



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
August 9, 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 July 12, 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

B. Rezoning Z-818

Proposed rezoning of approximately 0.5 acres located at the intersection of Lakeside Avenue SW and Oxpen Road SW (SR 1140) near Supply from CLD (Commercial Low Density) to R-6000 (High Density Residential) for Tax Parcels 215FG001 & 215FG00101.

C. Rezoning Z-819

Proposed rezoning of approximately 121.06 acres located off Green Lewis Road (SR 1512) near Bolivia from R-7500 (Medium Density Residential) to RR (Rural Residential) for Tax Parcel 15500008.

D. Planned Development – PD-54

Name: Rice Creek Planned Development (Modification)
Applicant: H&W Design
Tax Parcels: 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.

E. Planned Development – PD-56

Name: Supsura Tract
Applicant: Norris and Tunstall c/o Phil Norris
Tax Parcels: 2090005403 and 20900054
Location: Ash-Little River Road (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.

F. Planned Development – PD-57

Name: James Hewett Tract
Applicant: Norris and Tunstall c/o Phil Norris
Tax Parcels: 2300007105 and 23100002
Location: Boones Neck Road (SR 1137) and Tanglewood Drive (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.

G. Planned Development – PD-58

Name: Glendale Arbor
Applicant: OIB 138 Ventures, LLC
Tax Parcel: 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.

H. 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 216 townhomes on a gross site of 67.23 acres creating an overall density of 3.21 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
July 12, 2021

Commissioners Chambers
David R. Sandifer Administration Bldg.
County Government Center
Old U.S 17 East

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Richard Leary
Ron Medlin
William Bittenbender

MEMBERS ABSENT

Eileene Shake
Christopher Wood
Brett Riggs, Alternate

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Principal Planner
Brandon Hackney, Project Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Frank Braxton, Coastal Land Design
Michael Norton, McGill & Associates
Edmund Proctor
Linda Thomas
Barnes Sutton

Thomas Scheetz, Norris & Tunstall Eng.
Joseph Bland, Norris & Tunstall Eng.
James McGarry
Nelson Thomas
John Jenks
Candance Alexander

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 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.

Ms. Eileene Shake, Mr. Christopher Wood and Mr. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES OF THE 14-JUN-21 MEETING.

Mr. Bittenbender made a motion to approve the 14-Jun-21 minutes as presented and the motion as unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

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.

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

The Chair asked if the property owner and/or applicant was present to address the Board and no one came forward. As a result, Ms. Easley made a motion to table the matter until the next meeting and the motion was unanimously carried.

B. Major Subdivision – SS-277

Name:	Allston Park Major Subdivision
Applicant:	Coastal Land Design (%Frank Braxton)
Tax Parcel(s):	2250003205, 2250008903 and 2250003911
Location:	Shingletree Road NW (SR 1302)

Description: Allston Park is a proposed Major Subdivision consisting of 132 single family homes on a gross site of 63.32 acres creating an overall density of 2.1 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 Major Subdivision application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance; and
- Major Subdivision approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements.

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

Mr. Frank Braxton, representative for Coastal Land Design, addressed the Board on behalf of the developer. Mr. Braxton stated that the proposed 132 lot major subdivision will have 7,500 square feet or larger lots, with 2.1 density per acre. Mr. Braxton said the proposed project will be a continuation of a single-family development that is similar to the adjacent residential community. He stated that there were more than 50 people in attendance to the neighborhood meeting that expressed concerns with flooding near the Shingletree Swamp, which carries a lot of water. Mr. Braxton said they have reviewed the flooding issues through their stormwater program and they are addressing stormwater based on the 100-year storm event. Mr. Braxton said they will be installing a berm ditch along the property line that abuts Meadowlands Subdivision to intercept water from the back of the lots, carry the water to the stormwater pond for collection and it will be released into another ditch that will connect over to the Shingletree Swamp. Mr. Braxton further stated that the ditch will be built at the beginning of construction as part of the sedimentation and erosion control plan. Mr. Braxton said they will be diverting the off-site water to the Shingletree Swamp to alleviate flooding to the adjacent residential ditch that will run parallel to their ditch. Mr. Braxton said there were concerns regarding a pedestrian connection from this development to Meadowlands property and that pedestrian link has been eliminated. He stated that they are doing some revegetation (e.g., Wax Myrtles) along the rear of the property where the ditch and berm will be constructed.

Ms. Easley clarified that Mr. Braxton said there is off-site water coming on the subject property and they have planned for removal of that water as well as the water that will generated from this project. Mr. Braxton concurred that they will handle the off-site water and any water generated from this project.

Mr. James McGarry, 662 Meadowbrook Lane NW, addressed the Board. Mr. McGarry was concerned with potential traffic congestion in the area as there are several future developments that have been approved in area. He asked about the proposed pedestrian connection between the subject property and Meadowlands Golf community. Mr. Dunham said Mr. Braxton stated earlier that the pedestrian easement has been eliminated. Mr. McGarry asked about the common area easement. Mr. Braxton said the common area easement is a utility easement and they intend to

connect the water system at that area. Mr. Braxton said they will run a waterline the length of their property along Shingletree Road NW (SR 1302), through the property and tie back into Meadowlands, which will improve the water system. Mr. McGarry asked how maintenance will be handled and will the homeowners of Meadowlands be compensated for any damages? Mr. Braxton said the easement is a Brunswick County waterline easement. Mr. McGarry asked if the mail kiosk will be a drive-up service? Mr. Pages said the mail kiosk will be located in the amenity parking lot that it is intended to be an off-street mail kiosk area, but the design will be at the discretion of the postmaster. Mr. McGarry asked if a silt fence will be instated to separate the communities while the project is under construction? Mr. Dunham said such will be determined by the appropriate agency.

Mr. Edmund Proctor, President of Meadowlands POA, addressed the Board. Mr. Proctor reiterated that they met with Mr. Braxton regarding the proposed development. He stated that the swales behind Meadowbrook Lane NW and Willow Walk NW, which abuts Allston Park are privately owned and they are a part of Meadowlands stormwater system. Mr. Proctor said those swales have to be maintained by the residents of Meadowlands. He asked that all the grading be completed prior to digging the infrastructure to protect the existing swales. If not, he wanted to know how the residents that live on those streets will be compensated for any potential damage to the swales. Mr. Proctor was also concerned with potential accidents from Shingletree Road NW (SR 1302) onto Hickman Road NW (SR 1303). He stated that there is a sign on Hickman Road NW (SR 1303) that impedes vision from traffic turning off Shingletree Road NW (SR 1301). Mr. Pages said any signage that blocks an entrance and/or is located in the right-of-way will likely have to be removed. Mr. Pages said staff will investigate the matter.

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 Allston Park Major Subdivision (SS-277) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-50

Name:	Hickmans Crossing Planned Development Revision
Applicant:	Norris and Tunstall (%Phil Norris)
Tax Parcel(s):	22500136 and portions of 2250132 and 2250013206
Location:	1025 Calabash Road NW (SR 1300)
Description:	Hickmans Crossing is a proposed Planned Development consisting of 68 single family homes on a gross site of 16.84 acres creating an overall density of 4.09 units per acre. The site was previously approved in November 2020 for 65 single family homes on a gross site of 16.84 acres with a density of 3.86 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. Dunham asked about the width of the easement to the cemetery and whether or not it is a paved road. Mr. Pages said the easement to the cemetery is an unimproved road.

Mr. Thomas Scheetz, Norris and Tunstall Eng., addressed the Board. Mr. Scheetz said there is a 20' access easement to the cemetery. He stated that they have added 3 lots to this previously approved planned development. Mr. Scheetz said stormwater is a concern in this area so the retention pond has been designed to accommodate the 100-year storm event. Mr. Scheetz said they had a neighborhood meeting with community members in attendance.

Mr. Dunham asked where the new lots were added? Mr. Scheetz said the street layout was reconfigured, which allowed for an increase of 3 lots from the previously approved planned development from 65 to 68 lots.

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 PD-50 (Hickmans Crossing Planned Development Revision) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-51

Name:	Gore Tract Planned Development
Applicant:	Norris and Tunstall (%Phil Norris)
Tax Parcel(s):	24400006
Location:	Beach Drive SW (NC 179) and Goose Creek Road SW (SR 1155)
Description:	Gore Tract is a proposed Planned Development consisting of 91 single family homes on a gross site of 23.29 acres creating an overall density of 3.91 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. Leary made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Joseph Bland, Norris and Tunstall, addressed the Board. Mr. Bland said they had a neighborhood meeting and there were concerns with stormwater, traffic and buffers. He stated that the Lancasters, Tax Parcel 2440000609, have concerns with the proposed retention pond abutting their property that has been shifted and a 30' buffer will be maintained along the Lancaster's property line with a 10' maintenance area between the retention pond. Mr. Bland said they have added an access easement along the driveway stem that will serve this project as well as provide access to the 5 lots along Estermae Gore Way SW. He further stated that those properties will not have to participate in the homeowner's association, but they will have access to a paved road. Mr. Bland said the pump station was moved away from the Lancaster's property and the retention pond has been slightly reduced because there is a large oak tree that the adjoining property owners wanted saved. He stated that they do not anticipate a traffic impact analysis will be required, but that will be determined by NCDOT once they submit a driveway permit application.

Mr. Nelson Thomas, resident of Bent Tree Plantation, addressed the Board. Mr. Thomas said there are 4 homes on the far corner that abuts the proposed project. Mr. Thomas asked if the proposed 30' buffer include existing vegetation and Mr. Pages replied, yes. Mr. Pages existing vegetation has to be maintained and supplemental landscaping maybe required where there is not sufficient buffering for the required 0.6 opacity. Mr. Thomas asked how stormwater runoff will be handled and Mr. Pages said the developer has designed the project to the 100-year storm event. Mr. Thomas asked when the developer plan to begin construction? Mr. Bland said they are probably 12 months out before breaking ground because they have to get the necessary approvals from all appropriate agencies.

Mr. John Jenks, 1578 Moorings Circle SW, addressed the Board. Mr. Jenks asked that the existing trees remain to provide protection. Mr. Bland said they will maintain a 30' undisturbed buffer. Mr. Jenks said they currently have stormwater issues and he wanted assurance that the proposed development will not compound the situation. Mr. Dunham said the developer is proposing 2 stormwater ponds on their site that will grade away from Mr. Jenks' property and Mr. Bland concurred.

Ms. Linda Thomas addressed the Board. Ms. Thomas said she did not receive notification of the neighborhood meeting, but they did receive notification of this Board meeting. She reiterated that they currently receive stormwater on their property during normal rainstorms. Mr. Dunham reiterated that the developer is proposing 2 stormwater ponds on the proposed project. Mr. Dunham suggested that Ms. Thomas speak with Mr. Pages so he can put her in touch with the Brunswick County Stormwater Engineer, Brigit Flora, to further discuss this matter.

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

Mr. Leary made a motion to approve PD-51 (Gore Tract Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

E. Planned Development – PD-55

Name: Coastal Haven Planned Development
Applicant: Norris and Tunstall (%Phil Norris)
Tax Parcel(s): 01600062
Location: Mt. Misery Road SE (SR 1426)
Description: Coastal Haven is a proposed Planned Development consisting of 112 single family homes and 123 townhome units on a gross site of 40.33 acres creating an overall density of 5.80 units per acre.

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

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

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

Mr. Dunham asked where the recreation space is located on the project and Mr. Pages said there is open space along the bottom loop of the project and there is a walking trail around the stormwater pond.

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

Mr. Thomas Scheetz, Norris and Tunstall, addressed the Board. Mr. Scheetz said they are putting together a traffic impact analysis for this project. He further stated that open space will be a pocket park and he reiterated that there will be a walking trail around the stormwater pond. Mr. Bittenbender asked if the townhomes were moved to the front of the development as stated at TRC meeting? Mr. Pages said there was a recommendation to move the townhomes, but it is not required.

Mr. Barnes Sutton addressed the Board. Mr. Sutton said the proposed project is in close proximity to the Old Rosenwald School that was in the Phoenix community and he asked if signage will be placed around the walking trail to acknowledge the Old Rosenwald School? Ms. Candance Alexander addressed the Board. She said she would like some history on the school so they can address signage or add a street name referencing the Old Rosenwald School. Mr. Sutton said he will put Ms. Alexander in touch with people in the Phoenix community that will be more familiar with the area.

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 PD-55 (Coastal Haven Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

F. Planned Development – PD-53.

Name: The Courtyards by Carrell Planned Development
Applicant: McGill and Associates (%Michael Norton)
Tax Parcel(s): 2110000606, and portions of 21100006, 21100007 and 21100008
Location: 7040 Ocean Hwy West (US 17)
Description: The Courtyards by Carrell is a proposed Planned Development consisting of 66 single family lots on a gross site of 21.69 acres creating an overall density of 3.04 dwelling units per acre.

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 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.

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

Mr. Michael Norton, representative for McGill and Associates, addressed the Board on behalf of the developer. Mr. Norton stated that they held a neighborhood meeting and most of the citizens wanted to know where the Carolina Bays Parkway will enter US 17, but they were unable to provide any information on that matter. Mr. Norton said they discussed the superstreet configuration around NC 904 and US 17 intersection. He further stated that they have been consulting with NCDOT on this project and there is a proposed deceleration turn lane into the property. Mr. Norton said there were questions regarding the housing product type that were addressed by Mr. Bruce Carrell at the neighborhood meeting.

Mr. Dunham asked about the project not being designed to the 100-year storm event. Mr. Norton said due to the location of the project and its close proximity to the Shallotte River, the current drainage features and their project manager, Mr. Tom Mannino, has been conferring with the County Stormwater Engineer, Brigit Flora, to address stormwater design. Mr. Norton further stated that the project is currently exceeding the minimum Brunswick County Stormwater Ordinance requirements.

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

Mr. Leary made a motion to approve PD-53 (The Courtyards by Carrell Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning and Development Resource Information

Ms. Dixon addressed the Board. She briefly discussed key projects, plans and initiatives (attached) in the Planning Department. She also provided information regarding the approved Capital Improvement Plan for the County. Ms. Dixon said she will continue to update this information and it will be available for the Board to review.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Case Z-800CZ is still in a holding process as we are waiting for the consultant to provide the results of the water testing to determine if any contamination occurred to the wells in the immediate area and the Brunswick County Public Utilities Director will provide a recommendation once the outcome has been received. She stated that Zoning Cases Z-815 and Z-816 were approved at the 14-Jun-21 meeting and there were no written objections within the 15-day requirement so these zoning cases are approved. She further stated that the UDO Text Amendments proposed by staff will go back to the Board of Commissioners for consideration in the near future.

IX. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner
Rezoning Case#: Z-817
July 12, 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)

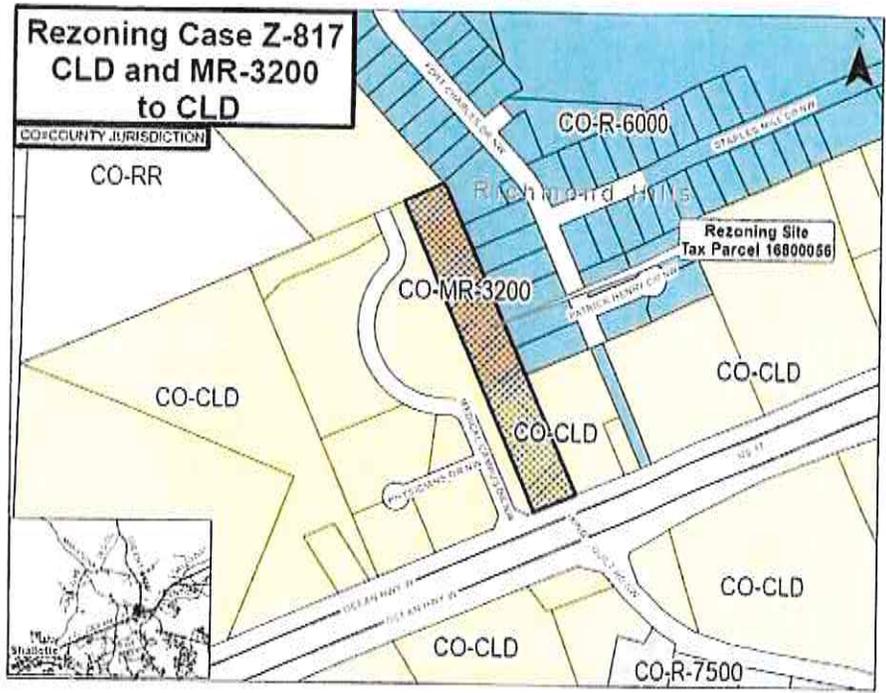
Proposed Zoning
CLD (Commercial Low Density)

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



SITE CONSIDERATIONS

Zoning History: 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 no capacity 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 parcel 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 on site.
- 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 16800109 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-817 (MR-3200 & C-LD 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-817 CLD and MR-3200 to CLD

CO-COUNTY JURISDICTION

CO-RR

Rezoning Site
Tax Parcel 16800056

CO-MR-3200

CO-CLD

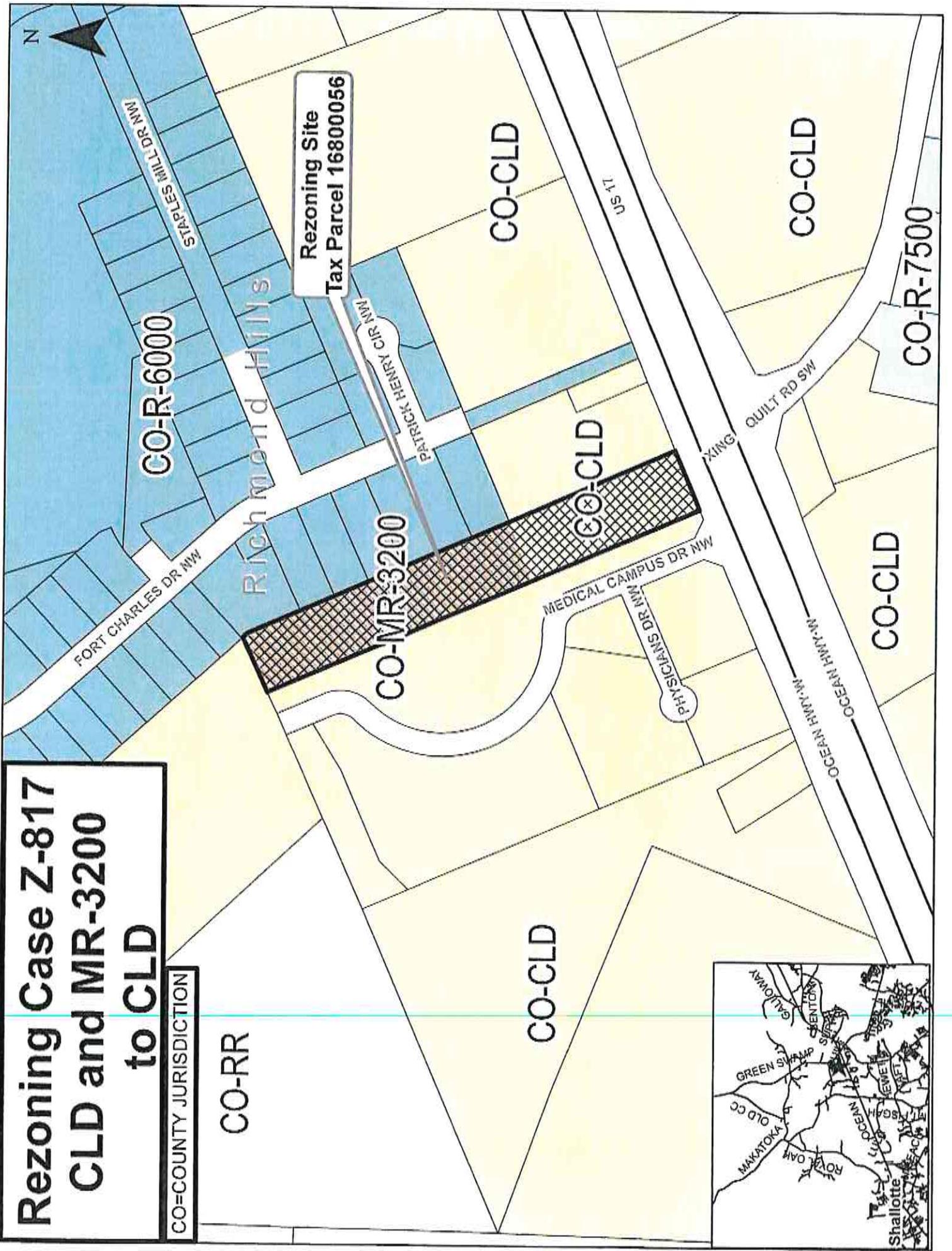
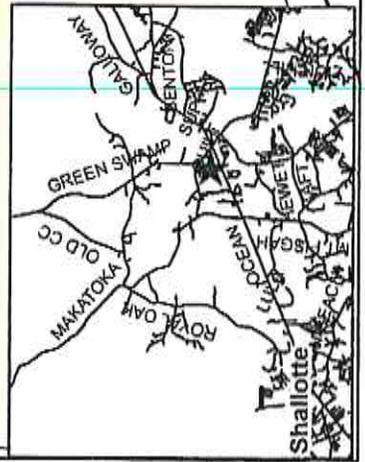
CO-CLD

CO-CLD

CO-CLD

CO-CLD

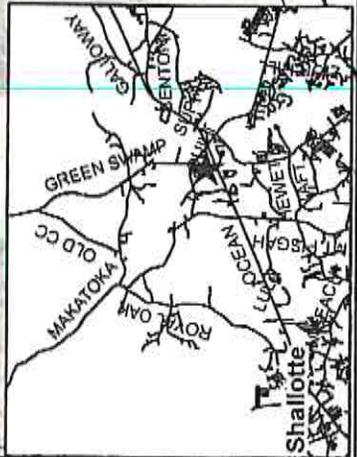
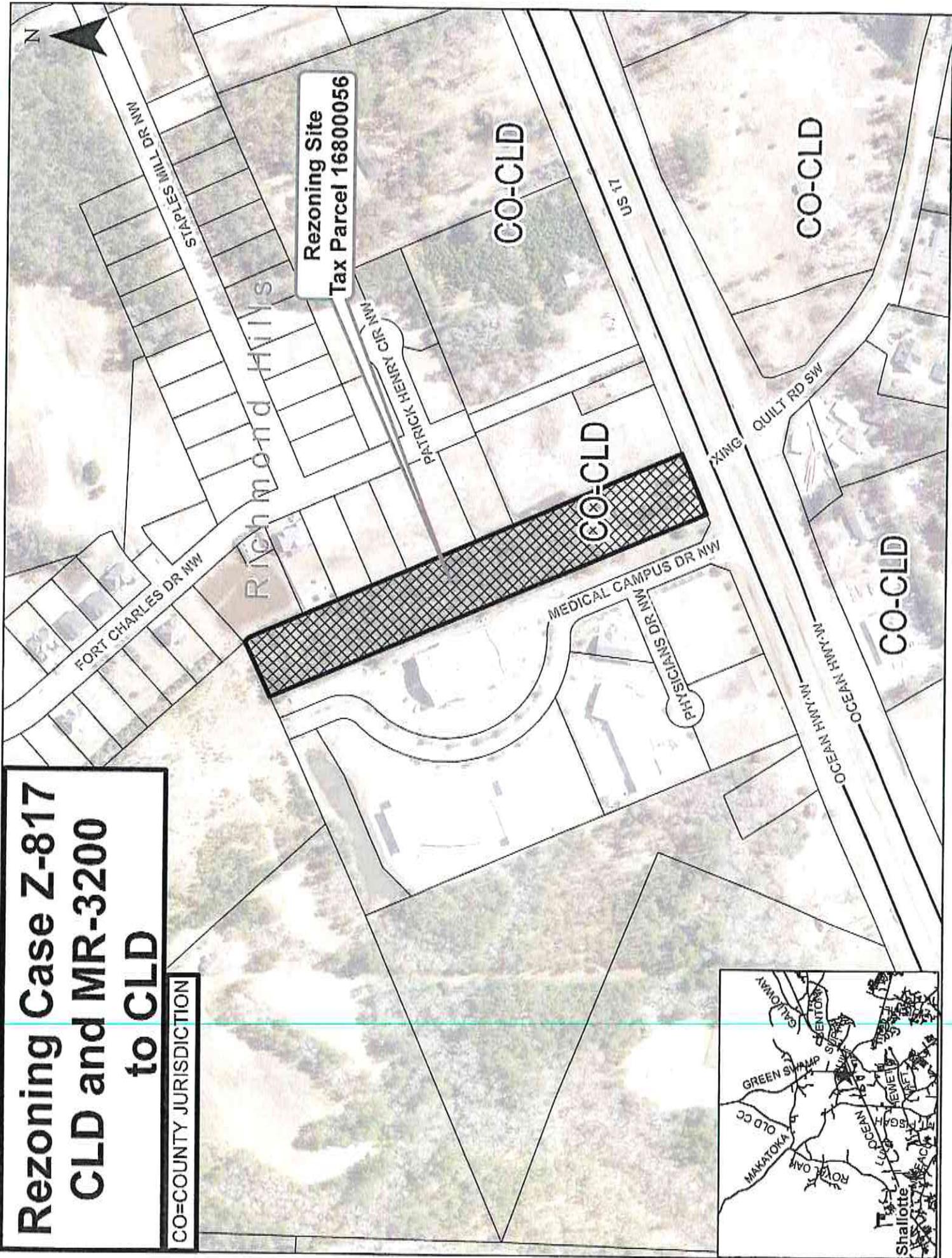
CO-R-7500



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

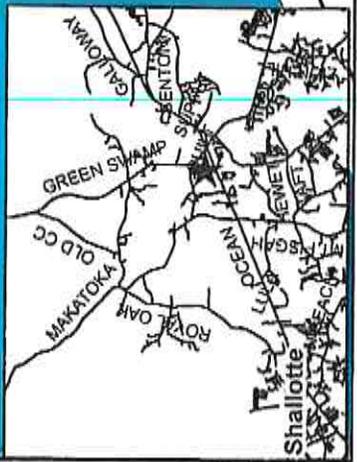
Mixed Use

Mixed Use

LDR

Mixed Use

Mixed Use



FORT CHARLES DR NW

STAPLES MILL DR NW

PATRICK HENRY CIR NW

MEDICAL CAMPUS DR NW

PHYSICIANS DR NW

US 17

QUILT RD SW

OCEAN HWY NW





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 817 Invoice # 8518292021
 Date Received 01 Jun 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): Leslie Robinson

Mailing Address: 525 Ocean Hwy W
Supply, NC 28462

Phone: 910-477-0838 Email: leslie.clock@gmail.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): Louie A. Lewis

Mailing Address: 237 ~~th~~ Ocean Hwy W
Supply, NC 28462

Phone: _____ Email: _____

PROPERTY INFORMATION

Property Address and/or Description of Location:
Ocean Hwy 17 Supply between Brunswick Medical Park and Carquest auto parts

Parcel Tax ID #(s): 16800056 Total Site Acreage: 3.44

Current Zoning District(s): MR-3202/C-LD Proposed Zoning District(s): C-LD
Commercial/Rural Ac Commercial

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:

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: 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:

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

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-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-818

August 9, 2021



APPLICATION SUMMARY

The applicant, William Roach, requests to rezone a Tax Parcels 215FG001 & 215FG00101 from CLD (Commercial Low Density) to R-6000 (High Density Residential). This rezoning request is classified as a downzoning. This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

2009 & 2003 Lakeside Avenue SW at the intersection of Lakeside and Oxpen Road SW (SR 1140)

Tax Parcel

215FG001 & 215FG00101

Current Zoning

CLD (Commercial Low Density)

Proposed Zoning

R-6000 (High Density Residential)

Surrounding Zoning

R-6000, CLD, CO-MR-3200 (Multifamily Residential)

Current Use

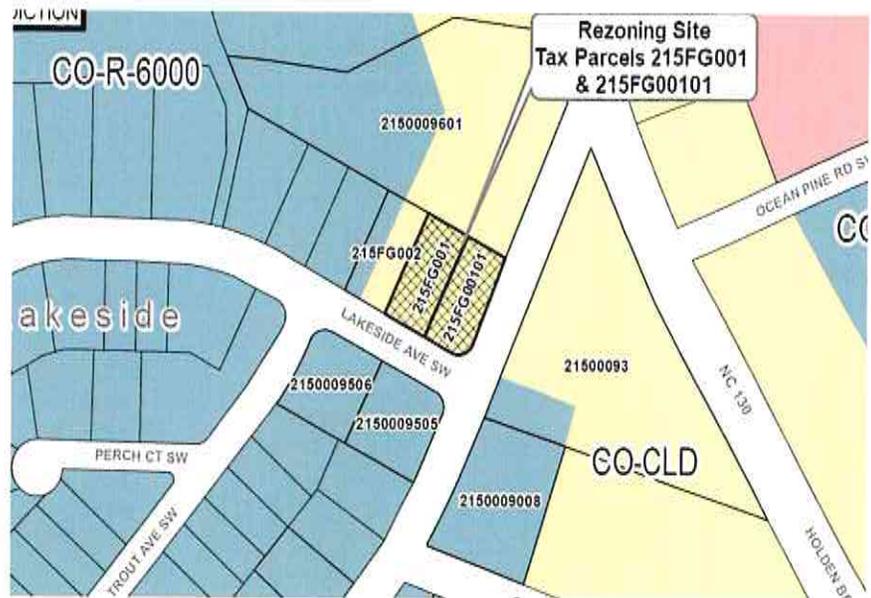
Vacant

Surrounding Land Uses

Residential, Vacant Lands

Size

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

Traffic: There are no capacity deficiencies for this section of Oxpen Road (SR 1140) or Holden Beach Road (NC 130).

Utilities: Water and Sewer is available from Brunswick County Utilities along Oxpen Road SW. 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: New Early College High School (FY 2022)

NCDOT Road Improvements in Area: Convert US 17 & Smith Avenue (SR 1357) intersection to interchange (Project U-5862) – Design Phase (Anticipated Construction 2024).

Environmental Impacts:

- Biodiversity & Wildlife Habitat Assessment Score: The rezoning site scores a 0 out of 10 due to the absence of wetlands and other unique environmental features on the site making it more viable for development.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

ANALYSIS

"The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems."

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

- Proposed Zoning is consistent with CAMA Land Use Plan.
- Land Use Amendment not required.

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-6000 FOR TAX PARCELS 215FG001 & 215FG00101** 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-818 (C-LD to R-6000)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

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

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

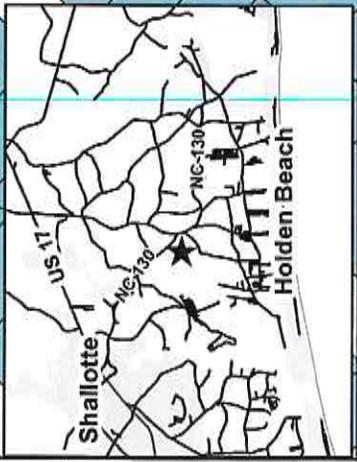
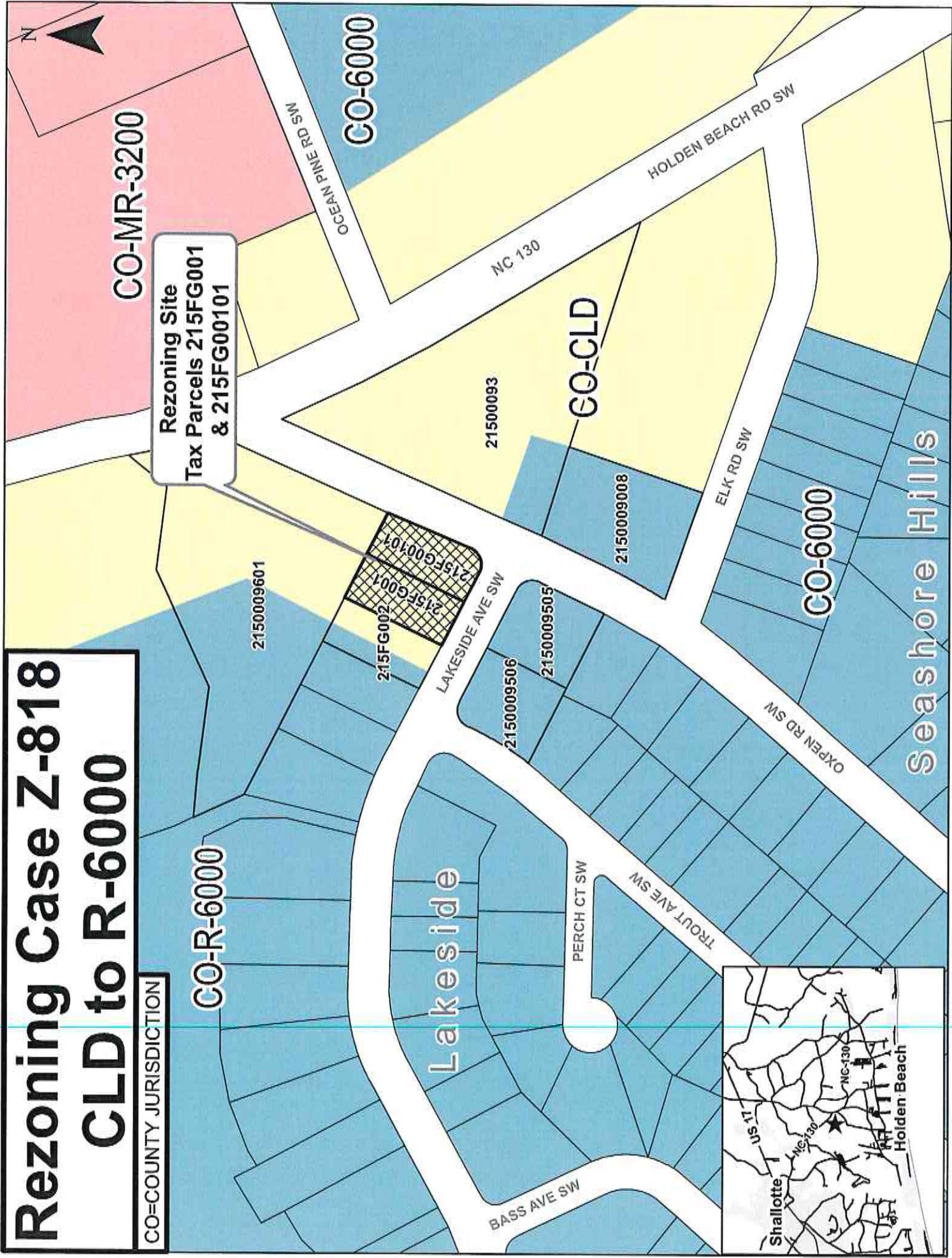
TABLED

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

Rezoning Case Z-818 CLD to R-6000

CO=COUNTY JURISDICTION

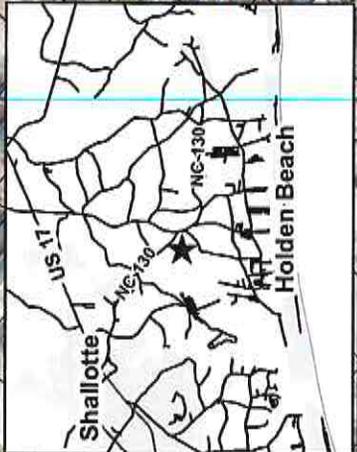
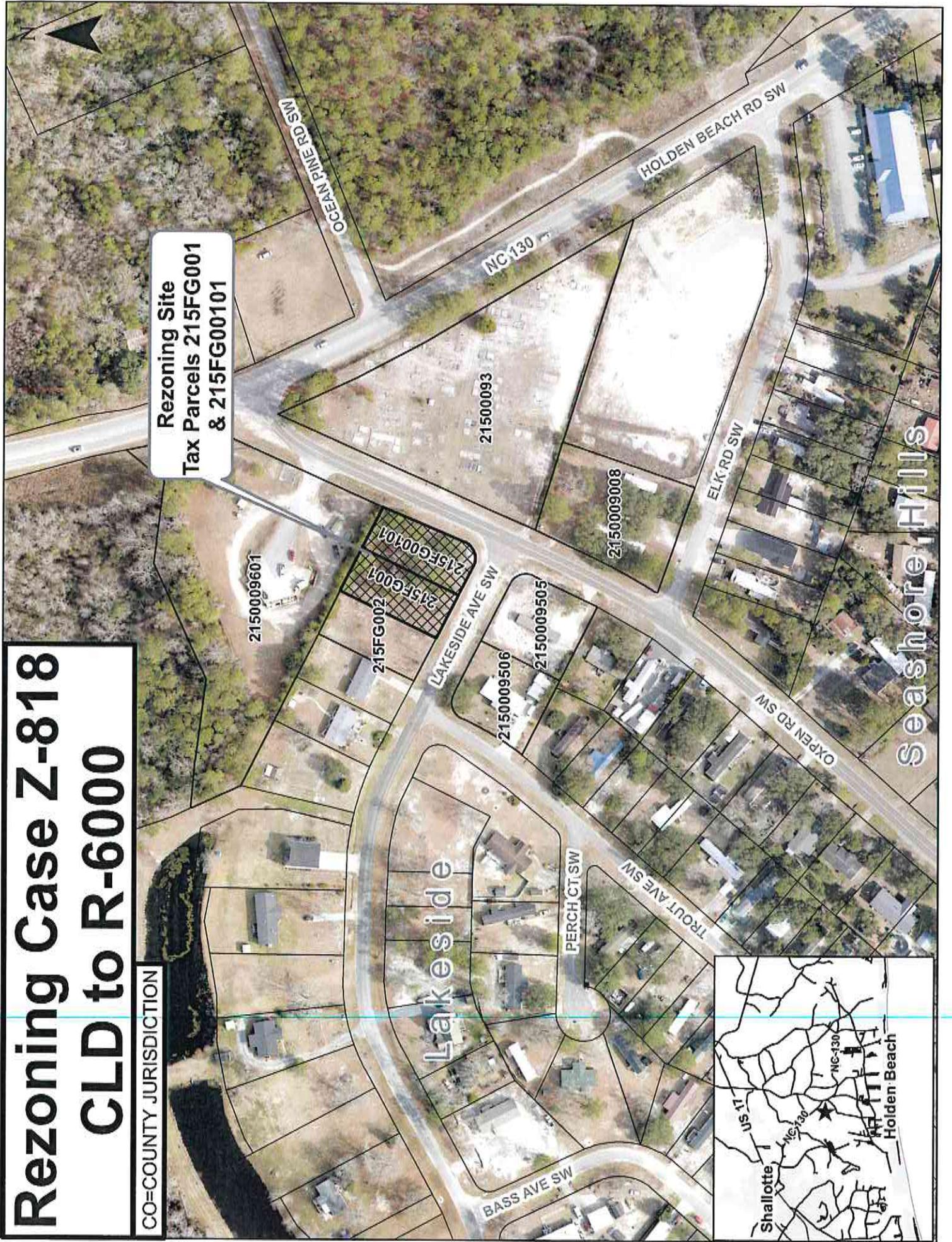
Rezoning Site
Tax Parcels 215FG001
& 215FG00101



Rezoning Case Z-818 CLD to R-6000

CO=COUNTY JURISDICTION

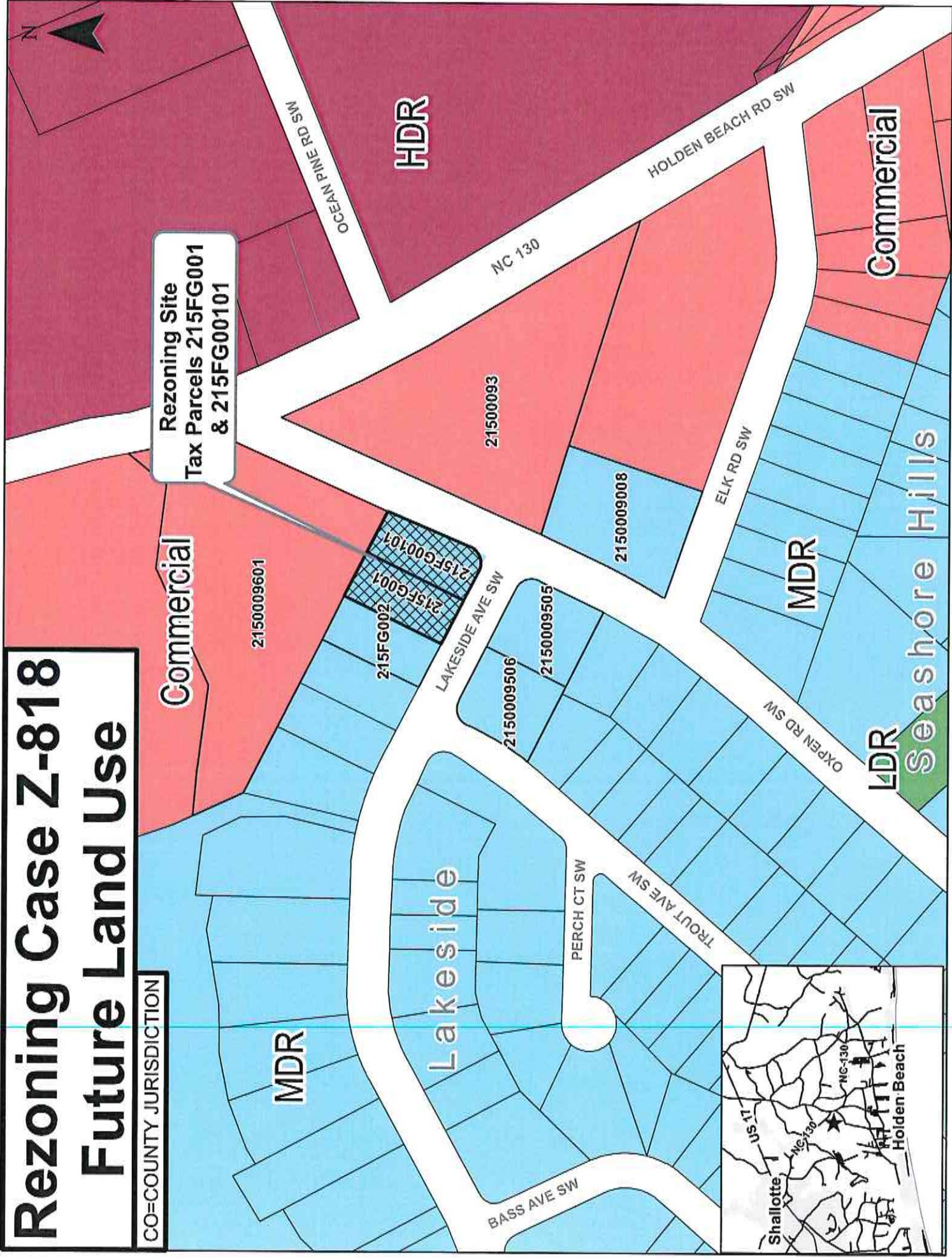
Rezoning Site
Tax Parcels 215FG001
& 215FG00101



Rezoning Case Z-818 Future Land Use

CO-COUNTY JURISDICTION

Rezoning Site
Tax Parcels 215FG001
& 215FG00101





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>818</u>	Invoice # <u>505391</u>
Date Received <u>06 Jul 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): <u>William A Roach</u>	
Mailing Address: <u>3719 Shell Point Rd</u> <u>Charlotte NC 28470</u>	
Phone: <u>910-620-2578</u>	Email: _____
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>Lakeside of Brunswick LLC</u>	
Mailing Address: <u>2570 Holden Beach Rd</u> <u>Supply, NC 28462</u>	
Phone: _____	Email: _____
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>2003 & 2009 Lakeside Ave SW</u>	
Parcel Tax ID #(s): <u>215 FG001</u> <u>215 FG00101</u>	Total Site Acreage: <u>0.495</u>
Current Zoning District(s): <u>CLD</u>	Proposed Zoning District(s): <u>R-6000</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:

Entrance to Lakeside Subdivision
Last 2 Lots to be sold.
Community doesn't want a business there

LAND USE COMPATIBILITY

Future Land Use Map Classification: MDR (Medium 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:

N/A

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: William A Roach Date: 7-5-21

Owner Signature: William A Roach Date: 7-5-21

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-818

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21500093	CEMETERY	N/A	N/A	N/A	N/A
2150009601	BRUNSWICK COUNTY C/O FINANCE DEPT	PO BOX 249	BOLIVIA	NC	28422-0249
2150009505	GARCIA JAMIE REED	2379 QUINCY ST	SUPPLY	NC	28462-5324
2150009506	NOBLE BETTY ETVIR	2000 TROUT AVE SW	SUPPLY	NC	28462-3991
215FG002	BRYANT JOHN CALVIN ETUX	5904 DICKSON MILL RD	DURHAM	NC	27705-7800
2150009008	ROACH W A	3719 SHELL POINT RD	SHALLOTTE	NC	28470-5717

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
16800109	LAKESIDE OF BRUNSWICK LLC	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462-5338

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	WILLIAM A ROACH	3719 SHELL POINT RD	SHALLOTTE	NC	28470

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-819

August 9, 2021

APPLICATION SUMMARY

The applicant, Roger Worsham, requests to rezone Tax Parcel 15500008 from R-7500 (Medium Density Residential) to RR (Rural Residential). This rezoning request would be classified as a downzoning. This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Green Lewis Road (SR 1512)

Tax Parcel

15500008

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

RR (Rural Residential)

Surrounding Zoning

R-7500 and RR

Current Use

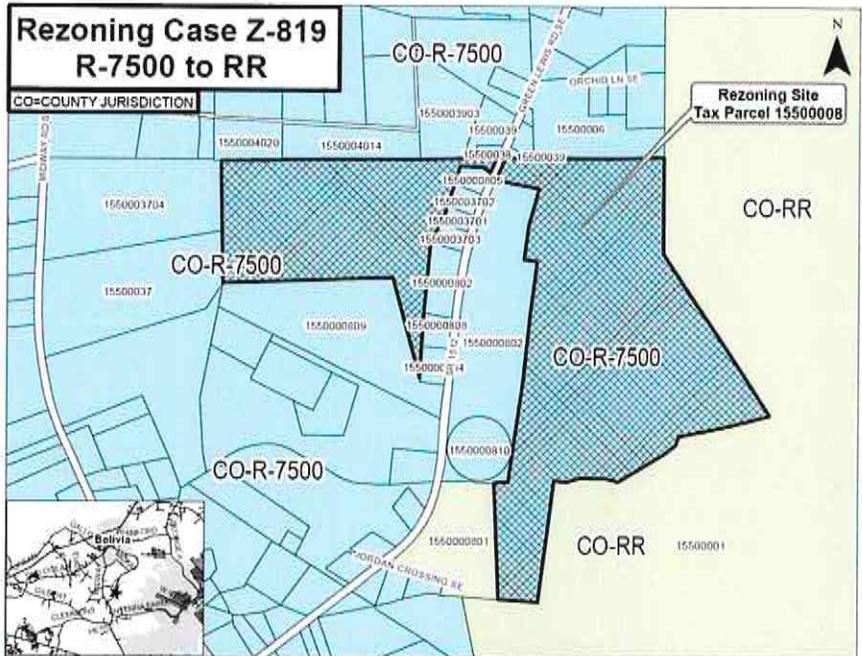
Vacant

Surrounding Land Uses

Residential and Vacant Lands

Size

121.06 acres



SITE CONSIDERATIONS

Zoning History: This parcel along with most others in the area was rezoned from RU (Rural) to R-7500 as part of the 2007 Unified Development Ordinance and CAMA Land Use Plan adoption. In addition, adjacent Tax Parcel 1550000801 was rezoned from R-700 to RR in April 2021 as part of Rezoning Case# Z-812.

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

Traffic: There are no capacity deficiencies for this section of Green Lewis Road (SR 1512). The developer shall be responsible for obtaining a NCDOT driveway permit prior to construction.

Utilities: Water and Sewer is not available in the area.

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

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 7 out of 10 due to substantial wetlands on the southern portion of the site.
- The rezoning site is within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: LDR and Conservation

- Proposed Zoning is consistent with CAMA Land Use Plan

Applicable CAMA Land Use Policies:

- P.9 states that Brunswick County supports mixed use development of residential and supporting non-residential land uses.
- P.15 states the Brunswick County supports greater residential densities in areas that are accessible to water and/or sewer service. Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO RR FOR THE EASTERN PORTION OF TAX PARCEL 1550008 LOCATED ON THE EAST SIDE OF GREEN LEWIS ROAD TOTALLING APPROXIMATELY 83.5 ACRES** 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-819 (R-7500 to RR)



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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

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

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

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

TABLED

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

Rezoning Case Z-819 R-7500 to RR

CO=COUNTY JURISDICTION

CO-R-7500

CO-RR

CO-R-7500

CO-RR

CO-R-7500

CO-R-7500

Rezoning Site
Tax Parcel 155000008



ORCHID LN SE

GREEN LEWIS RD SE

MIDWAY RD S

JORDAN CROSSING SE

1550003903
15500039
15500038
15500039

1550004014

1550004020

1550003704

15500037

155000805
155003702
155003701
155003703

155000802

155000808

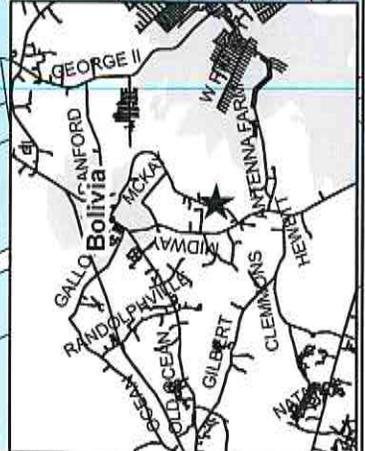
155000802

155000804

155000810

155000801

15500001





Rezoning Site
Tax Parcel 15500008

CO-RR

CO-R-7500

CO-R-7500

CO-R-7500

Rezoning Case Z-819 R-7500 to RR

CO=COUNTY JURISDICTION

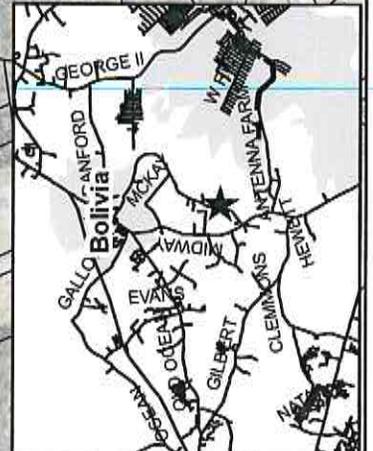
ORCHID LN SE

GREEN LEWIS RD SE

SR 1512

JORDAN CROSSING SE

MIDWAY RD S





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 819 Invoice # 505423
 Date Received 06 Jul 21
 Northwest Jurisdiction YES NO

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Roger Lee Worsham</u>	
Mailing Address: <u>1690 Old Mill Creek Rd SE. Winnabow, NC. 28419</u>	
Phone: <u>919-274-2287</u>	Email: <u>lanceman1987@aol.com</u>
PROPERTY OWNER INFORMATION (if different from above)	
Owner Name(s): <u>Same as above</u>	
Mailing Address:	
Phone:	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>I do not have an address yet. Located beside 1306 Green Lewis Road SE. Bolivia. Both sides of the road, double gates at Green Lewis</u>	
Parcel Tax ID #(s): <u>15500008</u>	Total Site Acreage: <u>120.00</u>
Current Zoning District(s): <u>R-7500</u>	Proposed Zoning District(s): <u>RR</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:

I want to rezone to RR so I can put up a barn, storage building to store tractor & tools. There is land connecting to this property that is in the RR zoning. A new parcel that connects to my property, that was recently rezoned to RR also.

LAND USE COMPATIBILITY

Future Land Use Map Classification: LDR + Conservation

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: Roger Lee Jordan

Date: 7-6-2021

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-819

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
155000810	LEWIS JAMES LOFTON	3841 PALMETTO LANE SE	BOLIVIA	NC	28422
155000802	LEWIS JAMES LOFTON	3841 PALMETTO LANE SE	BOLIVIA	NC	28422
1550003704	SELLERS PAUL MARK	708 MIDWAY RD	BOLIVIA	NC	28422
15500006	BROWN TOMMY	1277 GREEN LEWIS RD SE	BOLIVIA	NC	28422
1550003903	BROWN JAMES BERNICE III	1300 GREEN LEWIS RD SE	BOLIVIA	NC	28422
155000801	JORDAN CHRISTOPHER ETUX	3215 JORDAN CROSSING LN	BOLIVIA	NC	28422
15500037	DONALD MARCUS JOHNSON REVOCABLE LIVING TRUST THE	3346 EMPIRE AVE	THE VILLAGES	FL	32163-2221
155000809	ADAMS JAMES G ETUX	1428 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8067
15500038	CLEMMONS JAMES LEROY SR	5181 OCEAN HWY E	WINNABOW	NC	28479-5445
15500039	BROWN JAMES ALLEN	1296 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8030
1550004014	GILBERT JAMES B II ET	3448 ZACHARYS PATH SE	BOLIVIA	NC	28422-7510
155000808	YOPP NICK ALEXANDER ETUX	1400 GREEN LEWIS ROAD	BOLIVIA	NC	28422
155000804	CREECH JAMES R ET	901 GREEN LEWIS RD	BOLIVIA	NC	28422
15500007	BROWN JAMES B JR ET	P O BOX 205	BOLIVIA	NC	28422
15500008	WORSHAM ROGER LEE	1690 OLD MILL CREEK RD SW	WINNABOW	NC	28479
15500001	CRR PROPERTIES & BRUCE B CAMERON TR	1201 GLEN MEADE RD	WILMINGTON	NC	28401-7337
1550003702	BROWN JAMES ALLEN ETUX	1296 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8030
155000805	BROWN JAMES ALLEN ETUX	1296 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8030
1550004020	FULTON JOSHUA ETUX	99 W SCOTCHTOWN ST NW	SUPPLY	NC	28462-1017
1550003703	SANCHEZ MAISELA MORALES	1360 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8060
1550003701	SANCHEZ MAISELA MORALES	1360 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8060

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
15500008	WORSHAM ROGER LEE	1690 OLD MILL CREEK RD SW	WINNABOW	NC	28479

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
15500008	WORSHAM ROGER LEE	1690 OLD MILL CREEK RD SW	WINNABOW	NC	28479

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-54

Applicant: H & W Design

Project Name: Rice Creek Planned Development (Modification)

Property Location: Ocean Highway East (US 17)

Parcel Numbers: 08400068, 0840006805 and 0980001901

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North:** RR (Rural Residential)
South: RR
East: RR
West: RR, CLD (Commercial Low Density), CP (Conservation Protection) and CI (Commercial Intensive)

Proposed Use: 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, 700 multifamily units and 60 acres of commercial area for a total of 3,400 residential units on 1296.37 acres creating an overall density of 2.62 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.
- 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 259.27 acres of which a minimum of 38.89 acres is required to be active recreation space. The developer is proposing 501.46 acres of dedicated open space of which 154.6 acres is to be recreational.
- The proposed 3,400 residential units will generate approximately 28,083 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 Town Creek Elementary and Town Creek Middle School sites. The original project was designed and approved with the school site as a donation to the county.
 3. The main arterial road from US 17 to Governors Road will have no direct driveway access to the individual lots.
 4. The developer is proposing 1,401 additional parking spaces over the minimum in the multifamily, townhome and duplex areas.
 5. 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.
 6. The developer is proposing 501.46 acres of open space which is an additional 242.19 acres over the 259.27 acres that are required.
 7. The developer is proposing 154.6 acres of recreation space which is an additional 115.71 acres over the 38.89 acres that 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 July 29th, 2021.
- TRC was held on June 17, 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-54 Rice Creek

CO-COUNTY JURISDICTION

CO-CP

CO-CI

CO-CLD

CO-R-7500

CO-RR

CO-RR

CO-RR

CO-RR

CO-CLD

Project Site

GOVERNORS RD SE

SR 1521

GEORGE II HWY SE NC 87

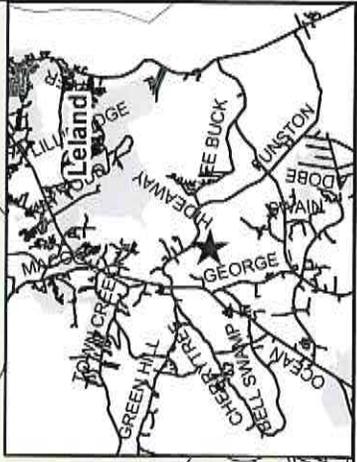
LEWIS DAIRY LN SE

CHERRY TREE RD NW

OCEAN HWY SE

OCEAN HWY E

US 17



Planned Development Case PD-54 Rice Creek

CO=COUNTY JURISDICTION

Project Site

CO-RR

CO-RR

CO-R-7500

CO-RR

CO-CP

CO-CI

CO-CLD

CO-RR

CO-CLD

GOVERNORS RD SE

SR-1521

GEORGE II HWY SE NC 87

LEWIS DAIRY LN SE

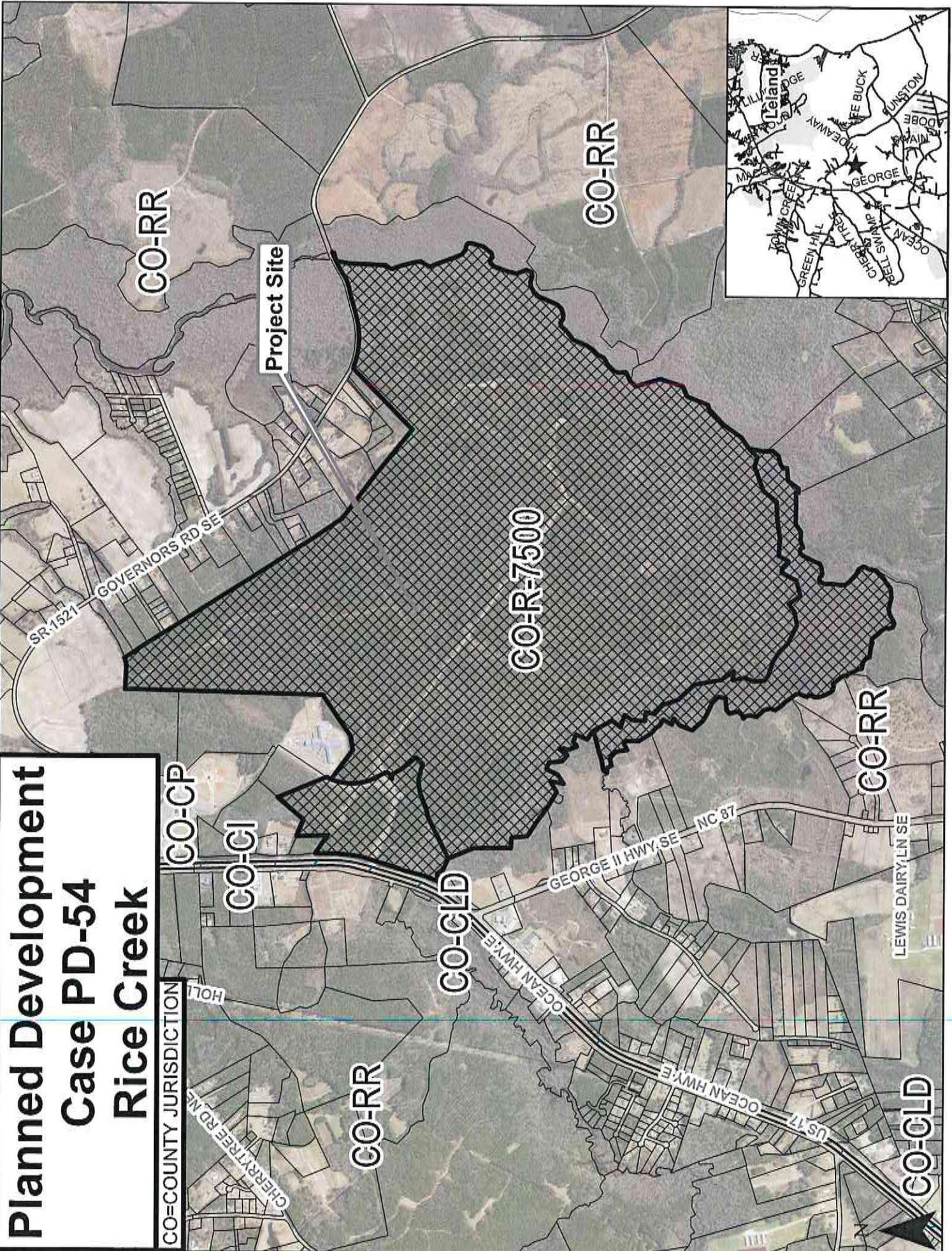
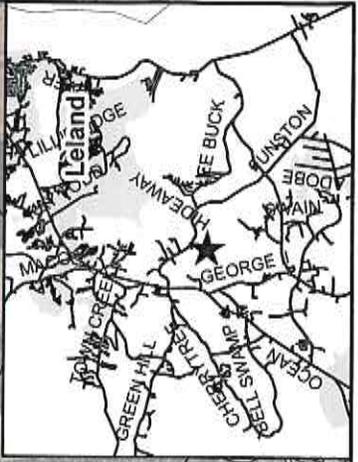
HOLL

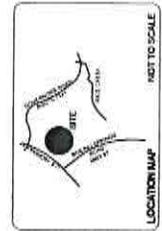
CHERRYTREE RD NW

OCEAN HWY E

OCEAN HWY E

US 17





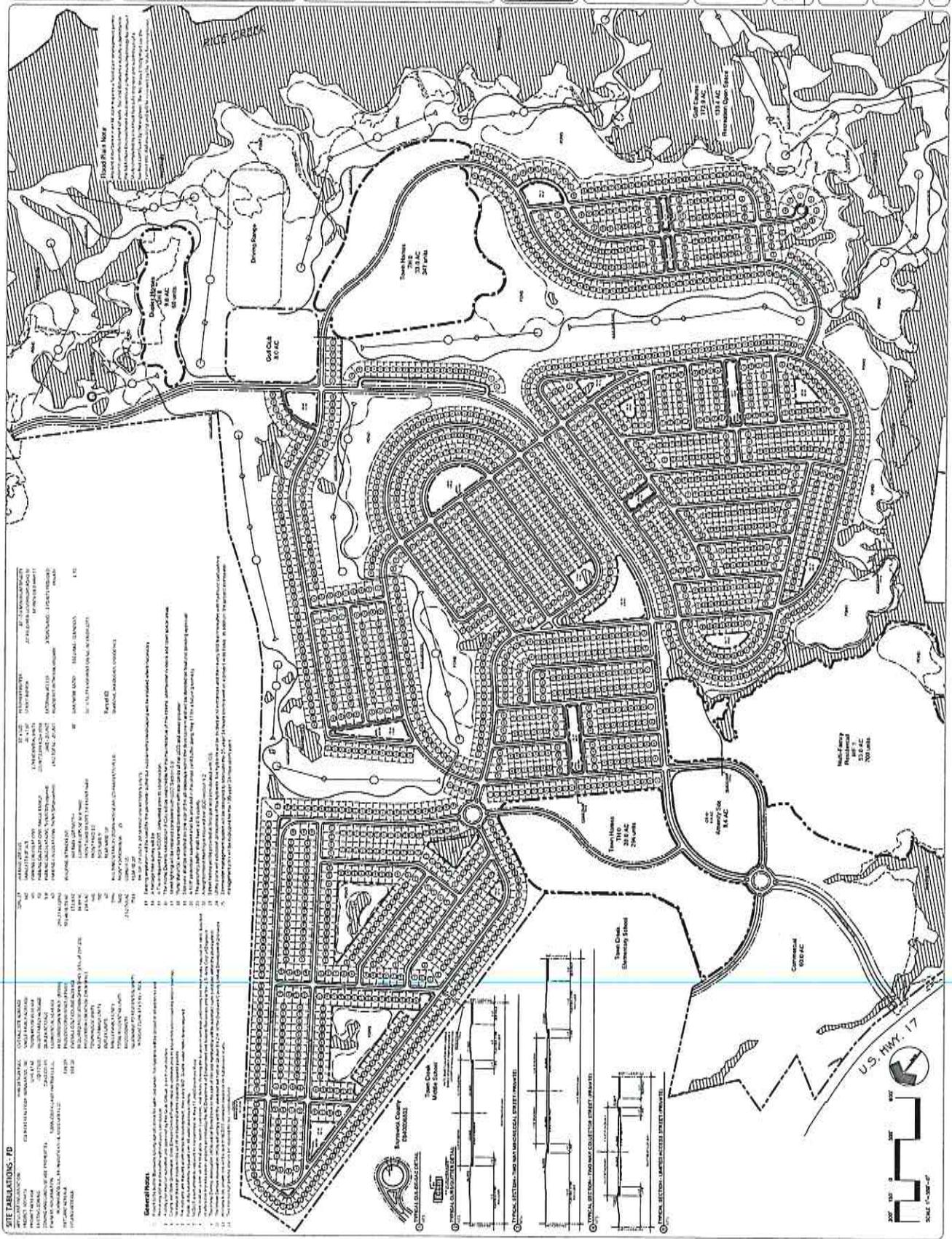
LEGEND

NOT FOR CONSTRUCTION

CAPE FEAR ENGINEERING
Brunswick County, North Carolina
Planned Development

Project Name: RICE CREEK
Project No.: 805-65
Scale: AS SHOWN
Date: APRIL 2010

Site Plan
805-65
L-2



SITE TABULATIONS - PD

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA CONSTRUCTION CODES.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA ZONING ORDINANCES.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA PLANNED DEVELOPMENT ORDINANCES.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA ENVIRONMENTAL REGULATIONS.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA HISTORIC PRESERVATION REGULATIONS.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA CULTURAL HERITAGE REGULATIONS.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA ARCHITECTURAL REGULATIONS.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA LANDSCAPE ARCHITECTURE REGULATIONS.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA PLANNING REGULATIONS.
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA TRANSPORTATION REGULATIONS.
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA UTILITIES REGULATIONS.
 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA WATER REGULATIONS.
 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA WASTE REGULATIONS.
 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA AIR REGULATIONS.
 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA SOIL REGULATIONS.
 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA CLIMATE REGULATIONS.
 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA ENERGY REGULATIONS.
 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA SAFETY REGULATIONS.
 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NORTH CAROLINA SECURITY REGULATIONS.

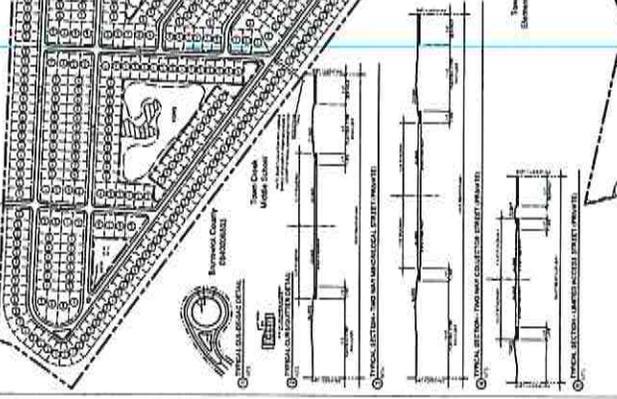


EXHIBIT A
TO NEIGHBORHOOD MEETING
VERIFICATION FORM

The Neighborhood Meeting was held on Thursday, July 29, 2021, from 2:00 pm to 3:00 am at Cape Fear Engineering's large outdoor meeting room, located at 151 Poole Road Belville, NC 28451.

Attending on behalf of the Applicant/Property Owner were the following representatives: Daniel H. Weeks, RLA (H + W Design), and Matt Haley, PE (Cape Fear Engineering)

Brunswick County Senior Planner Marc Pages attended the meeting.

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

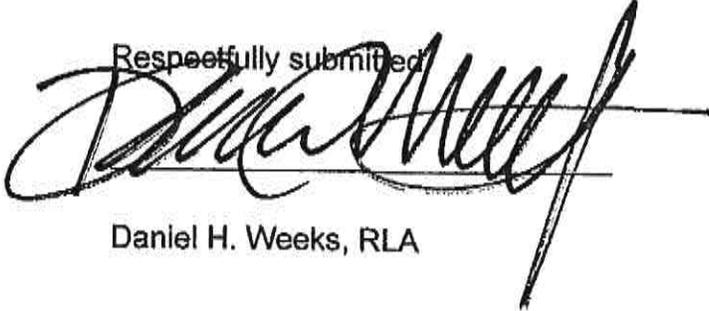
The following issues were discussed at the meeting:

- Location, context of site and existing conditions
 - Proposed uses, zoning and overall density of the proposed project
 - Existing status of Governors Road and who maintains it
 - Previous flooding on site, proposed stormwater measures to alleviate flooding during storm events
 - Status of the wetlands and floodway
 - Anticipated timeframe for development activity and phasing of project
 - Access points along HWY 17 and Governors Road – just two, what about additional points of egress. Increased traffic on Governors Road
 - Increased traffic at proposed access points (Hwy 17 and Governors Road)
 - Why isn't a TIA required at this point in the process
 - NCDOT potential projects in vicinity and future roadway improvements at Hwy 17
 - Proposed uses along the northern boundary – golf course and single-family lots
 - 30 ft. perimeter buffer- will there be ditching. Will this project drain onto my property
-
- Is this a retirement community, who is the intended buyer and demographic

No changes have been made to the proposed PD Master Plan submittal package as a result of the comments at the Neighborhood Meeting.

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

Respectfully submitted

A handwritten signature in black ink, appearing to read "Dan Weeks", written over a horizontal line.

Daniel H. Weeks, RLA

A handwritten date "8/2/2021" written in black ink over a horizontal line.

Date



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-54 Invoice # 502681
Date Received:	6/4/21
Northwest Jurisdiction	<input type="checkbox"/> YES <input 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	TOWN CREEK LAND PARTNERS LLC	Phone	
	Address	BOURBAS BOB LLC, BRUNSWICK STU OWN ASSOC	Fax	
	City, St, Zip	7101 CREEDMORE RD. STE 142		
		RALEIGH, NC 27613		Email

Applicant or Representative	Name	H+W DESIGN PLLC	Phone	910-470-9383
	Address	2512 INDEPENDENCE BLVD.	Fax	N/A
	City, St, Zip	WILMINGTON, NC 28412		
				Email DNEEKSON@H+WDESIGN.COM

Property Information	Address	102 RICE CREEK PKWY
	Tax Parcel(s)	WINNABOW 28479
		08400068
		0840006805, 0980001901
	Acreage	1296.37
	Current Zoning	R7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	RICE CREEK		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	280	Lots	1999
	Multi-Family Acres	114	Units	1341
	Commercial Acres	60		

Authorization	Property Owner Signature		Date	6-3-21
	Applicant/Representative Signature		Date	6/3/2021

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

June 18, 2021

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

**RE: Rice Creek Planned Development
File # PD-46**

Dear Mr. Weeks,

The Technical Review Committee (TRC) at their June 17, 2021 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please provide frontage road(s) or similar to the lots fronting on Road 1 so there are no residential driveways utilizing that road for direct access. Additionally, Provide a direct limited access road connection through the 28-acre townhomes section to the traffic circle connection roads 3,36 & 37 to better serve the Phase 3 portion of the development.
- Please show the proposed sidewalk in the street detail. Additionally, revise note 19 to state that sidewalks will be installed on all roads.
- Please label the connection to Arrow Court to be a gated emergency access.
- Please label the space between lots 1671 and 1672 to be a pedestrian connection to the schools. Note that the exact location may change based upon input from Brunswick County School Administration.
- Please label any proposed pedestrian trails in the development with connections between the single family and multifamily/townhome areas.
- Please include the two ponds in phase 3 as open space areas/parks. Ensure pedestrian access.
- Please label the golf cart path.
- Please revise the proposed front setback to a minimum of 18 feet to ensure adequate space for off-street parking.
- Please note on the plan that the stormwater system will be designed to accommodate the 100-year storm event. This area and further downstream are highly susceptible to flooding.
- Please revise note 22 that a neighborhood meeting is required per UDO Section 9.2.



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- Please note that a TIA update will be required per NCDOT.

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 12" and 8" watermain stub-outs on Rice Creek Plantation Parkway at the traffic circle Existing 8" gravity sewer at traffic circle for connection, existing pump station designed and installed for subdivision.
- Proposed extension of forcemain on Hwy 17 (near Old Ocean Hwy) will be required per previous agreement.
- Fire hydrants required every 800'.
- Double water meter boxes will be required.

Comments from Fire Code Official

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

- Need to update the utility plan to show the following. Fire hydrant system(s) to be installed within 400' feet of commercial and multifamily buildings and within 800' feet for subdivisions, developments, and campgrounds per the current edition of the North Carolina Fire Prevention Code and per Brunswick County Engineering Design Manual for water system.
- Need to submit fire application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> . Need to also provide the following documents with the fire permit application. Construction documents (site plan, utility plan, building plan, appendix B code summary, life safety plan, and emergency responder radio coverage plan) when obtaining permits for construction. All new commercial buildings will require a separate permit application.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- Gates to be equipped with siren operated hardware system or a model 3200 Knox box.
- 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.
- A sperate fire application will be required for each multi-family(excludes townhomes and duplexes)unit at the time a building permit is applied for. <https://forms.brunswickcountync.gov/Forms/fireapplication>



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Comments from Flood Plain Administrator

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

- Majority of the subdivision is located in the X zone however any land disturbing activity in the AE zone requires a floodplain development permit prior to commencement of work. The ponds along the Bell Swamp may extend into the Non-Encroachment Area. No land disturbing activity is permitted in the NEA without a Hydraulic/ Hydrology No-Impact Study completed by a licensed hydraulic engineer and submission of a No-Rise Certificate by the engineer. The No-Impact Study must use the current HEC-RAS modeling and will be reviewed by the State for compliance. No land disturbing activity in the NEA without prior permit issuance and approval.

Comments from Brunswick County 911

Brian Ross – 910-253-2571 – brian.ross@brunswickcountync.gov

- Road 1 is already named Rice Creek Parkway. This name should continue through from Ocean Hwy West to Governors Road as the major collector for the neighborhood. 911 requests to keep name as is.
 - Road 2 is already named Lake Park Drive. This name should continue through from the schools past the roundabout into the neighborhood. 911 requests to keep name as is.
 - Will Road 41 connect directly into Arrow Court for a third point of ingress/egress or will it be blocked? Please keep name the same if it connects and mark where it is blocked if it is to be blocked.
 - Please ensure NCDOT is consulted for necessary traffic studies as the southbound turn from Ocean Hwy West has a minimal turn lane for the school traffic and there is no southbound turn from Rice Creek Parkway onto Ocean Hwy.
 - Brunswick County 911 requests developer to get a street sign for Rice Creek Parkway placed on all traffic signal arms for increased visibility of the street as part of the encroachment process. Will need to coordinate with NCDOT on this aspect.
 - School traffic in the mornings and afternoons will be an ongoing and primary consideration for traffic ingress/egress considerations involving Ocean Hwy W.
 - Will there be bike lanes or sidewalks along the main routes to the schools and Town Creek Park?
 - Highly encourage working with Brunswick County Schools and Parks & Rec for a walking path in the areas of lots 1671/1672 for students that walk to and from school or the park. The sheer proximity of this neighborhood and those locations should dictate a common sense plan to pedestrian traffic to increase child safety as they travel and reduce frustrations with them encroaching into properties.
 - Flooding from Bell Swamp, Mill Creek and Rice Creek was extensive during Hurricane Florence in this immediate area. Flood plans should be above reproach as to not negatively impact the viability of Town Creek Middle acting as a primary shelter during hurricanes.
-



BRUNSWICK COUNTY PLANNING DEPARTMENT

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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on June 25, 2021.

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

Sincerely,

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

Marc A. Pages
Brunswick County Senior Planner

TECHNICAL REVIEW COMMITTEE MEETING

June 17, 2021

Sign-In Sheet

DEPARTMENT

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

REPRESENTATIVE

Tom Rara

Glen Phelps

Amy Aycock
Brigit Flora

Michael Slate
Brad Babson

Danny Thornton
Bill Bittenbender

Marc Hayes & Helen Bunch

CASE PD-54

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0840005503	DANZEISEN JAMIE	1830 SHADY CREEK WAY SE	WINNABOW	NC	28479-5324
0980001907	STOCKS JACK G	211 NORTH FIFTH AVE	WILMINGTON	NC	28403
08400044	LEWIS JOHN TROY	1023 BONHAM AVE	WILMINGTON	NC	28403
08400050	LEWIS JOHN TROY	1023 BONHAM AVE	WILMINGTON	NC	28403
0980001913	STOCKS JACK G	211 NORTH FIFTH STREET	WILMINGTON	NC	28403
084000037	CHURCH OF GOD OF PROPHECY	PO BOX 699	JAMESTOWN	NC	27282-0699
0840002301	BRUNSWICK STU & ASSOCIATES LLC	P O BOX 19808	RALEIGH	NC	27619
098000009	GORE THOMAS WILLIAM ETALS	1158 LORDS BRANCH RD SE	WINNABOW	NC	28479-5610
0840006804	BRUNSWICK COUNTY BOARD OF EDUCATION	35 REFERENDUM DR NE	BOLIVIA	NC	28422-7578
0980001918	GOODEN COREY NICOLE EVANS ETVIR	3886 N MITCHELL FORD RD	CLARKTON	NC	28433-9218
0840005514	HOLLOMAN MILLIE	15 S 2ND ST	WILMINGTON	NC	28401
09800A007	RIGARD ANTHONY	562 ALDEN DR SE	WINNABOW	NC	28479
084000070	TOWN CREEK FOREST LLC	11 TIMES SQ FL 37	NEW YORK	NY	10036-6608
0840005505	LOCKLEAR DELMUS ET	721 GOVERNORS RD	WINNABOW	NC	28479
084000052	FUNSTON COMPANY INC	1007 EVANGELINE DR	LELAND	NC	28451
0840003201	JAMES MARTHA LORETTE AND	48 GEORGE II HWY SE	WINNABOW	NC	28479
084000071	LEWIS GARY HAL ET	PO BOX 272	WINNABOW	NC	28479-0272
084000064	LEWIS GARY HAL ET	PO BOX 272	WINNABOW	NC	28479-0272
0840006101	LOCKLEAR PHILLIP D	837 GOVERNORS RD	WINNABOW	NC	28479
0840003904	ROSS CODY LYNN	415 ARROW CT SE	WINNABOW	NC	28479
0840005516	DANZEISEN JAMIE	635 GOVERNORS RD	WINNABOW	NC	28479
0840005517	HOLLOMAN BRENT ETUX	623 GOVERNORS RD SE	WINNABOW	NC	28479-5121
084000038	TINGEN MILTON C	469 GOVERNORS RD	WINNABOW	NC	28479
0980002005	YOUNG THOMAS J JR ETUX	PO BOX 14	WINNABOW	NC	28479-0014
084000031	JAMES MARTHA LORETTE AND	48 GEORGE II HWY SE	WINNABOW	NC	28479-5416
0840003902	FRAVEL STEVEN W SR ETUX	499 GOVERNORS RD SE	WINNABOW	NC	28479-5109
084000062	WARD JOHN D AND	11 BRIERWOOD RD	SHALLOTTE	NC	28470-4404
0840006803	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422-0249
084000028	CLARK ROBERT H ET	978 TOWN CREEK RD	LELAND	NC	28451
084000061	HUX MICHAEL D ET	821 GOVERNORS RD	WINNABOW	NC	28479
084000043	LONG MELANIE D	525 GOVERNORS RD SE	WINNABOW	NC	28479-5113
098000021	BELLAMY THOMAS N ET	170 GEORGE II HWY SE	WINNABOW	NC	28479-5414
0840006802	LEWIS SAMANTHA M	147 PINE LAKE CIR SW	OCEAN ISLE BEACH	NC	28469
084000022	MATHES MARIAN G AND	PO BOX 32	WINNABOW	NC	28479
098000004	GORE THOMAS WILLIAM	1158 LORDS BRANCH RD SE	WINNABOW	NC	28479
0980002002	PAWS PLACE INC	PO BOX 67	WINNABOW	NC	28479

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
084000068	TOWN CREEK LAND PARTNERS LLC	7101 CREEDMOOR RD STE 142	RALEIGH	NC	27613

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	H & W DESIGN	2512 INDEPENDENCE BLVD SUITE 2	WILMINGTON	NC	28412

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-56

Applicant: Norris and Tunstall

Project Name: Supsura Tract Planned Development

Property Location: Ash-Little River Road (SR 1300)

Parcel Numbers: 2090005403 and 20900054

Zoning District: RR (Rural Residential)

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

Proposed Use: 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.

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 6.33 acres. The developer is proposing 18.9 acres of dedicated open space. The developer is also proposing 1.28 acres of recreation space of which 0.94 acres are required.
 - The proposed 118 lots will generate approximately 1,129 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 18.9 acres of open space where as 6.33 acres are required.
 2. All proposed lots are located outside of the wetlands and AE flood zones.
 3. The stormwater system shall be designed to accommodate the 100-year storm event.
 - Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
 - A neighborhood meeting was held on July 22, 2021 (no neighbors attended).
 - 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.

Planned Development Case PD-56 Supsura Tract

CO-COUNTY JURISDICTION

Project Site

CO-R-7500

CO-RR

L THARP RD NW

SR 1300

SR 1305 NO 5 SCHOOL RD NW

CO-CLD

CO-RR

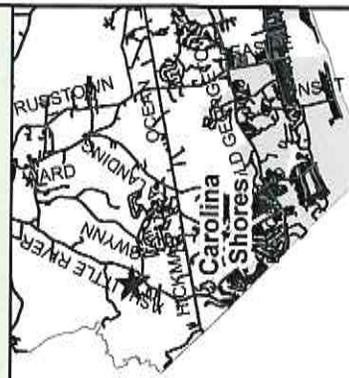
E HUDSON LN I

ASHLITTLE RIVER RD NW

CO-RR

CO-RR

CO-RR



Planned Development Case PD-56 Supura Tract

CO=COUNTY JURISDICTION

Project Site

CO-RR

CO-R-7500

L THARP RD NW

SR 1300

SR 1305 NO 5 SCHOOL RD NW

CO-CLD

E F HUDSON LN

CO-RR

ASH LITTLE RIVER RD NW

CO-RR

CO-RR

CO-RR





Planned Development (PD)

Application and Checklist
Fee: \$500 (Brunswick County Jurisdiction)
\$880 (City of Northwest Jurisdiction)
Brunswick County Planning Dept. 910-253-2025

NT 21091

For Office Use Only	
File # <u>AD-56</u>	Invoice # <u>595/26</u>
Date Received: <u>6/30/21</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	Greg M. Supura	Phone	704-309-8381
	Address	705 Chase Court	Fax	N/A
	City, St, Zip	Fort Mill, SC 29708	Email	gaupaura@totalwarranty.com

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

Property Information	Address	1631 Ash-Little River Road
	Tax Parcel(s)	20900054 , 2090005403
	Acreage	42.21
	Current Zoning	RR
	Public Utilities Available?	<u>Water</u> <u>Sewer</u>

Project Information	Project Name	Supura Subdivision		
	Modification or Expansion Of Existing PD?	Yes	<u>NO</u>	
	Single Family Acres	42.21	Lots	118
	Multi-Family Acres	0	Units	0
	Commercial Acres	0		

Authorization	Property Owner Signature		Date	<u>6-28-21</u>
	Applicant/Representative Signature		Date	<u>6/28/2021</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: Supsura Tract Planned Development
File # PD-56**

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

- There is an existing access easement on the property that provides access to Tax Parcel 2090005401. Please provide information on how this will be addressed with the owner including possible extension of the hammerhead to connect.
- Please provide a stubout to Tax Parcel 2090003003.
- Please label all open space areas and recreation space areas.
- Please show the connections to the walking trails from the Right-of-Way.
- Please provide turnarounds on any of the roads that exceed 150' in length.
- Please label the peripheral buffer.
- Please indicate the street side setback.
- Please include lot numbers.
- I have confirmed that a TIA will be required so note #25 does not need to change.
- 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.

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 main stormwater pond can be located in the AE Zone as shown on the plans.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Comments from Engineering

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

- Existing 12" watermain for connection.
- Existing 8" forcemain for connection.
- Pump station to adhere to our specifications and details; for current location, no metering vault or odor control would be required.
- Place valves at waterlines that are shown to be future connections.
- Double water meter boxes required.
- NCDOT Encroachment 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

TECHNICAL REVIEW COMMITTEE MEETING

July 15, 2021

Sign-In Sheet

DEPARTMENT

REPRESENTATIVE

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Duke Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Fire Code Administration

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

Brandon Johnson

Amy Aycock
Brigit Hara

Kevin Somersett
B. Babson

B. Bittenbender

Pat Swain

M. Pages, H. Bunch

CASE PD-56

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2090003002	TODD RAYMOND THOMAS	1630 ASH-LITTLE RIVER RD	ASH	NC	28420
2090005301	JDJ OF MYRTLE BEACH LLC	82 CLOVERLEAF DR STE 108	LONGS	SC	29568
209HA014	LITTLE RIVER FARMS	1541 SEASIDE RD SW	SOUTH BRUNSWICK	NC	28470
209HA015	BLIGHT CAROL A	PO BOX 4747	CALABASH	NC	28467
20900055	THARP LAYTON D	1655 ASH LITTLE RIVER NW	ASH	NC	28420
209HA01501	BLIGHT CAROL A	1625 LINDEN LANE	ASH	NC	28420
2090003003	JONES KENNETH A	9362 OLD SALEM WAY	CALABASH	NC	28467-2286
1930000202	STANALAND DAVID B JR	2124 LAFAYETTE CIR	LITTLE RIVER	SC	29566-9100
19300001	STANALAND DAVID B JR	2124 LAFAYETTE CIR	LITTLE RIVER	SC	29566-9100
20900028	ASH MINI STORAGE LLC	PO BOX 435	EPHRAIM	UT	84627-0435
2090005402	MCDONOUGH JOANNE E AND	1 TREMLETT RD	BILLERICA	MA	01821-5649
20900056	MIDGETTE ETHEL M (HEIRS)	402 KESTREL DR SW	SHALLOTTE	NC	28470-5147
2090005401	JAMES JOSEPH D ET	1633 ASH LITTLE RIVER RD	ASH	NC	28420

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2090005403	SUPSURA GREGG M	705 CHASE CT	FORT MILL	SC	29708-0018
20900054	SUPSURA GREGG M	705 CHASE CT	FORT MILL	SC	29708-0018

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	MCGILL AND ASSOCIATES	712 VILLAGE RD SUITE 103	SHALLOTTE	NC	28470

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-57

Applicant: Norris and Tunstall

Project Name: James Hewett Tract Planned Development

Property Location: Boones Neck Road (SR 1137) and Tanglewood Drive (SR 1291)

Parcel Numbers: 2300007105 and 23100002

Zoning District: R-7500 (Medium Density Residential), R-6000 (High Density Residential) and MR-3200 (Multifamily Residential)

Surrounding Zoning **North:** R-7500 and R-6000
South: MR-3200
East: R-7500 and R-6000
West: R-7500

Proposed Use: 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.

Approval Criteria

- The majority of surrounding uses consists of single family residential, multifamily residential and vacant land.
- The Future Land Use Map denotes this area as HDR (High Density Residential) and 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.
- Access to Tax Parcel 23000073 will be provided but is not part of the proposed PD..
- 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 10.04 acres. The developer is proposing 19.8 acres of dedicated open space. The developer is also proposing 4.61 acres of recreation space of which 1.5 acres are required.
- The proposed 250 lots will generate approximately 2,392 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 19.8 acres of open space where as 10.04 acres are required.
 2. The developer is proposing 4.61 acres of recreation space where as 1.5 acres are required.
 3. The stormwater system shall be designed to accommodate the 100-year storm event.

- 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.

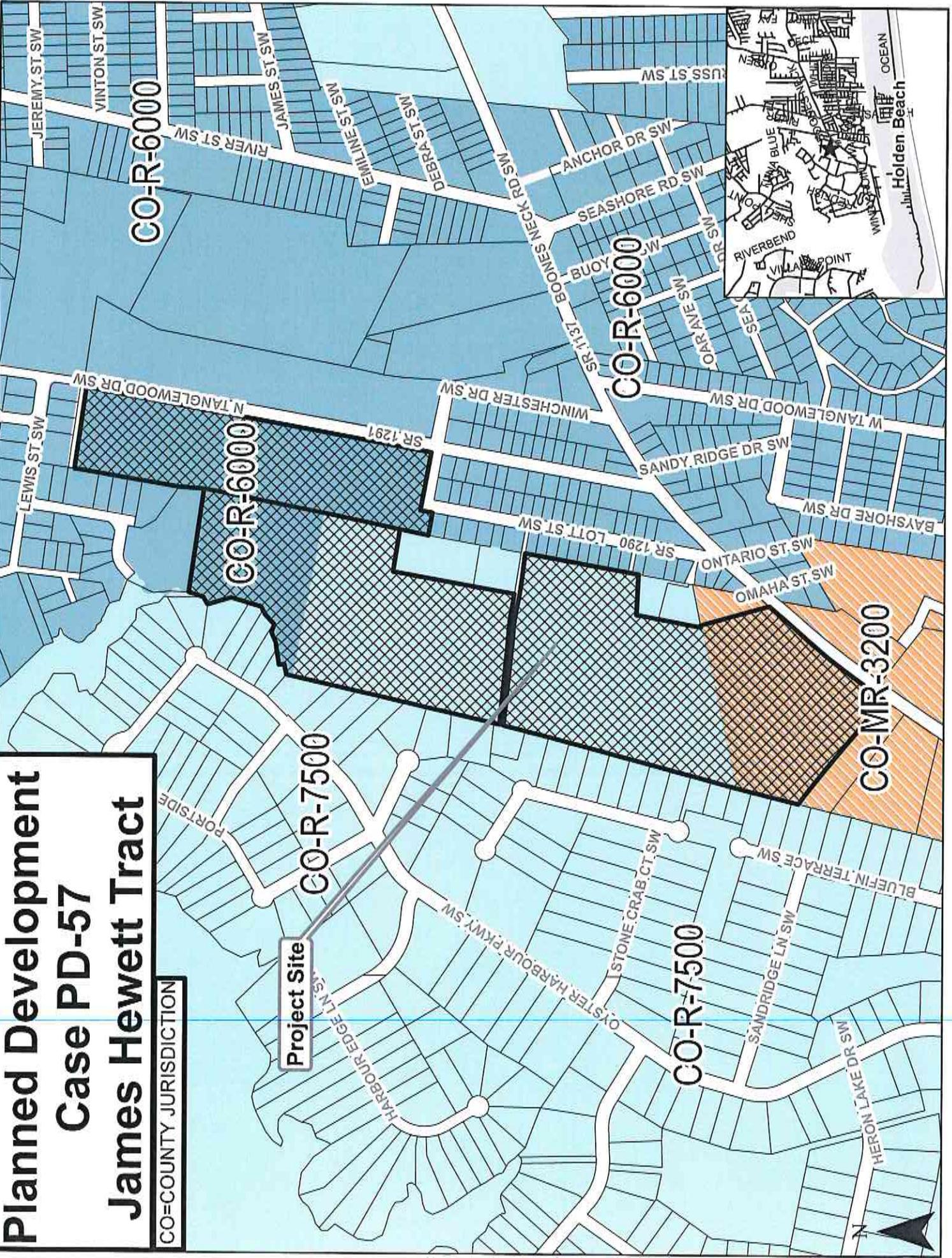
Staff recommends approval based on the following conditions:

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. Revise the figures in the site data and project notes to consistently reflect a total of 250 single family lots.

Planned Development Case PD-57 James Hewett Tract

CO-COUNTY JURISDICTION

Project Site



Planned Development Case PD-57 James Hewett Tract

CO=COUNTY JURISDICTION

Project Site

CO-R-7500

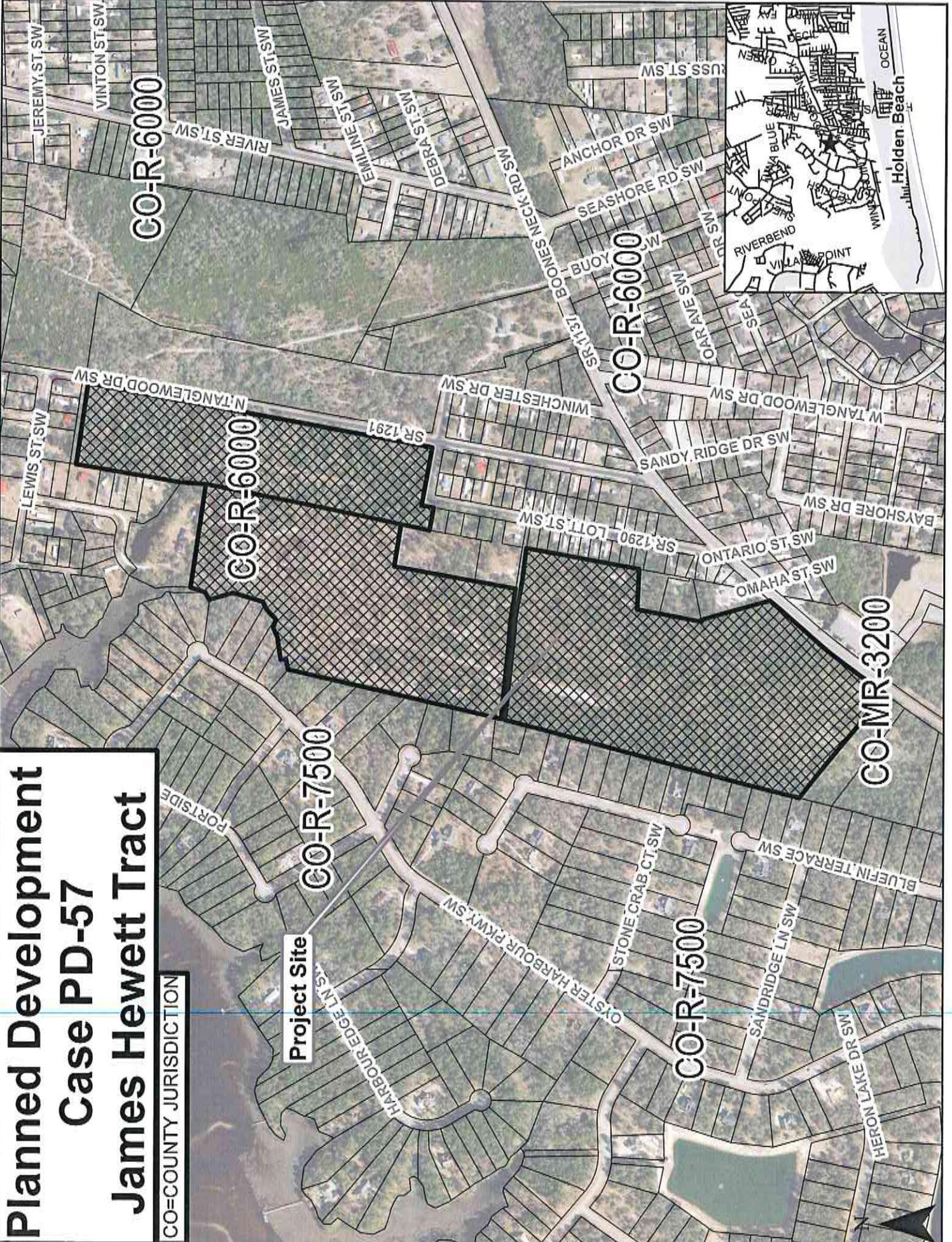
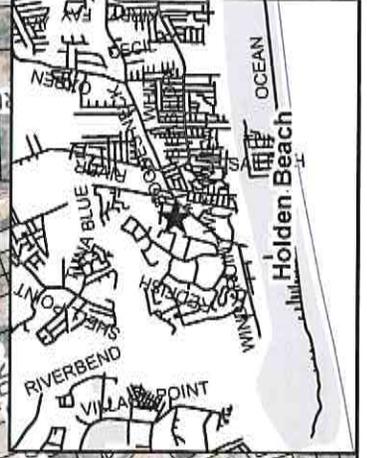
CO-R-6000

CO-R-6000

CO-R-6000

CO-R-7500

CO-MR-3200





Planned Development (PD)

Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

NT 21079

For Office Use Only	
File #	AD-57 Invoice # 505127
Date Received:	7/1/21
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

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

Property Owner	Name	James Calvin Hewett	Phone	910-443-7715
	Address	1201 Holden Beach Road	Fax	N/A
	City, St, Zip	Supply, NC 28462	Email	N/A

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	2127 Lott Street, Supply
	Tax Parcel(s)	2300007105 & 23100002
	Acreage	66.71
	Current Zoning	R 6000 & R 7500
	Public Utilities Available	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	James Hewett Tract Subdivision	
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="checkbox"/> No
	Single Family Acres	66.71	Lots 256
	Multi-Family Acres	0	Units 0
	Commercial Acres	0	

Authorization	Property Owner Signature	<i>James C Hewett</i>	Date	6-28-21
	Applicant/Representative Signature	<i>J. Phillip Norris</i>	Date	6/28/2021

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: James Hewett Tract Planned Development
File # PD-57**

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

- There is an existing access (South Tanglewood) on the property that provides access to Tax Parcel 23000073. Please provide information on whether this is a Right-of-Way or Access Easement and on how this will be addressed with the owner.
- Please connect the two adjacent hammerheads to create a looping road.
- Please label all open space areas and recreation space areas. Specify recreational uses of each.
- Please show the connections to the walking trails from the Right-of-Way.
- Please label or hatch all wetlands.
- Please label the peripheral buffer.
- Please indicate the street side setback.
- Please provide a separate sheet without the contour lines and include lot numbers.
- 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.

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.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Comments from Engineering

- Amy Aycock – 910-253-2047 – amy.aycock@brunswickcountync.gov
- Existing 12" watermain on Boones Neck Rd.
- Existing 16" forcemain on Boones Neck Rd.
- Show how connection on northern area to N Tanglewood?
- Connect watermain to 6" water main on Lott St/Fairfield to loop system.
- Double water meter boxes required.
- Pump station to adhere to our specifications and details; for current location, no metering vault or odor control would be required.
- Place valves at waterlines that are shown to be future connections.
- 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

TECHNICAL REVIEW COMMITTEE MEETING
July 15, 2021
Sign-In Sheet

DEPARTMENT

REPRESENTATIVE

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Duke Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Fire Code Administration

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

Brandon Johnson

Amy Aycock
Brigit Hara

Kevin Somersett
B. Babson

B. Bittenbender

Pilot Swain

M. Paces, H. Bunch

CASE PD-57

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2300007129	ATLANTIC TELEPHONE MEMBERSHIP CORP	P O BOX 3198	SHALLOTTE	NC	28459
230EA025	FULFORD TERESA P	2646 OCEAN STATION RD SW	SUPPLY	NC	28462
230EA009	MORGAN RICKIE A & SHERRY C	455 SCAMP ROAD	CHINA GROVE	NC	28023
230EB096	BURMAN ESTHER GRASMA	5302 W 36TH STREET	SIOUX FALLS	SD	57106
230LA027	WILLIAMS CLAUDE MICHAEL	P O BOX 95	BLLENHEIM	SC	29516
230LD043	PEARCE SHELBY JEAN	PO BOX 415	MICRO	NC	27555
230LA022	MITCHEM MICHAEL OR	2081 LOTT STREET SW	SUPPLY	NC	28462
230EA026	ROBINSON DAVID LEE	1980 CHRIS STREET SW	SUPPLY	NC	28462
230EA010	BROWNING JOHNNY M	3010 LEWIS ST SW	SUPPLY	NC	28462
230LA012	TAYLOR JAMES R ETUX FAYE H	132 N 2ND STREET	FAIRMONT	NC	28340
230LB001	CASSELL SUSAN DUCAN ETVIR	2054 LOTT STREET SW	SUPPLY	NC	28462
230LA007	FAGGART WILLIAM EUGENE ETUX	2531 OLD LINWOOD ROAD	LEXINGTON	NC	27292
230LA011	HEWETT JAMES CALVIN	1201 HOLDEN BEACH RD SW	SUPPLY	NC	28462-3161
230LA010	HEWETT JAMES CALVIN	1201 HOLDEN BEACH RD SW	SUPPLY	NC	28462-3161
230EA023	DAVIS SHELLY	153 SPICEWOOD CIR	TROUTMAN	NC	28166-7619
230MD041	BARRY H & ANNE H AUGUST REV LIV TRU	2035 BLUEFIN TER SW	SUPPLY	NC	28462-2690
230LA019	IVEY GRANT ETUX	1956 LOVETTE RD	LUMBERTON	NC	28358-8374
230LA018	IVEY GRANT ETUX	1956 LOVETTE RD	LUMBERTON	NC	28358-8374
230LA017	IVEY GRANT ETUX	1956 LOVETTE RD	LUMBERTON	NC	28358-8374
230LA009	ADKINS DONALD K	PO BOX 86	SUPPLY	NC	28462-0086
230EB003	HALL BRIAN SCOTT	4866 SUGARBERRY DR	SHALLOTTE	NC	28470-3460
230EA012	HOLLINGSWORTH DONNIE R ETUX	3046 LEWIS ST SW	SUPPLY	NC	28462-2625
2300007140	MITCHEM MICHAEL L ETUX	2081 LOTT ST SW	SUPPLY	NC	28462-2628
230EB094	BREKKEK MARK S ETUX	247 EDBROOKE DR	BELLEVILLE	IL	62221-4568
230LA016	FLEMING MATTHEW S ETUX	2101 LOTT ST SW	SUPPLY	NC	28462-2630
2300007002	ROBERSON SHEILA S ETVIR	3170 HOLLERING POINT LN SW	SUPPLY	NC	28462-2668
23000070	ROBERSON SHEILA S ETVIR	3170 HOLLERING POINT LN SW	SUPPLY	NC	28462-2668
230LG01101	OYSTER HARBOUR HOMEOWNERS ASSOC INC	605 BRIARWOOD DR STE C	MYRTLE BEACH	SC	29572-5745
230LG009	KOZLOWSKI NORBERT ETUX	2304 W TANGLEWOOD DR SW	SUPPLY	NC	28462-5214
230LG002	ODOM GINA	2233 PHILIPPI CHURCH RD	RAEFORD	NC	28376-8040
230EB097	LARRY LYNN MAY & ALISA ELIZABETH MAY JT REV LIV TR	1784 OYSTER HARBOUR PKWY SW	SUPPLY	NC	28462-3538
230LG006	BECKER CHRISTOPHER M ETUX	305 FREDERICK DRIVE	LA PLATA	MD	20646-3919
230LG003	YEATTS DIANA CLAY	2216 KATHLEEN DR	GREENVILLE	NC	27858-9578
230EB093	TASSEY ROBERT ETUX	1328 ROSEHILL COURT	CONCORD	NC	28025
230LG004	YEATTS DIANA C	3351 STONE CRAB CT SW	SUPPLY	NC	28462-5496
230EB004	LIONELLE JAMES EMIL	315 N HAMPTON RD	WILMINGTON	NC	28409-3146
23000086	RAWLINGS RICHARD C JR ETUX	1999 CHRIS ST SW	SUPPLY	NC	28462-2639
230EA028	LEWIS SAMUEL W III ETUX	2191 PEPPERIDGE DRIVE	AUGUSTA	GA	30906
230EA027	LEWIS SAMUEL W III ETUX	2191 PEPPERIDGE DRIVE	AUGUSTA	GA	30906
230EB006	SIUTA JEFFERY T ETUX	2054 VALLEY VIEW DR	QUAKERTOWN	PA	18951
230EB005	ODOM CANDACE ANN	3595 RIVER VIEW LN SW	SUPPLY	NC	28462-2642
230EB008	MATTHEWS DANIEL R ETUX	2219 BOWMAN ST SW	SUPPLY	NC	28462-6109
230LB043	CASSELL SHANNON LEIGH	2051 N TANGLEWOOD DR SW	SUPPLY	NC	28462-2650
230EB007	ANTIMO JVINCENT DIGENNARO REVOCABLE LIVING TRUST AND	1114 LENOX CT	CAPE CORAL	FL	33904-5935
23000073	HEWETT JAMES CALVIN ETUX	1201 HOLDEN BEACH RD SW	SUPPLY	NC	28462-3161
2300007139	DOLPHIN SHORES DEV CO LLC	772 LIBERTY LANDING WAY	WILMINGTON	NC	28409-6501
2300007104	DOLPHIN SHORES DEV CO LLC	772 LIBERTY LANDING WAY	WILMINGTON	NC	28409-6501
2310000204	DMD LLC	3298 WESTRIDGE LN SW	CONCORD	NC	28027-9016
230EA011	GARVIN MARIE	2576 JACKSON ST SW	SUPPLY	NC	28462-5602
230EB001	LARRY LYNN & ALISA ELIZABETH MAY JOINT REV LIV TRU	1784 OYSTER HARBOUR PKWY SW	SUPPLY	NC	28462-3538
230LA013	FLOR JORDAN	1221 ANN ST SW	SUPPLY	NC	28462-2901
230LA015	TODD JAMES C	4402 BOONE ST SW	SHALLOTTE	NC	28470-5506
230LG001	BODENHEIMER DAVID WAYNE ETUX	242 N HAWTHORNE RD	WINSTON SALEM	NC	27104-4329
230LA014	LEWIS LOUIE A SR	237 OCEAN HWY E	SUPPLY	NC	28462-3359
230LG005	FLANARY MICHAEL J ETUX	8705 HOLLY POND ROAD	SANFORD	NC	27332
230MD042	CAMDEN MARK D ETUX	94 NELSON FARM RD	BRISTOL	CT	06010-3170
230EB002	MACCHIONE RAFFAELE ET	5120 OLDE SOUTH ROAD	RALEIGH	NC	27606
230LG010	GROBERG LAURENCE E ET	3339 STONE CRAB CT SW	SUPPLY	NC	28462
230LG011	ORRISON HERMAN M ET	1293 PALATKA PLACE SE	BOLIVIA	NC	28422
230LG007	HOWE SUSAN	3900 MALLARD WAY	LITTLE RIVER	SC	29566-6410
230LG008	TAYLOR ROBERT H AND	PO BOX 882465	STEAMBOAT SPRINGS	CO	80488-2465
230MD043	LOMELI RIGOBERTO O	2508 DOGWOOD RD	LONGS	SC	29568-6923

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
23100002	HEWETT JAMES C ETUX	1201 HOLDEN BEACH RD SW	SUPPLY	NC	28462-3161
2300007105	HEWETT JAMES CALVIN	1201 HOLDEN BEACH RD SW	SUPPLY	NC	28462-3161

APPLICANT(S)

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-58

Applicant: OIB 138 Ventures, LLC

Project Name: Glendale Arbor Planned Development

Property Location: Ocean Highway West (US 17)

Parcel Number: 21200032

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

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

Proposed Use: 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.

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 27.58 acres. The developer is proposing 87.6 acres of dedicated open space. The developer is also proposing 4.15 acres of recreation space of which 4.13 acres are required.
- The proposed 173 lots will generate approximately 1,655 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 87.6 acres of open space where as 27.58 acres are required.
 2. 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 July 20, 2021. A neighborhood verification form will be provided at the Planning Board meeting.
- TRC was held on July 15, 2021.

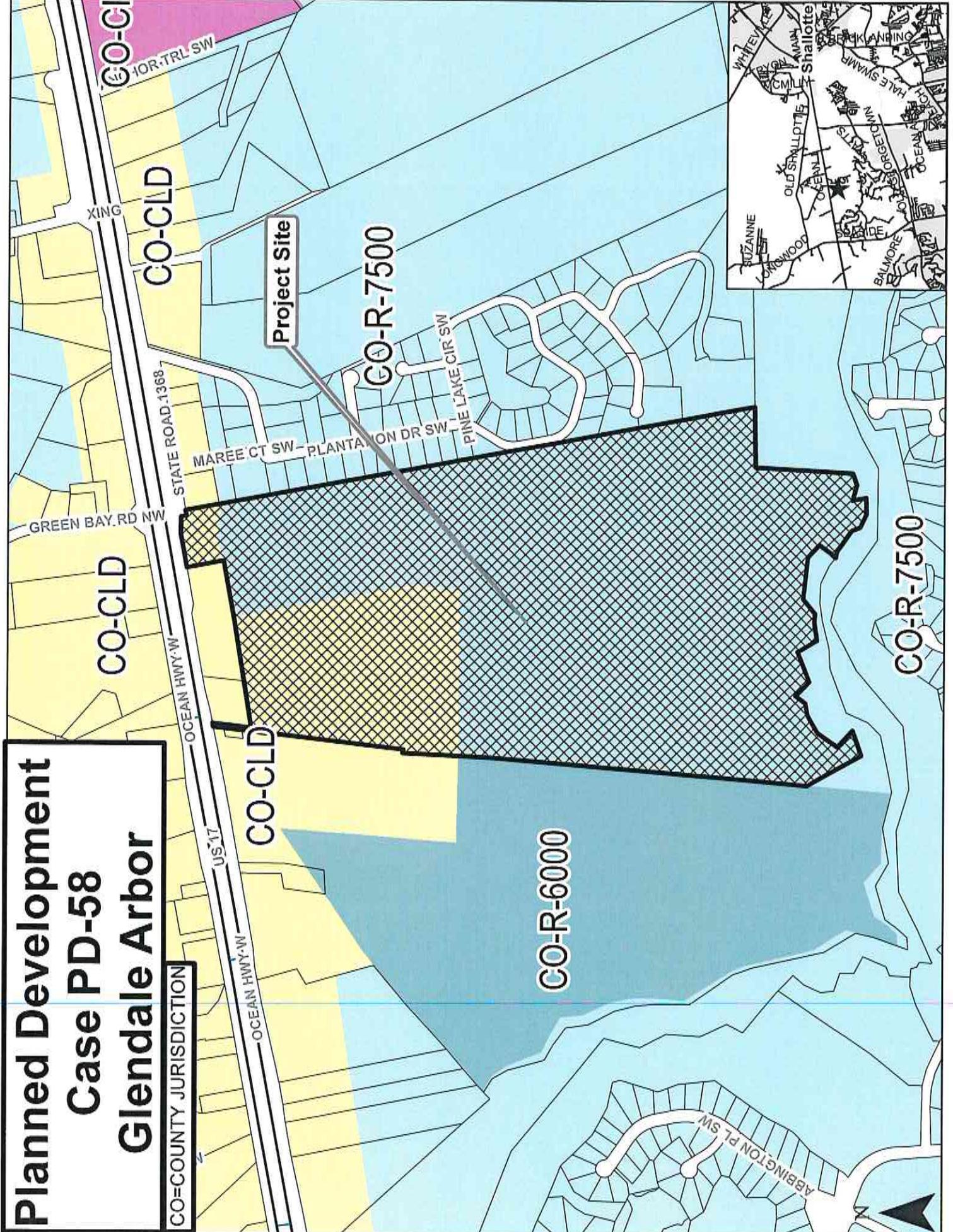
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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. Revise note for Recreation Areas #2 and #3 to remove the term "potential" and indicate that the walking trail will be installed.

Planned Development Case PD-58 Glendale Arbor

CO=COUNTY JURISDICTION



Project Site

CO-CLD

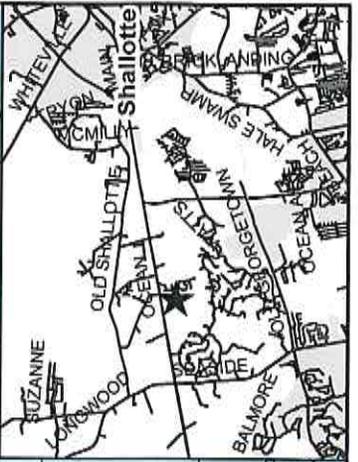
CO-R-7500

CO-CLD

CO-CLD

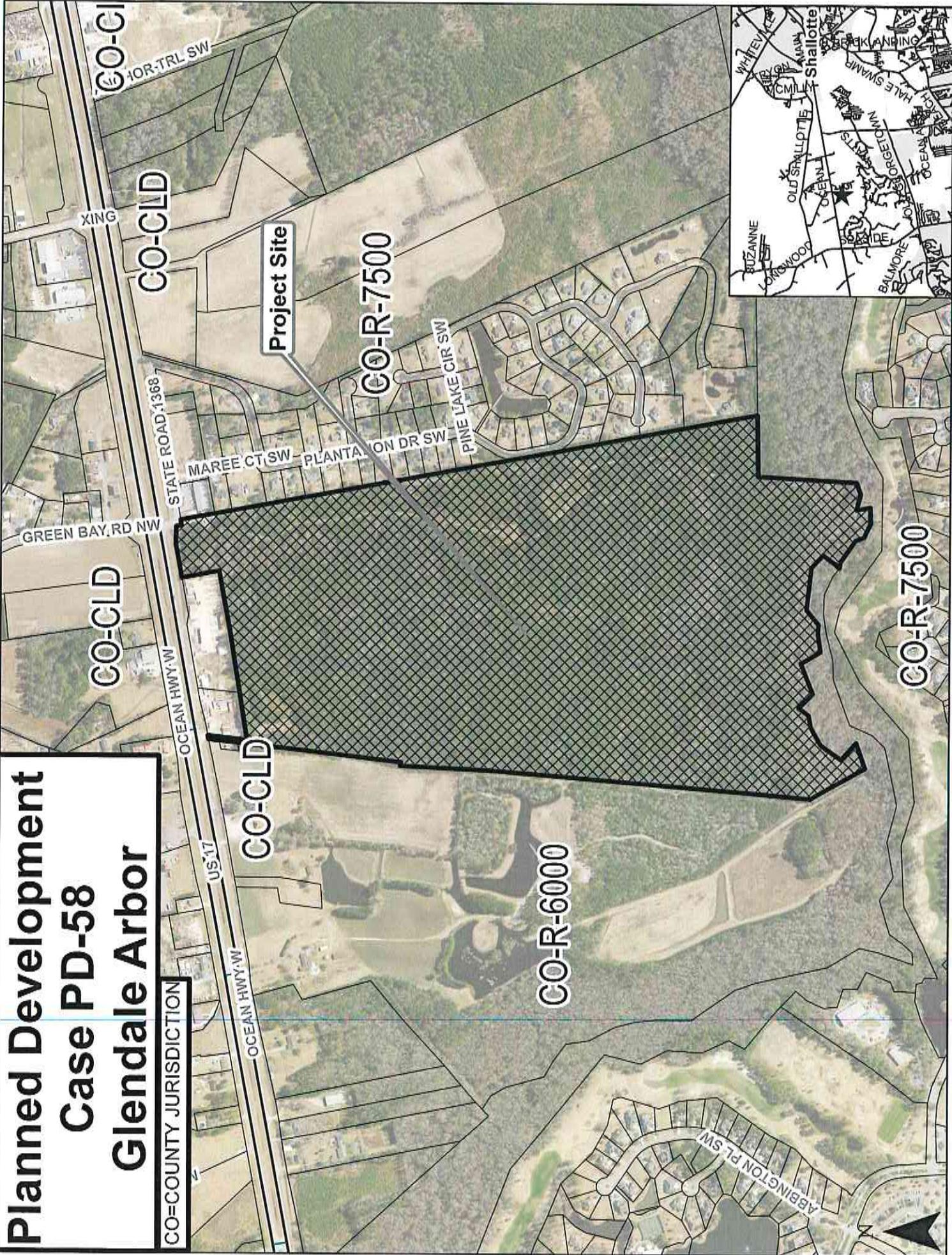
CO-R-6000

CO-R-7500



Planned Development Case PD-58 Glendale Arbor

CO=COUNTY JURISDICTION



Project Site

CO-CI
HOR-TRL SW

CO-CLD

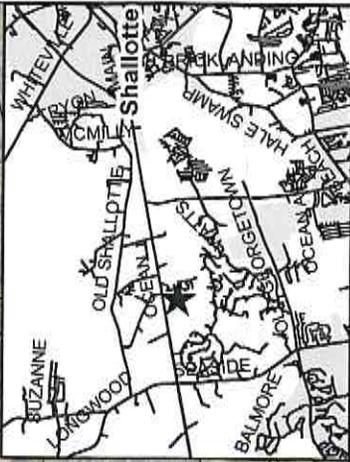
CO-R-7500

CO-CLD

CO-CLD

CO-R-6000

CO-R-7500





Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>PD-58</u>	Invoice # <u>505633</u>
Date Received: <u>08 Jul 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 OIB138 Ventures, LLC	Phone (910) 791-6707
	Address 60 Gregory Rd, Suite 1	Fax
	City, St, Zip Belville, NC 28451	Email aengebretson@paramounte-eng.com

Applicant or Representative	Name Same as Property Owner	Phone
	Address	Fax
	City, St, Zip	Email

Property Information	Address
	Tax Parcel(s) 21200032
	Acreage 137.93 acres
	Current Zoning CO-CLD & CO-R-7500
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name Glendale Arbor
	Modification or Expansion Of Existing PD? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres 136.6 ac. Lots 173
	Multi-Family Acres 0 acres Units 0
	Commercial Acres 1.3 acres

Authorization	Property Owner Signature <u>[Signature]</u>	Date <u>7/1/21</u>
	Applicant/Representative Signature <u>[Signature]</u>	Date <u>7/1/21</u>

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

July 16, 2021

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

**RE: Glendale Arbor Planned Development
File # PD-58**

Dear Mr. Shuler,

The Technical Review Committee (TRC) at their July 16, 2021 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please provide a road stubout to Tax Parcel 21100021.
- Please label the western entrance will be for emergency purposes with an emergency services accessible gate.
- Please provide a turnaround on road "E" adjacent to lot 161.
- Please show flood zone boundaries.
- Please correct open space calculations to include all wetlands and other open space areas.
- Please show and label any walking trails in the recreation space areas.
- Please label any proposed pedestrian trails in the development with connections between the single family and multifamily/townhome areas.
- Please include the two ponds in phase 3 as open space areas/parks. Ensure pedestrian access.
- Please note that a TIA will be completed prior to construction.
- Please note that each lot will have a minimum of 2 driveway parking spaces per lot outside of the Right-of-Way.
- Please note that the pump station will be screened per Section 6.4 of the UDO.
- Please correct streetlight note that the streetlighting will comply with Section 6.9 of the UDO.

Comments from Stormwater

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

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



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- During design of the project, special consideration needs to be given to stormwater runoff from the site to the existing ditch that runs between the property and the Tall Pines Plantation. Stormwater runoff impacts to this ditch need to be minimized as much as is feasible.
- The County is requesting that additional attenuation of up to the 100-year 24-hour storm to be designed, if feasible, in addition to the normal 1-year and 10-year 24-hour storms.
- Please note on the plan "County and/or State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits."

Comments from Engineering

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

- Existing 20" watermain on Ocean Hwy (southern side).
- Existing 24" forcemain on Ocean Hwy (northern side).
- Existing 6" watermain on Pine Lake Circle if you want to loop line.
- Fire hydrant at entrance of neighborhood and every 800' throughout; end waterlines in a fire hydrant or Post Flushing Hydrant.
- Double water meter boxes required.
- Pump station to adhere to our specifications and details; for current location, no metering vault or odor control would be required.
- NCDOT Encroachment will be required.
- Project to be built to County or City specifications for water and sewer. A utility plan must be submitted and approved by Engineering and Emergency Management.

Comments from Fire Code Official

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

- Need to submit fire application at the following <https://forms.brunswickcountync.gov/Forms/fireapplication> . Need to also provide the following documents with the fire permit application. Construction documents (site plan, utility plan, building plan, appendix B code summary, life safety plan, and emergency responder radio coverage plan) when obtaining permits for construction. All new commercial buildings will require a separate permit application.
- This project shall comply with requirements of the Brunswick County fire marshal in conjunction with the current edition of the 2018 North Carolina Fire Prevention Code and the Brunswick County Fire Prevention Ordinance.
- Gates to be equipped with siren operated hardware system or a model 3200 Knox box.
- 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.



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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

TECHNICAL REVIEW COMMITTEE MEETING
July 15, 2021
Sign-In Sheet

DEPARTMENT

REPRESENTATIVE

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Duke Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Fire Code Administration

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

Brandon Johnson

Amy Aycock
Brigit Hana

Kevin Somerset
B. Babson

B. Bittenbender

Pat Swain

McPeters, H. Bunch

CASE PD-58

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2110002106	ATLANTIC TELEPHONE MEMBERSHIP CORP	P O BOX 3198	SHALLOTTE	NC	28459
212IA015	DOGRAMATZIS EKATERINI	181 PINE LAKE CIRCLE SW	OCEAN ISLE BEACH	NC	28469
212HA001	ANGIELOU INC	6369 OCEAN HIGHWAY WEST	OCEAN ISLE BEACH	NC	28469
2110001301	MILTON C DARR INC	PO BOX 884	OAK ISLAND	NC	28465
211000020	YANDLE JAMES TERRY	6449 OCEAN HWY WEST	OCEAN ISLE	NC	28469
21200031	YANDLE JAMES TERRY	6449 OCEAN HWY WEST	OCEAN ISLE	NC	28469
212IA001	TALL PINES PLANTATION POA INC	P O BOX 8038	OCEAN ISLE BEACH	NC	28469
212HB020	TALL PINES PLANTATION POA INC	P O BOX 8038	OCEAN ISLE BEACH	NC	28469
212HA012	LINKOUS BARRY LEE	41 MAREE CT SW	OCEAN ISLE BEACH	NC	28469
212HA021	RHODES JEREMY DUANE ETUX	72 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301
212IC004	HACK ROBERT E AND	187 COOL RUN CT SW	OCEAN ISL BCH	NC	28469-7319
212HB018	GODBEY LUTHER A ETUX	92 PLANTATION DR SW	OCEAN ISLE BEACH	NC	28469
212000512	WILLIAMS DANNY M ET	5753 OLD SHALLOTTE RD NW	SHALLOTTE	NC	28470
2120000203	CRANFORD SHARON B	2027 SUMMIT RIDGE LN	KANNAPOLIS	NC	28083-6284
212HA020	BARNER CHARLES ETUX	68 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301
212HA018	BARRETT JAMES E ETUX	58 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301
212IC005	HILDEBRAND TERENCE N ETUX	4593 CRUTCHFIELD FARM RD	LIBERTY	NC	27298-8095
212HB016	FENWICK AUSTIN J ETUX	84 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301
212HB014	BLANCHETTE DARRIN	76 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301
2120002906	ROHRBACK DAVID T ETUX	201 LONG BRANCH CT SW	OCEAN ISL BCH	NC	28469-7334
212IA017	SCHWANKE WILLIAM H ET	189 PINE LAKE CIR	OCEAN ISLE BEACH	NC	28469
212IA016	USSERY HAROLD JR ETUX	185 PINE LAKE CIR SW	OCEAN ISL BCH	NC	28469-7303
212HB017	MEDFORD BRIAN KEITH ETUX	152 N QUAIL RUN	FOREST CITY	NC	28043-8201
212IA027	VILLALPANDO OCTAVIO ETUX	180 PINE LAKE CIR SW	OCEAN ISL BCH	NC	28469-7300
212IA018	HAYES JOSEPH A ETUX	193 PINE LAKE CIR SW	OCEAN ISL BCH	NC	28469-7303
212HB015	HUGGENS JOHN ETUX	80 PLANTATION DR SW	OCEAN ISLE BEACH	NC	28469
21100013	SMITH ROBERT EARL ET	6514 OCEAN HWY W	OCEAN ISL BCH	NC	28469-3533
212HA019	CARMELENGO THOMAS R ETUX	463 MONMOUTH AVE	LEONARDO	NJ	07737-1129
212HA009	CHILD ANDREW W ET	6085 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
212HA017	SIKORSKI FRANK C ETUX	54 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301
2110003409	MAS PROPERTIES LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
212HB019	HOLLYFIELD ROBERT K II	96 PLANTATION DRIVE	OCEAN ISLE BEACH	NC	28469
21100021	LONG CAROLYN S	PO BOX 1117	SHALLOTTE	NC	28459-1117
2120000205	DONNA J SHANER REV LAND TRUST THE	133 PRESERVE LN	HOMER	GA	30547-1909

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21200032	NC 138 LLC	4605 OLEANDER DR STE 5	MYRTLE BEACH	SC	29577-5739

APPLICANT(S)

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

PARAMOUNTE

ENGINEERING, INC.

Report of Community Meeting for Glendale Arbor

Proposed Planned Development by OIB138 Ventures LLC
Brunswick County Parcel 21200032
(Approx. 138 acres west of Tall Pines Plantation)

While not required by Brunswick County for the proposed development, a community meeting was held by the applicant to discuss the Glendale Arbor proposal with interested neighbors. Notice of the meeting was mailed to all adjoining properties owners, including the Tall Pines Plantation HOA, as listed on the Brunswick County tax records. The meeting was held on July 20, 2021 at 6:00pm at Ocean Isle Beach Park, Picnic Shelter #1.

On behalf of the applicant, OIB138 Ventures LLC, the following people were in attendance: Allison Engebretson and Brad Schuler with Paramounte Engineering, Inc. Marc Pagès, Brunswick County's Senior Planner, was also in attendance.

In addition to the below summary of the meeting, the following items are attached:

1. A list of the adjacent property owners to whom written notice was mailed;
2. A copy of the written notice; and
3. A list of the parties who attended the meeting.

The following issues were discussed at the meeting:

- Location of a proposed interior street/buffer location
 - *Response: After hearing the concerns from the residents of Tall Pines Plantation, the applicant has updated the preliminary plan to flip the location of lots and an interior street which previously abutted the required bufferyard along Tall Pines Plantation. Doing so moved the street farther away from Tall Pines Plantation and placed the lots along the bufferyard, as preferred by the residents.*
- Stormwater management
 - *Response: The development will be designed as a low-density project consisting of grassed swales and stormwater ponds. Generally, the outfall is expected to flow toward the existing wetlands and Shallotte River. Detailed stormwater plans will be completed as part of the site plan review process if the proposal is approved. All applicable permits must be obtained prior to construction and all improvements must be completed prior to final plat approval.*
- Traffic impact and improvements
 - *Response: A Traffic Impact Analysis (TIA) is currently in progress. All required roadway improvements must be completed prior to final plat approval.*
- Buffers and landscaping
 - *Response: A 30-foot buffer is required along the Tall Pines Plantation neighborhood and will consist of evergreen vegetation at least 4-feet tall at the*

time of planting. The applicant is willing consider landscaping preferred by the adjoining neighbors. Leland Cypress trees where suggested.

- **Project timeline**
 - *Response: Obtaining all of the permits required to begin construction of the development (stormwater, land disturbance, driveway permit, etc) is expected to take several months. If approved, construction of homes is expected to begin in 2022. The development will be constructed in two phases.*
- **Enforcement of County and State regulations**
 - *Response: Prior to final plat approval, all required infrastructure must be installed and inspected by the appropriate government agency. Any deficiencies must be corrected prior to approval of the final plat. Any perceived violations during construction can be reported to the applicable local and state agencies for investigation.*

**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 216 townhomes on a gross site of 67.23 acres creating an overall density of 3.21 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 3.06 acres of recreation space of which 2.01 acres are required.
- The proposed 216 townhomes will generate approximately 1,255 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 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.

Planned Development Case PD-59 Anderson Tract

CO=COUNTY JURISDICTION

Project Site

CO-R-7500

CO-R-7500

CO-RR

GREEN PASTURES LN NW

CO-NC

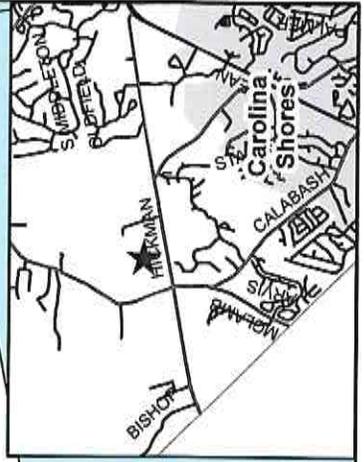
SR 1303

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-591</u>	Invoice # <u>506221</u>
Date Received: <u>7/10/21</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.



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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.
- 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. Page".



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Marc A. Pages
Brunswick County Senior Planner



TECHNICAL REVIEW COMMITTEE MEETING
July 15, 2021
Sign-In Sheet

<u>DEPARTMENT</u>	<u>REPRESENTATIVE</u>
NCDOT	
Brunswick Electric Membership Corp.	
Atlantic Telephone Membership Corp.	Brandon Johnson
Bell South	
Duke Energy	
Engineering & Utilities	Amy Aycock
Stormwater	Brigit Hana
Wildlife Resources	
GIS	
Building Inspections	Kevin Somersett
County Fire Code Administration	B. Babson
Parks & Recreation	
Environmental Health	
Brunswick County Planning Board	B. Bittendener
County Board of Education	
Soil and Water Conservation District	Pat Swain
Solid Waste (Operations Services)	
Town of St. James Representative	
Planning Department	Mc Pages, Hi Bunch
Other(s)	

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	NC	28467
22500016	LONG CURTIS R	5193 LAKEWOOD DR SW	SHALLOTTE	SC	29597
2250001801	BENNETT BETTY	1200 ASH LITTLE RIVER RD	ASH	NC	28470
2090003705	PADGETT WENDELL K ET	PO BOX 1135	SHALLOTTE	NC	28420
225HA018	BETZ ROBERT J ETUX	598 BERNICE RD	FRANKLIN SQ	NC	28459
22500024	DAVIS JIMMY DALE JR ET	1070 HICKMAN RD NW	CALABASH	NY	11010-1802
225HA019	RED PILL INVESTMENTS LLC	2133 GARDEN VIEW LANE	CALABASH	NC	28467-1908
2090003706	NORRIS JOHN P (LT) ETUX	1424 ASH-LITTLE RIVER RD	MATTHEWS	NC	28104
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	1424 ASH-LITTLE RIVER RD	ASH	NC	28420
22500023	COLGAN PATSY DAVIS AND	7806 CLARA CHASE DR	OOTEWAH	TN	37363
22500027	BETHEL CHURCH & CEMETERY	2615 NE 49TH ST #101	FORT LAUDERDALE	FL	33308
22500025	TORRES BERTIN ALEJANDRE AND	954 CALABASH RD NW	CALABASH	NC	28467-1918
		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

APPLICANT(S)

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