Stork (910-253-2041) John.Stork@brunswickcountync.gov		
GIS/Addressing*	Ian DeBrimona i.debrimona@brunswickcountync.gov Gracie Thomas gracie.thomas@brunswickcountync.gov		
H2GO	Rik Walter rik.walter@brunswickcountync.gov		

* Unified Development Ordinance (UDO) Requires Participation



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○ NEIGHBORHOOD MEETING



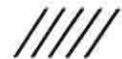
Strongly Encouraged

All Planning Board Cases
Rezoning, PDs, Major Subdivisions

Currently Required

CZ, Modification to PD or Major Subdivision.

**APPLICANT MAY UPDATE PLANS BASED UPON
FEEDBACK RECEIVED AT NEIGHBORHOOD MEETING!**



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○ SUBMITTAL OF UPDATED PLANS



- Applicant Submits Updated Plans.
- Planning Team:
 - Re-reviews the Submitted Plans
 - Coordinate With Other County Departments & Outside Agencies *(As Needed)*
 - Schedule Project On Next Available Planning Board Agenda.
 - Drafts Maps & a Staff Report.
 - Provide Public Notice (Mailed Notice & Sign)
 - Planning Staff Sends Mailed Notices To All Properties Adjacent To The Property That Is Subject To Approval.
 - Planning Staff Posts A Sign Along The Roadway At The Site.

Per North Carolina General Statutes, These Items Are Required To Be Done No Less Than Ten Days And No Greater Than Twenty-five Days Prior To The Public Hearing.



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AT THE PLANNING BOARD MEETING...

*Major Subdivisions &
Planned Developments*

MAJOR SUBDIVISIONS & PLANNED DEVELOPMENTS FOLLOWS MAJOR SITE PLANS APPROVAL PROCEDURES

DURING THE PLANNING BOARD MEETING

- **Planning Staff presents an overview of the Project & provides the following information:**
 - ✓ *Staff Report*
 - ✓ *Planning Recommendation*
 - ✓ *Proposes Conditions*
 - ✓ *Displays Pictures & Maps of the Area*
- **Applicant Overview**
- **Holds Public Hearing:**
 - ✓ Everyone is given an opportunity to ask questions, express their views, and, offer evidence to support their views.
- **Planning Considers Major Site Plan Criteria**

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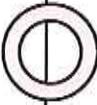
SECTION 3.2.5. OF UDO PROVIDES APPROVAL CRITERIA

3.2.5. Approval Criteria
In approving an application, the reviewing entity shall consider the following:

- A.** Compliance with all applicable requirements of this Ordinance;
- B.** Agreement with the most recently adopted CAMA Land Use Plan and any other applicable adopted land use document(s).
- C.** That the plan, site design and development intensity is appropriate for and tailored to the unique natural characteristics of the site, such as significant wooded areas, specimen trees, wetlands, significant historic resources, steep slopes, and floodplains;
- D.** For nonresidential and multifamily projects, the site plan displays the location of trash handling, recycling, grease bins, and other waste-related facilities employed in the normal operation of the use;
- E.** That the location of parking areas and pedestrian and vehicular access points is in compliance with all requirements of the Unified Development Ordinance;
- F.** That the design of traffic patterns, traffic control measures and street pavement areas, with provisions for maintaining traffic flows for both public use as well as emergency management services are consistent with the requirements of the Unified Development Ordinance;
- G.** Compliance with site construction specifications;
- H.** That stormwater facilities, water supply, sanitary sewer service, fire protection and hydrants, street signs, and street lighting are in conformance with department standards, specifications and guidelines; and
- I.** Easements or dedications are compliant with the Unified Development Ordinance.




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AT THE PLANNING BOARD MEETING...

*Major Subdivisions &
Planned Developments*

WHAT PLANNING BOARD MAY AND MAY NOT CONSIDER:

- MAY CONSIDER: CRITERIA, ADOPTED PLANS, ADOPTED ORDINANCES
- MAY NOT CONSIDER OR DONE:
 - *Require Existing Trees To Be Preserved.*
 - *Control Or Affect Development Occurring Within Municipal Limits Or ETJs*
 - *Have Architecture Or Square Footage Requirements For Residential Dwellings*
 - *Consider price of future home*
 - *Consider Rental Verses Owner-occupied Residential*
 - *Enforce Or Consider HOA & Conveance Requirements.*

THE PLANNING BOARD MAY:

- APPROVE
- APPROVE WITH CONDITIONS
- DENY
- SEND PLAN BACK TO THE PLANNING DIRECTOR FOR ADDITIONAL CONSIDERATION

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HOW LONG DOES THE PROJECT APPROVAL LAST?

- All Major Subdivisions & Planned Developments Approvals run with the land & not with the applicant, owner, or developer.
- PER NORTH CAROLINA GENERAL STATUES (NCGS): *Local governments cannot change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property allowed by the applicable land development regulation and this includes previous approvals or permits issued.*
- The length of time a project is vested (AKA Remains Valid, Approved to Start/Move Forward) is dictated by the NCGS.
- OPTIONS FOR VESTING MAJOR SUBDIVISIONS & PLANNED DEVELOPMENTS:**
 - **GENERAL PROJECT APPROVAL VESTING:**
 - For projects that are smaller (<25 acres in size) and single-phased, the project approval is vested for **3 years** from the date of the Planning Board Approval. *Planning Board may grant a 2-year extension upon request.*
 - For projects that are larger (>25 acres in size) and multi-phased, the project approval is vested for **7 years** from the date of the Planning Board Approval.
 - **COMMON LAW VESTED RIGHTS:**
 - Once a project is issued a valid governmental approval/permit and the project starts under good faith and the owner/developer can provide proof that substantial monies have been expended, then the project must be allowed to continue to completion even when if the ordinance has changed or approval vesting has lapsed.



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**FOLLOWING
PLANNING
BOARD
APPROVAL....**



Concept Plan
Stage

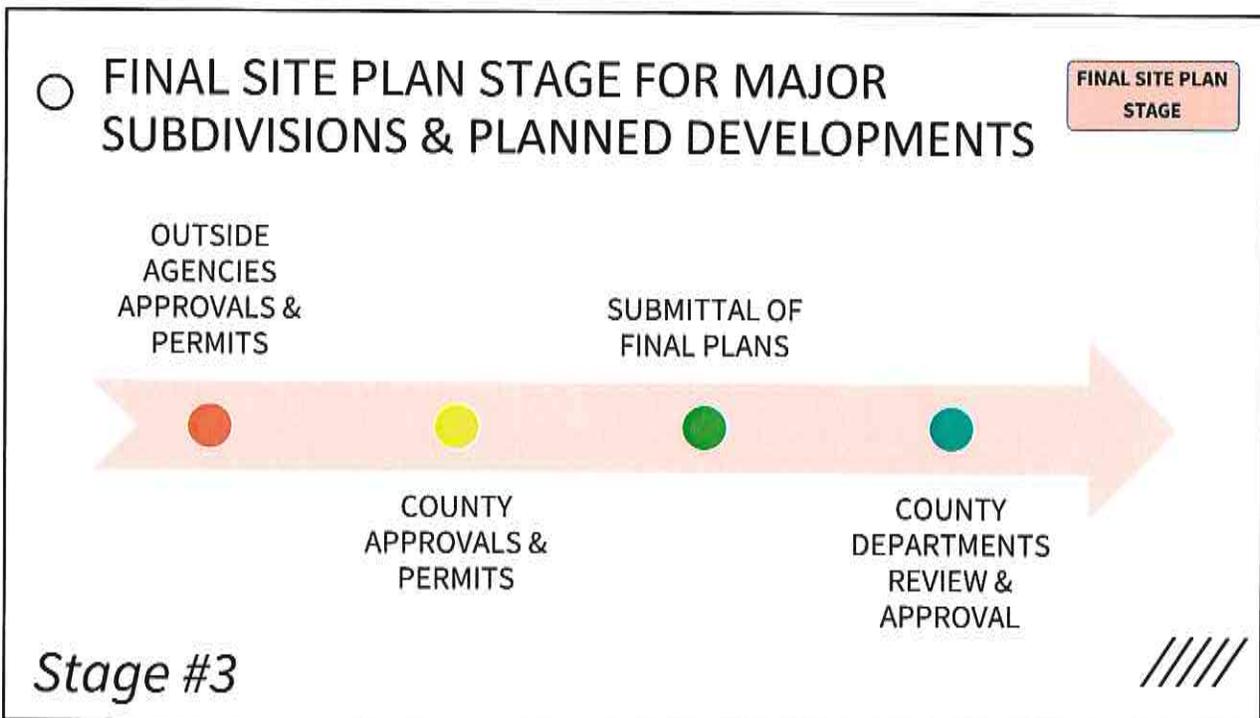
After Planning Board Approval

- **Changes to Approved Plans:**
 - ✓ Minor Changes Approved by Planning Staff
 - ✓ Major Changes Approved by Planning Board

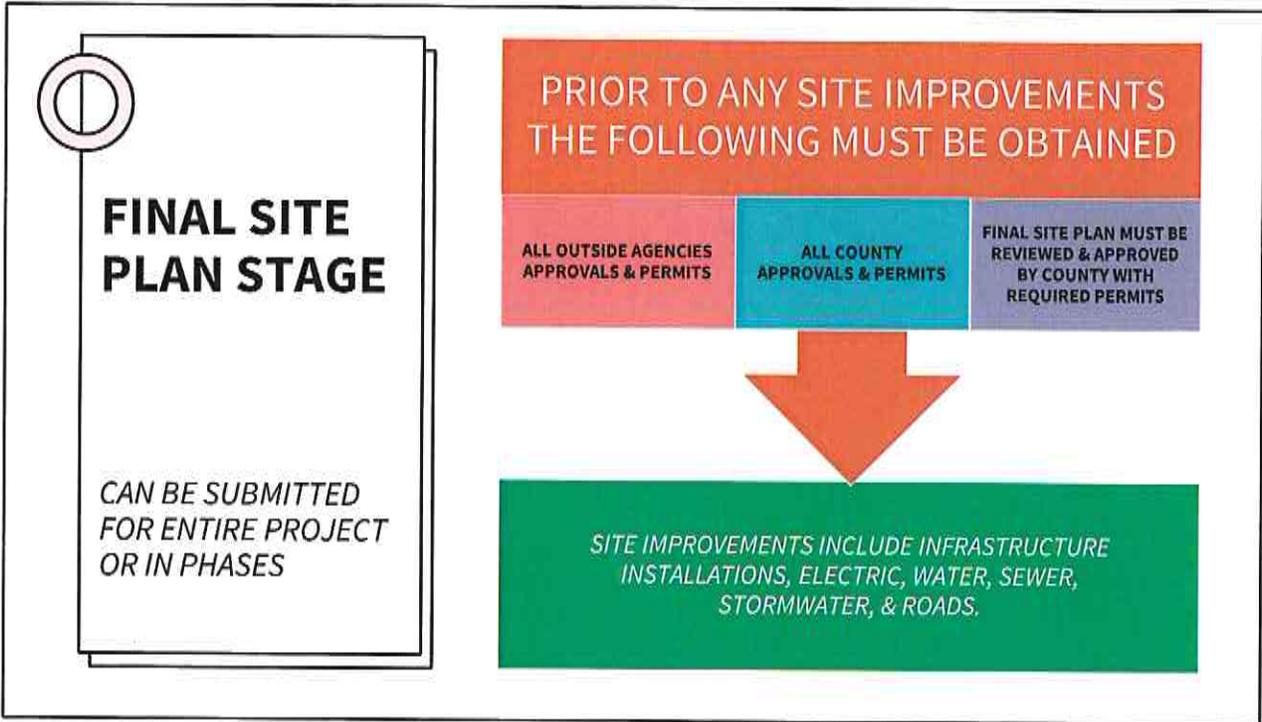
All Major Subdivisions & Planned Developments Approval By Planning Board are subject to APPEALS. All appeals go to the Board Of Commissioners for their Review and Consideration.

Final Site Plans and Final Plats are Approved Administratively by Planning Staff

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OUTSIDE AGENCIES APPROVALS

FINAL SITE PLAN STAGE

- NCDEQ Division of Coastal Management**

Prior to any construction within 75 ft of waters are required to obtain CAMA Permits. The N.C. Division of Coastal Management (a division of NCDEQ) reviews and approves CAMA Permits.
- U.S. Army Corps of Engineers (USACE) Wetlands Delineation**

Prior to any construction, a surveyor must conduct a wetlands delineation and submit it to the U.S. Army Corps of Engineers (USACE) for approval. Any development within wetlands in North Carolina requires a permit from either the USACE or the N.C. Division of Coastal Management. Wetland permits are meant to protect many valuable wetland functions. It is important for large scale projects to clearly identify them so that the development does not encroach into protected environmentally fragile areas. Impacts in wetlands can be a costly permit to acquire, so it is generally done after the Planning Board has approved the preliminary plans.
- NCDEQ Wetland Permit**

Prior to any construction, a wetlands delineation must be submitted to NCDEQ for wetland permitting. Any development within wetlands in North Carolina requires a permit from the N.C. Division of Coastal Management. Wetland permits are meant to protect many valuable wetland functions. It is important for large scale projects to clearly identify them so that the development does not encroach into protected environmentally fragile areas. Impacts in wetlands can be a costly permit to acquire, so it is generally done after the Planning Board has approved the preliminary plans.
- NCDEQ Sedimentation and Erosion Control Permit**

The Sedimentation and Erosion Control Permit is a State issued permit intended to keep sediment from entering our natural watercourses such as streams, rivers, lakes, swamps, and marshes as well as to keep sediment from washing onto adjacent property. This is the permit that grants approval for the developer to begin clearing and grading a project site.

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OUTSIDE AGENCIES APPROVALS CONT...

FINAL SITE PLAN
STAGE

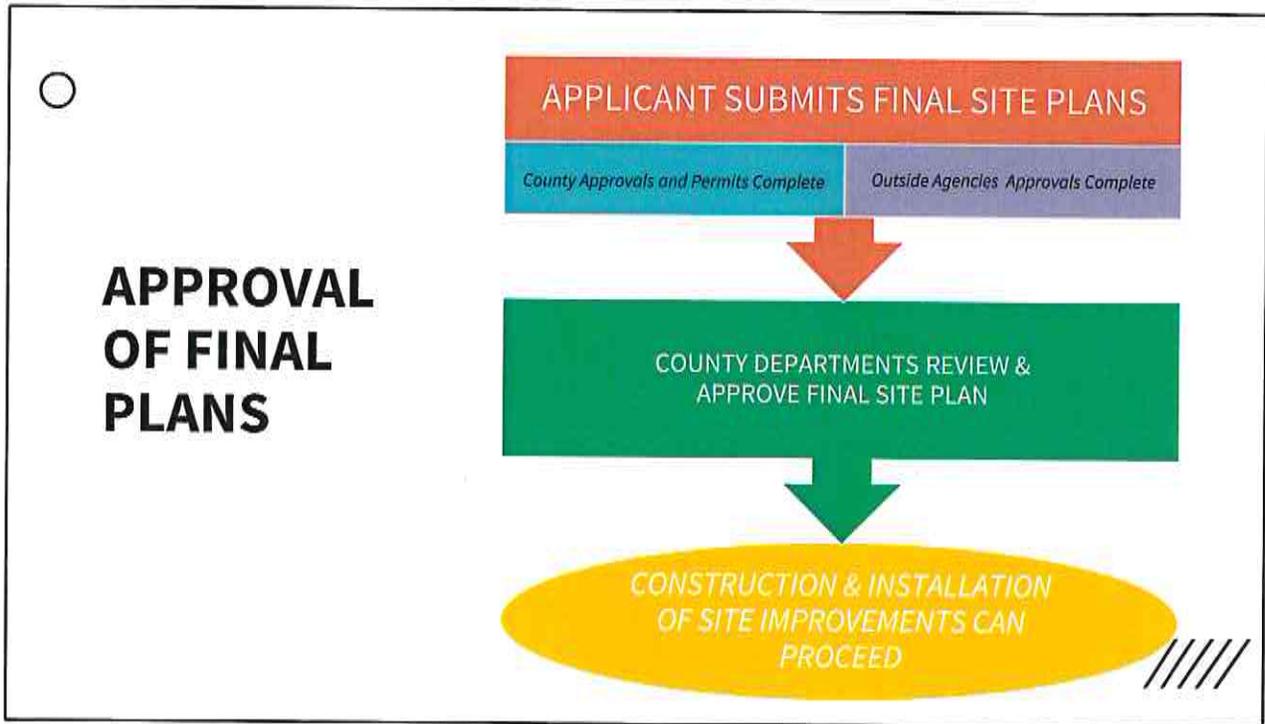
- **NCDEQ State Stormwater Permit (Addresses Water Quality)**
The NC Department of Environmental Quality facilitates the NC State Stormwater Program. This program was established to protect North Carolina's surface water from water quality impacts due to stormwater runoff.
- **NCDOT Driveway Permit**
This permit is required for all developments requesting access to the NCDOT road system. Upon receipt of a driveway permit, NCDOT will review the proposed development and make a determination on any intersection improvements i.e., turn lanes, traffic lights, etc., that may be required.
- **NCDOT Transportation Impact Analysis (TIA) (if applicable)**
A Traffic Impact Analysis maybe required to be submitted for Major Subdivisions and Planned Developments. Unless exempted, a Traffic Impact Analysis may be required for all residential projects, which can be anticipated to generate at least 100 vehicle trips at peak hour or 1,000 vehicle trips per day based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The TIA will make transportation recommendations related improvements on and adjacent to the site. This study will inform the applicant of required improvements associated with the granting of the NCDOT Driveway Permit.

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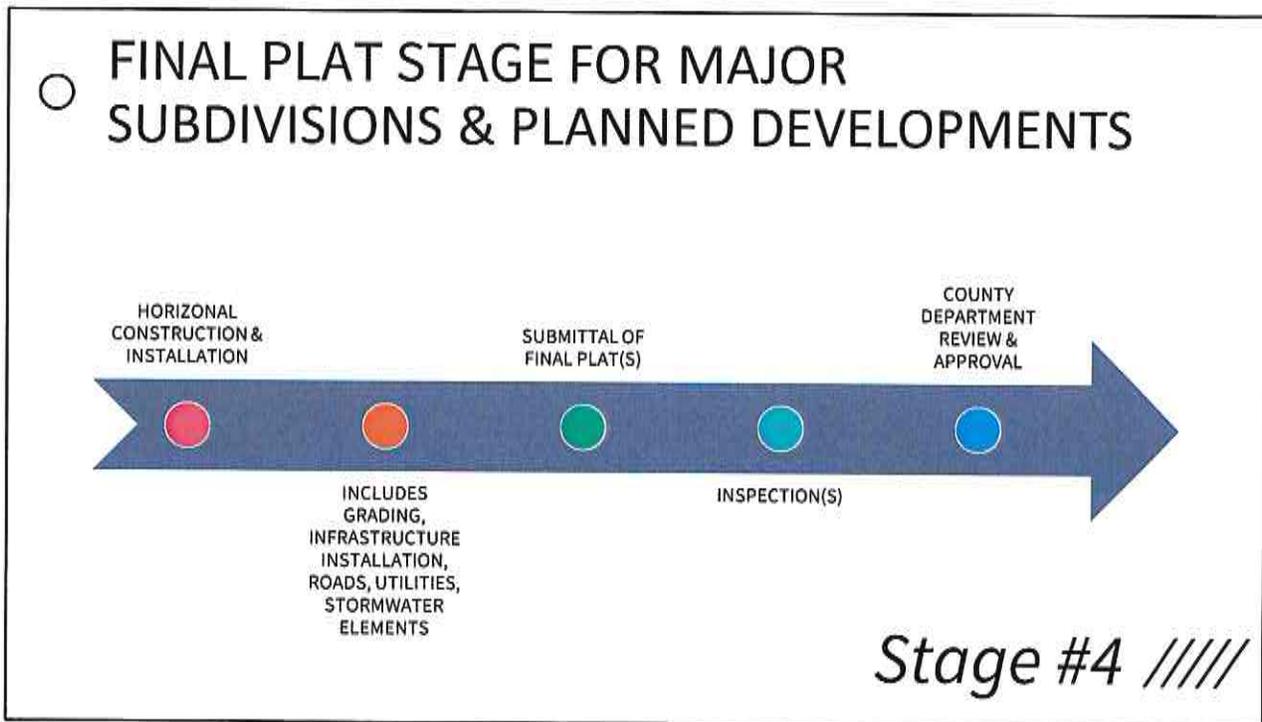
COUNTY APPROVALS & PERMITS

- **Planning Zoning Development Permit/Approval**
Final Site Plans are Approved Administratively by Planning Staff by issuance of a Zoning Development Permit to ensure consistency with Unified Development Ordinance and with the Planning Board Approval. Only minor changes are allowed following Planning Board approval. Major Changes go back to Planning Board.
Additionally, a Heritage Tree Survey is required. A heritage tree survey is required for major subdivisions and planned developments that shows the general location, species and size of Longleaf Pines and hardwood trees of a certain caliper identified in the UDO. Having better information about the location of heritage trees is useful where plans call for the preservation of large areas in undisturbed vegetation. A Heritage Tree Survey is not required for wetlands or tracts that have already been cleared of vegetation.
- **FEMA Flood Hazard Zone Permitting/Approval (when applicable)**
Brunswick County Flood Permits are issued by Brunswick County Floodplain Administrator within the Code Administration Department.
Hydraulic/Hydrology Study (when applicable) - is an engineering analysis of the impact of proposed encroachment during the 100-year storm that will establish the Flood Hazard Boundaries (FHB), Non-Encroachment Areas (NEAs) and/or Floodways, and Base Flood Elevations (BFEs) for the area of development. This is applicable to areas that do not have an updated flood study area. These studies can often increase the cost of a project; therefore, they are typically completed after Planning Board approval and prior to Final Site Plan approval.
- **Utility Plan Approval**
While most projects prepare an initial conceptual Utility Plan for TRC, the final Utility Plan is typically prepared after Planning Board Approval. At the TRC review, the Brunswick County Engineering Director reviews the conceptual plans and provides input based on existing infrastructure in the area and makes the developer aware of the utility capacity status and any potential off-site improvements that may need to be paid for by the developer. After Planning Board approval, the developer shall submit complete construction ready Utility Plans. This includes detailed engineered plans that address the infrastructure required for a project such as water, sewer, roads, etc.
- **Fire Prevention Permitting & Approval**
Utility Plans are submitted to the Fire Code Official for review/approval. The Fire Code Official generally reviews the site for compliance regarding hydrant locations and fire flow, street dimensions, and other fire related requirements.
- **County Stormwater Permit & Plan Approval (Addresses Quantity of Stormwater)**
Projects that are proposed to generate stormwater run-off are generally required to obtain local as well as state stormwater and erosion control permits. A County Stormwater Permit is required for the following:
 - Residential development that disturbs greater than one acre
 - Residential developments where the site will be graded, filled, or excavated and thereby change the elevation of a location by more than four inches.
 - All stormwater elements are inspected annually by the County Stormwater Engineer and shall be maintained by the developer until they are turned over to the POA/HOA. The Stormwater Engineer also reviews the development's restrictive covenants to ensure adequate language to oversee the maintenance of the stormwater facilities.

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○ FINAL PLAT STAGE

**FINAL PLAT
STAGE**

- Horizontal Construction and installation of all site improvements and infrastructure is required before lots are recorded. This includes all grading, infrastructure, roads, utilities, and stormwater elements.
- Brunswick County does NOT ALLOW Bonding or other financial guarantees for the required infrastructure.
- Applicant Submits Final Plat(s)
 - *Required on the Final Plat*
 - The developer's engineer must sign & seal the final plat(s) certifying that all roads in the development meet the UDO and/or NCDOT requirements for the subdivision roads.
 - The developer must also certify that all required electrical service lines are also installed.
- County Review/Approval - Departments sign each plat:
 - Fire
 - Engineering – Stormwater & Utilities
 - In the near future, the Floodplain Administrator will start signing off on all PD/Major Subdivision final plats.
 - Planning - Planning Staff completes review to ensure consistency with the final site plan/UDO and NC Map Review Officer Certification as required by the NCGS.
- Inspections & certifications of all required infrastructure and other requirements by various County Departments including water and sewer, roads, buffers, trails, site access improvements, etc.

- Applicant takes the Final Plat for Recordation at the Brunswick County Register of Deeds.

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CONSTRUCTION

Stage #5

CONSTRUCTION

- Vertical Construction for structures and development amenities such as homes, apartments, pools, commercial areas, etc.
- Building and Zoning Development Permits issued per site or structures.
- Apply online for a permit

END OF PROCESS

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