



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
December 13, 2021**

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

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

A. Planned Development – PD-62

Name: Cresswind
Applicant: Blueberry Ventures LLC
Tax Parcels: 21300066, 21300067 and 21300068
Location: Bricklanding Road (NC 179) and Old Georgetown Road (SR 1163)
Description: Cresswind is a proposed planned development to consist of 314 single family lots and 58 townhomes for a total of 372 residential units on 68.64 acres creating an overall density of 5.42 dwelling units per acre.

B. Planned Development – PD-67

Name: Turnpike Road Tract
Applicant: MAD M&R LLC
Tax Parcels: 18400038
Location: Turnpike Road (SR 1129) and Hewett (SR 1128)
Description: Turnpike Road Tract is a proposed planned development to consist of 447 single family lots on 185.84 acres creating an overall density of 2.41 dwelling units per acre.

C. Planned Development – PD-68

Name: Russ Tract
Applicant: Norris and Tunstall Consulting Engineering
Tax Parcels: 19700018
Location: Old Shallotte Road (SR 1316)
Description: Russ Tract is a proposed planned development to consist of 112 single family lots and 180 townhomes on 54.55 acres creating an overall density of 5.35 dwelling units per acre.

D. Rezoning Z-826

Proposed rezoning of approximately 21.32 acres located at Dixie Lane off of Bricklanding Road (NC 179) near Shallotte from R-7500 (Medium Density Residential) to RR (Rural Residential) for Tax Parcels 2130000501, 2130000207, & 2130000208.

E. Rezoning Z-827

Proposed rezoning of approximately 1.41 acres located at 5561, 5567 and 5573 Old Georgetown Road (SR 1163) near Shallotte from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcels 2130000113, 2130000103 and 2130000105

LAND USE PLAN MAP AMENDMENT LUM-827:

Request to amend Tax Parcels 2130000113, 2130000103 and 2130000105 located at 5561, 5567 and 5573 Old Georgetown Road (SR 1163) near Shallotte from LDR (Low Density Residential) to Commercial.

F. Rezoning Z-828

Proposed rezoning of approximately 30.49 acres located off Green Swamp Road (NC 211) near Supply from RR (Rural Residential) to R-6000 (High Density Residential) for Tax Parcel 15200037.

G. Rezoning Z-829

Proposed rezoning of approximately 42.5 acres located off Ash-Little River Road (SR 1300) near Ash from RR (Rural Residential) to R-6000 (High Density Residential) for Tax Parcels 20900054 and 2090005403.

LAND USE PLAN MAP AMENDMENT LUM-829:

Request to amend Tax Parcels 20900054 and 2090005403 located off Ash-Little River Road (SR 1300) near Ash from LDR (Low Density Residential) and Conservation to MDR (Medium Density Residential).

9) Other Business.

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

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
November 8, 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
William Bittenbender
Clifton Cheek
Richard Leary
Ron Medlin
Christopher Wood

MEMBERS ABSENT

None

STAFF PRESENT

Marc Pages, Principal Planner
Connie Marlowe, Admin. Asst. II
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Guy Willetts
Eric Lanier
Cheryl Howard

Allison Engebretson
Pam Freeman
Robert Balland

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.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 11-OCT-21 MEETING.

Mr. Bittenbender made a motion to approve the 11-Oct-21 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Pages said the Planning and Development Resource Information update has been removed from the agenda under Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARING.

A. Planned Development – PD-65.

Name: Mill Creek Residential Planned Development
Applicant: Paramounte Engineering
Tax Parcel(s): Portions of 12500047
Location: Mill Creek Road SE (SR 1514)
Description: Mill Creek Residential is a proposed Planned Development consisting of 324 single family lots on a gross site of 149.80 acres creating an overall density of 2.16 units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities and Fire Marshal requirements;
- The remainder of the property (approximately 614.60 acres) will be placed in a conservation easement or similar and will not be developed;

- Provide a stub out to Tax Parcel 11100005 adjacent to Lot 30; and
- Design the stormwater system to a 25-year storm event.

Mr. Dunham said a large portion of the property on the southern boundary appears to be wetlands and Mr. Pages concurred.

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

Ms. Allison Engebretson, representative for Paramounte Engineering, addressed the Board on behalf of the developer. Ms. Engebretson briefly discussed the property from a visual map. She stated that they want to use the planned development process to reduce lot sizes from 75' to 55' in width. She further stated that there will be active open space and pocket parks throughout the neighborhood.

Mr. Dunham asked if the wetlands are truly wetlands? Ms. Engebretson said the wetlands are not marsh wetlands, rather, they are woodland wetlands. She further stated that stormwater will drain to Mill Creek and she pointed out Mill Creek on the visual map.

Mr. Guy Willetts, owner of Tax Parcel 11100005, addressed the Board. Mr. Willetts was opposed to the proposed development due to its close proximity to the curve. He stated that this property was supposed to be preserved and never developed.

Ms. Pam Freeman addressed the Board. Ms. Freeman said she owns a farm in the area and she wanted to know if a buffer will be required? Mr. Pages said there is currently a natural buffer, but a minimum of 30' buffer is required. He further stated that additional plantings (3 canopy trees, 6 understory trees and 34 shrubs) are proposed for buffering purposes.

Mr. Eric Lanier addressed the Board. Mr. Lanier was also concerned with the potential stormwater runoff from the subject property when it is developed. He reiterated that this property was supposed to be preserved and never developed. Mr. Lanier was concerned with a proper buffer being in place to protect the current property owners and he concluded that the subject property is extremely wet.

Mr. Robert Balland, representative for Paramounte Engineering, addressed the Board. Mr. Balland said they will address stormwater runoff and adequate buffering will be installed as required by the Brunswick County Unified Ordinance. Mr. Balland said this will be a low density project and stormwater retention ponds (approximately 12) will be on the site. He explained how stormwater events are evaluated based on the proposed 25-year storm event.

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 Mill Creek Residential Planned Development (PD-65) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-66.

Name: Highway 17 Mixed Use Planned Development
 Applicant: Paramounte Engineering
 Tax Parcel(s): 21200009
 Location: Ocean Highway West (US 17) and Old Shallotte Road NW (SR 1316)

Description: Highway 17 Mixed Use is a proposed Planned Development consisting of 300 multifamily units, 220 townhomes or single family lots and 20.07 acres of commercial area on a gross site of 67.07 acres creating an overall density of 7.75 units per acre.

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 asked if the developer is proposing 3 entrances off US 17 and Mr. Pages replied, yes. Mr. Pages added the North Carolina Department of Transportation (NCDOT) has to approve the proposed entrances.

Mr. Cheek asked if future development will be townhomes or single-family homes? Mr. Pages said they are requesting that they be allowed to have either single-family or townhomes based on the market at the time of development.

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

Ms. Allison Engebretson, representative for Paramounte Engineering, addressed the Board on behalf of the applicant. Ms. Engebretson identified the subject property from a visual map. She stated that this site is a great location for commercial activity as well as a residential component. Ms. Engebretson said they are proposing a multi-family section for apartments with an amenity area in the center. She stated that the residential component (single-family or townhomes) will be determined based on the market at the time of development. She said a Traffic Impact Analysis (TIA) is required and road improvements will be made based on the outcome of the TIA.

Mr. Dunham asked about the proposed amenities (clubhouse, tennis court and pool) in relation to the 18 parking spaces proposed for approximately 1,000 residents. Ms. Engebretson said they are hoping residents will be amenable to walking to the proposed amenity area. Mr. Pages interjected that staff has not calculated and/or approved the required number of parking spaces for the amenity area.

Ms. Cheryl Howard, owner of Tax Parcel 1960002004, addressed the Board. Ms. Howard was concerned with the curve in the immediate area and the heavily traveled Old Shallotte Road NW (SR 1316) during school hours and normal traffic. Mr. Dunham said NCDOT will likely require road improvements in 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 Highway 17 Mixed Use Planned Development (PD-66) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Mr. Pages addressed the Board. He stated that Zoning Cases Z-822, Z-823 and Z-824 were approved at the 11-Oct-21 meeting and there were no appeals, so the Board's decision stands. Zoning Case Z-800CZ is still in a holding process as we are waiting for the consultant to provide the results to Brunswick County Public Utilities.

- Blueprint Brunswick Update

Mr. Pages addressed the Board. He stated that the Blueprint Brunswick Community Open House will be 18-Nov-21 from 4:00 p.m. – 7:00 p.m. at the Cooperative Extension Training Center (Building N) at the County Government Complex. Mr. Pages invited Board members to attend and be a part of the discussion.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-62

Applicant: Paramounte Engineering

Project Name: Cresswind Planned Development

Property Location: Bricklanding Road (NC 179) and Old Georgetown Road (SR 1163)

Parcel Number: 21300066, 21300067, 21300068

Zoning District: R-7500 (Medium Density Residential)
Density Maximum – 5.8 Dwelling Units per Acre
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

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

Proposed Use: Cresswind is a proposed planned development to consist of 314 single family lots and 58 townhomes for a total of 372 residential units on 68.64 acres creating an overall density of 5.42 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per 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 13.73 acres. The developer is proposing 20.14 acres of dedicated open space. The developer is also proposing 8.5 acres of recreation space of which 2.06 acres are required.
- The proposed 372 residential units will generate approximately 3,383 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots or prior to final site plan approval.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 20.14 acres of open space where as 13.73 acres are required.
 2. The developer is proposing 8.5 acres of recreation space where as 2.06 acres are required.
 3. Sidewalks will be installed throughout the development on one side of the street.

- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
 3. Ability to construct residential units without subdividing the property.

- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on November 18, 2021.
- TRC was held on August 12, 2021.

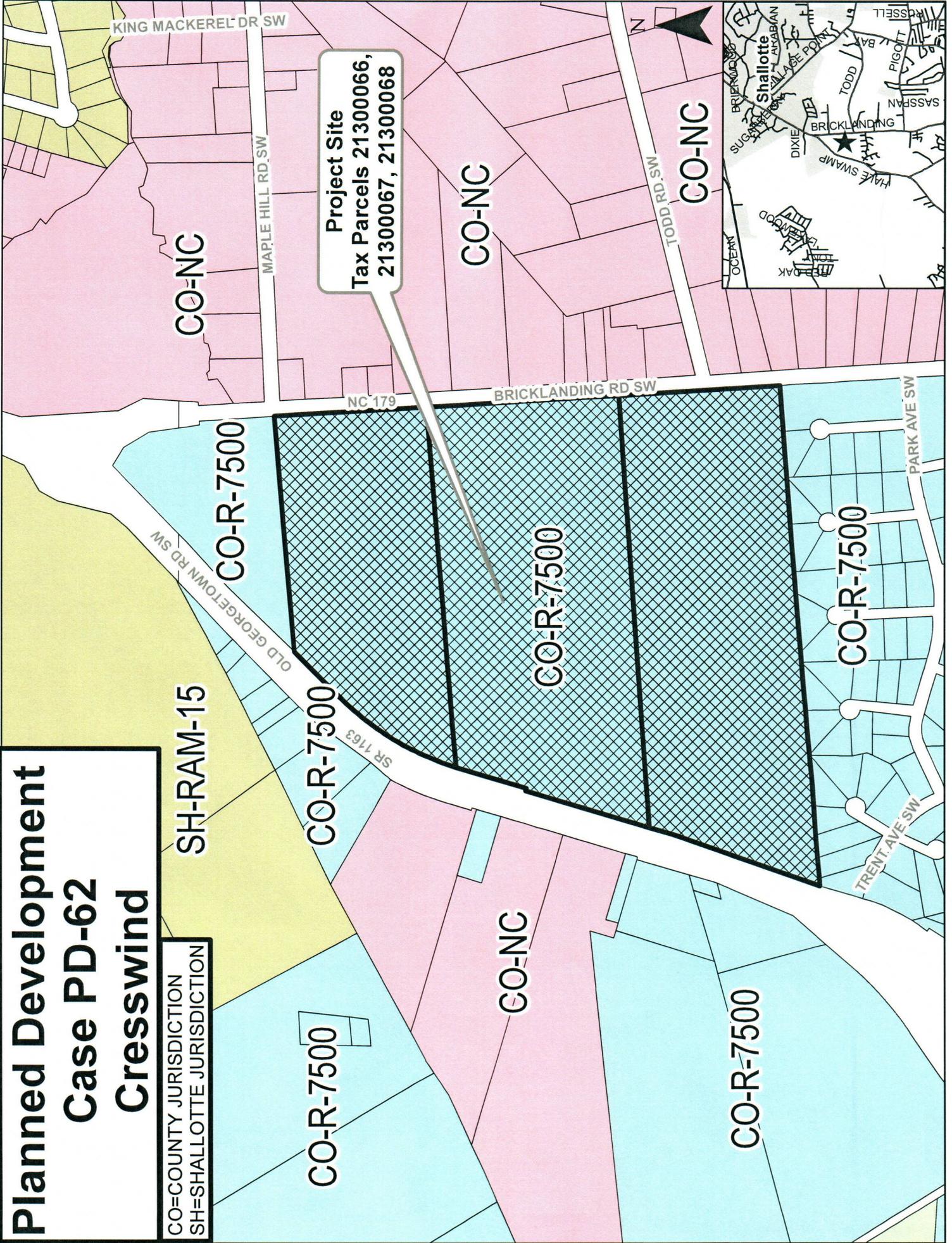
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

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

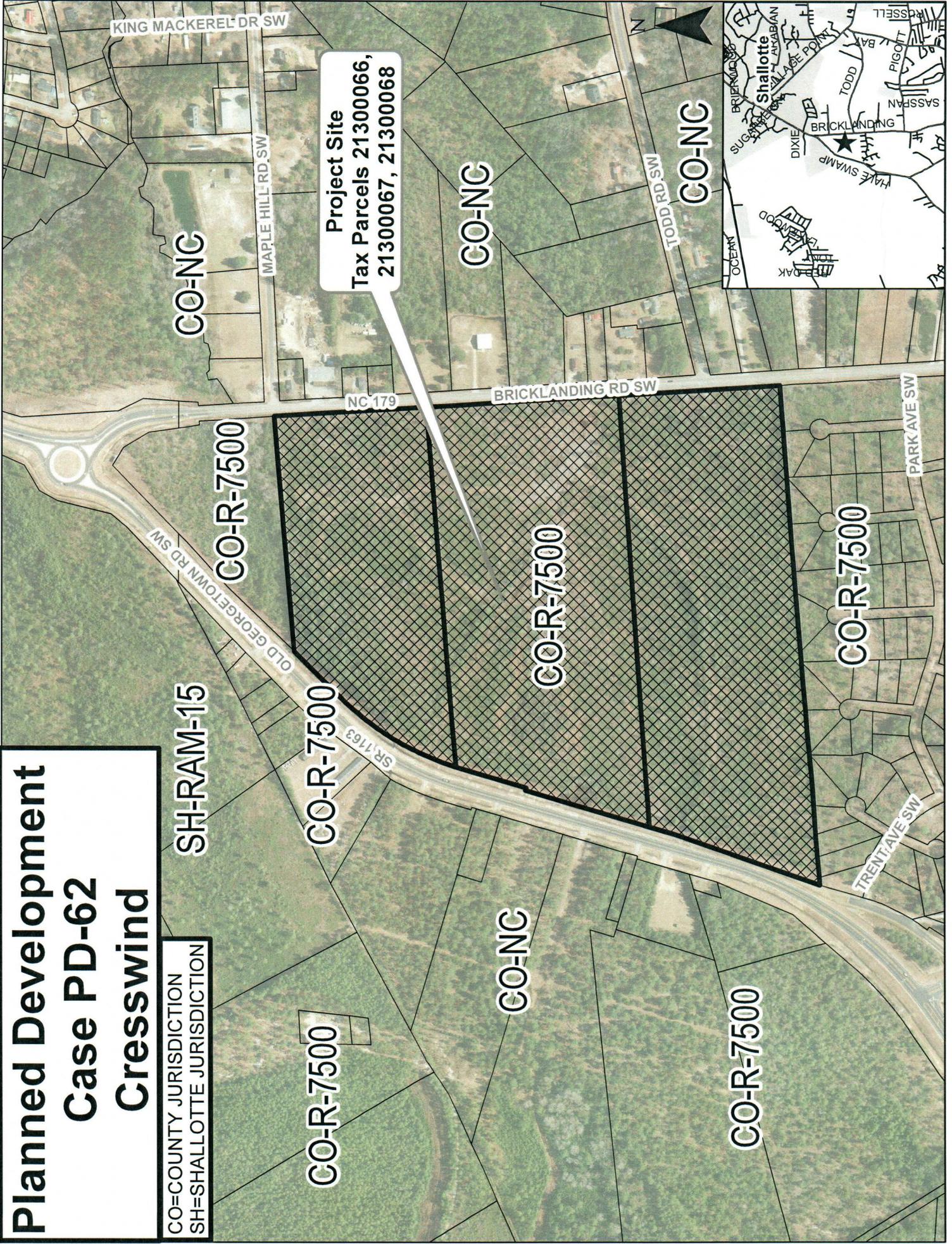
Planned Development Case PD-62 Cresswind

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION



Planned Development Case PD-62 Cresswind

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION



Project Site
Tax Parcels 21300066,
21300067, 21300068

CO-NC

CO-R-7500

SH-RAM-15

CO-R-7500

CO-R-7500

CO-NC

CO-NC

CO-R-7500

CO-NC

CO-R-7500

CO-R-7500

PARAMOUNTE

ENGINEERING, INC.

Report of Community Meeting for Cresswind Planned Development

Proposed Planned Development by Blueberry Ventures, LLC
Brunswick County Parcel 21300066, 21300067, 21300068
(± 68.64 acres between Hwy 179 & Old Georgetown/Hale Swamp Rd)

While not required by Brunswick County for the proposed development, a community meeting was held by the applicant to discuss the Cresswind proposed planned development proposal with interested neighbors. Notice of the meeting was mailed to all adjoining properties owners as listed on the Brunswick County tax records. The meeting was held on November 18, 2021 at 5:00-6:00pm at Ocean Isle Beach Park, Picnic Shelter #1. There was a misprint on the community meeting notice. One location on the notice identified the meeting as 5:00-6:00 and one location stated 6:00. Because of the mistake, we discussed the project with all neighbors that attended in both 5:00 and 6:00 hour segments.

Allison Engebretson with Paramounte Engineering, Inc. conducted the meeting with 5 neighbors attending at various times through the meeting. All information was repeated each time a new neighbor joined the group. 2 neighbors live across Bricklanding Rd (HWY 179) from the Single-Family Build for Rent portion of the PD and one lives across from the Single-Family section along Hale Swamp Rd. The remainder of attendees were family members of one participant living in the area, but not directly adjacent to/across the street from the project.

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:

- Project Overview
 - *The proposed Planned Development will consist of three product types: single family lots for sale, townhomes/duplexes, and single-family build for rent.*
 - *Explanation of what single family build for rent means and what it will look like. We propose a neighborhood of single and duplex/townhomes that will look and feel like a neighborhood but are rented and operated much like an apartment complex in that all maintenance (interior and exterior) is managed by a management company.*
 - *We showed an example build-for-rent (BFR) community and explained the open space and amenity areas dedicated to the BFR residents.*
 - *The PD "bubble plan" and process from community meeting to full permitted project was explained to the group.*



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

August 13, 2021

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

**RE: Cresswind Planned Development
File # PD-62**

Dear Ms. Engebretson,

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

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

Comments from Planning:

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

- Planning Staff has significant reservations about the project proceeding to Planning Board without clearer details on how the project will be incorporated with the adjacent property know as “The Park/Lakeview at Bricklanding.” Please show all proposed connections including any additional connections to the NCDOT road system.
- The designation of “for sale” units and “for rent” units are elements that cannot be considered as a basis for approval as this is unenforceable. Please differentiate these units by another category such as lot size or similar. Please differentiate the two amenity areas by another designation.
- Please revise parking note to indicate that there will be two 9’ x 18’ driveway parking spaces outside of the ROW.
- Please list the buffer depths for both periphery and street buffers in the site notes. Additionally please note that all buffers will be common area and located outside of all individual lots.
- There are two separate open space calculations with differing figures. Please address.
- Please revise the corner side yard setback to be at least 10’.
- Please remove the black dashed lines from the PD-1 plan sheet.
- A neighborhood meeting is required 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.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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- State and County Stormwater Permits are required before any construction.
- It is recommended to design the stormwater control measures to control a larger storm event than the 1-year and 10-year 24-hour storms that are required by the Brunswick County Ordinance.

Comments from Engineering

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

- Existing 12" watermain on Bricklanding Rd.
- Brunswick County has no sewer in this area; the closest Brunswick County sewer is a 12" forcemain at Bricklanding/Beach Dr intersection (~1.5 miles).
- Town of Shallotte may have sewer in the area.
- Looped water system with 2 connections to Bricklanding Rd preferred.
- Hydrants required at the entrances to the neighborhood.
- Double water meter boxes required.
- NCDOT Encroachment required for Bricklanding Rd water connection.

Comments from Fire Code Official

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

- Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> Select Fire Application and complete all applicable fields. And upload civil/utility plans
- Need to provide a civil plan in PDF format showing road width per NCDOT standards.
- Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.

Note 1: Final plat will require fire approval.

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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 20, 2021.

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

Sincerely,

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

Marc A. Pages
Brunswick County Senior Planner



Planned Development (PD)

Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>PD-62</u>	Invoice# <u>509354</u>
Date Received: <u>8/2/21</u>	
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

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

Property Owner	Name	Blueberry Ventures LLC	Phone	(910) 791-6707 (rep)
	Address	60 Gregory Rd, Suite 1	Fax	
	City, St, Zip	Belville, NC 28451	Email	aengebretson@paramounte-eng.com

Applicant or Representative	Name	Same as above.	Phone	
	Address		Fax	
	City, St, Zip		Email	

Property Information	Address	
	Tax Parcel(s)	21300066, 21300067, & 21300068
	Acreage	70.42
	Current Zoning	R-7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Cresswind		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	19.01	Lots	138
	Multi-Family Acres (Duplex, Quadraplex)	15.18	Units	192
	Commercial Acres	0		

Authorization	Property Owner Signature		Date	<u>7/28/21</u>
	Applicant/Representative Signature		Date	<u>7/28/21</u>

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

CASE PD-62

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
213000104	ELECTRIC CO THE	P O BOX 608	SMITHFIELD	NC	27577
2130006301	HILL JEFFREY L ETUX	3793 ASTEROID RD	ASHEBORO	NC	27205-2800
2290001602	WRIGHT MICHAEL E	223 E MIDDLE STREET #1FL	GETTYSBURG	PA	17325
2130005118	MENDENHALL CATHERINE NORTHCOTT	49 SCOTLAND ST	OCEAN ISL BCH	NC	28469-7629
2130006306	DUCKWORTH PAMELA N	138 SHALLOTTE BLVD	OCEAN ISLE BEACH	NC	28469-7712
2130000113	OCEAN SIDE CORPORATION	PO BOX 4640	CALABASH	NC	28467
2130000109	SHEFFIELD SEAFOOD & GROCERY INC	57 CAUSEWAY DRIVE SW	OCEAN ISLE BEACH	NC	28469
21300057	ROB JOHNSTON LANDSCAPING LLC	1812 TREE SHORE CIR SW	OCEAN ISLE BEACH	NC	28469
21300058	JOHNSON ELLA HILL	P O BOX 2655	SHALLOTTE	NC	28459
21300060	HICKMAN CLARICE R (LT)	PO BOX 1202	SHALLOTTE	NC	28459
2130006304	COASTAL SAND INC	PO BOX 7322	OCEAN ISLE BEACH	NC	28469
21300069	LUDLUM KAREN HOPE	7157 RIVERFRONT DRIVE	NASHVILLE	TN	37221
2290004701	GORE TIMOTHY WARREN	923 BRICKLANDING RD SW	SHALLOTTE	NC	28470
2290001401	LITTLE LISA E	3250 EXUM RD NW	ASH	NC	28420
2290004802	TODD HENRY KELLY	P O BOX 1911	SHALLOTTE	NC	28459
21300059	ROBINSON JONATHAN WAYNE (LT)	1141 RUTLEDGE LANDING DR	KNIGHTDALE	NC	27545-8155
2130000112	CAUSEY ELOISE P	985 VILLAGE POINT RD	SHALLOTTE	NC	28470-5335
2130005901	ROBINSON JONATHAN WAYNE	1141 RUTLEDGE LANDING DR	KNIGHTDALE	NC	27545-8155
2130000111	WHITE R D III	PO BOX 40	SHALLOTTE	NC	28459-0040
21300001	WHITE R D III	PO BOX 40	SHALLOTTE	NC	28459-0040
2130000107	WHITE R D III	PO BOX 40	SHALLOTTE	NC	28459-0040
2130000105	BARRETT JAMES E	58 PLANTATION DR SW	OCEAN ISL BCH	NC	28469-7301
21300061	MARINE SERVICES OF BRUNSWICK COUNTY INC	PO BOX 6750	OCEAN ISL BCH	NC	28469-0750
2130000103	FERRELL GLENN WALLACE ETUX	21827 ADVOCATES CT	CORNELIUS	NC	28031-8162
22900047	HALL BARBARA E	1910 GOOSE CREEK RD	OCEAN ISLE BEACH	NC	28469
2130000108	SHEFFIELD JOHN C ET	57 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2130006302	PLYLER RICHARD HARVEY ET	3101 POPLIN ROAD	MONROE	NC	28110
21300062	REYNOLDS ISAAC T ET	4521 WILLOWS CT	HIGH POINT	NC	27265-9469
229BA045	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA044	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA046	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA076	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA095	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA065	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA066	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA067	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA077	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA086	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA087	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA088	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA089	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA078	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA096	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA054	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA056	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
229BA043	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
2130000106	DIER KAROLYN J AND	PO BOX 352	SHALLOTTE	NC	28459-0352

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21300066	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
21300067	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276
21300068	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276

APPLICANT(S)

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-67

Applicant: MAD M&R LLC

Project Name: Turnpike Road Planned Development

Property Location: Turnpike Road (SR 1129) and Hewett (SR 1128)

Parcel Number: 18400038

Zoning District: RR (Rural Residential)
Density Maximum – 2.8 Dwelling Units per Acre
“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.”

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

Proposed Use: Turnpike Road is a proposed planned development to consist of 447 single family lots on 185.84 acres creating an overall density of 2.41 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, agricultural 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 27.88 acres. The developer is proposing 86.14 acres of dedicated open space. The developer is also proposing 7.26 acres of recreation space of which 4.18 acres are required.
- The proposed 447 lots will generate approximately 4,278 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and driveway permit from NCDOT will be required prior to the recording of the individual lots or prior to final site plan approval.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 86.14 acres of open space where as 27.88 acres are required.
 2. The developer is proposing 7.26 acres of recreation space where as 4.18 acres are required.
 3. Sidewalks are proposed throughout the development on both sides of the roads.
 4. An elevated boardwalk and walking trail shall connect the northern and southern portion of the development through the wetlands.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on December 3, 2021.
- TRC was held on November 10, 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:

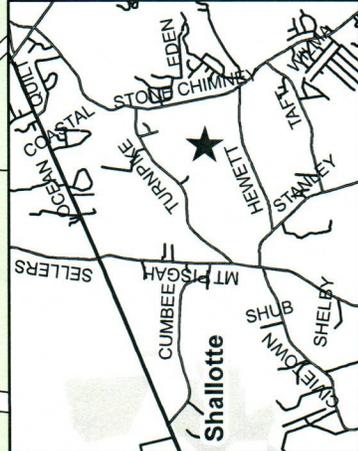
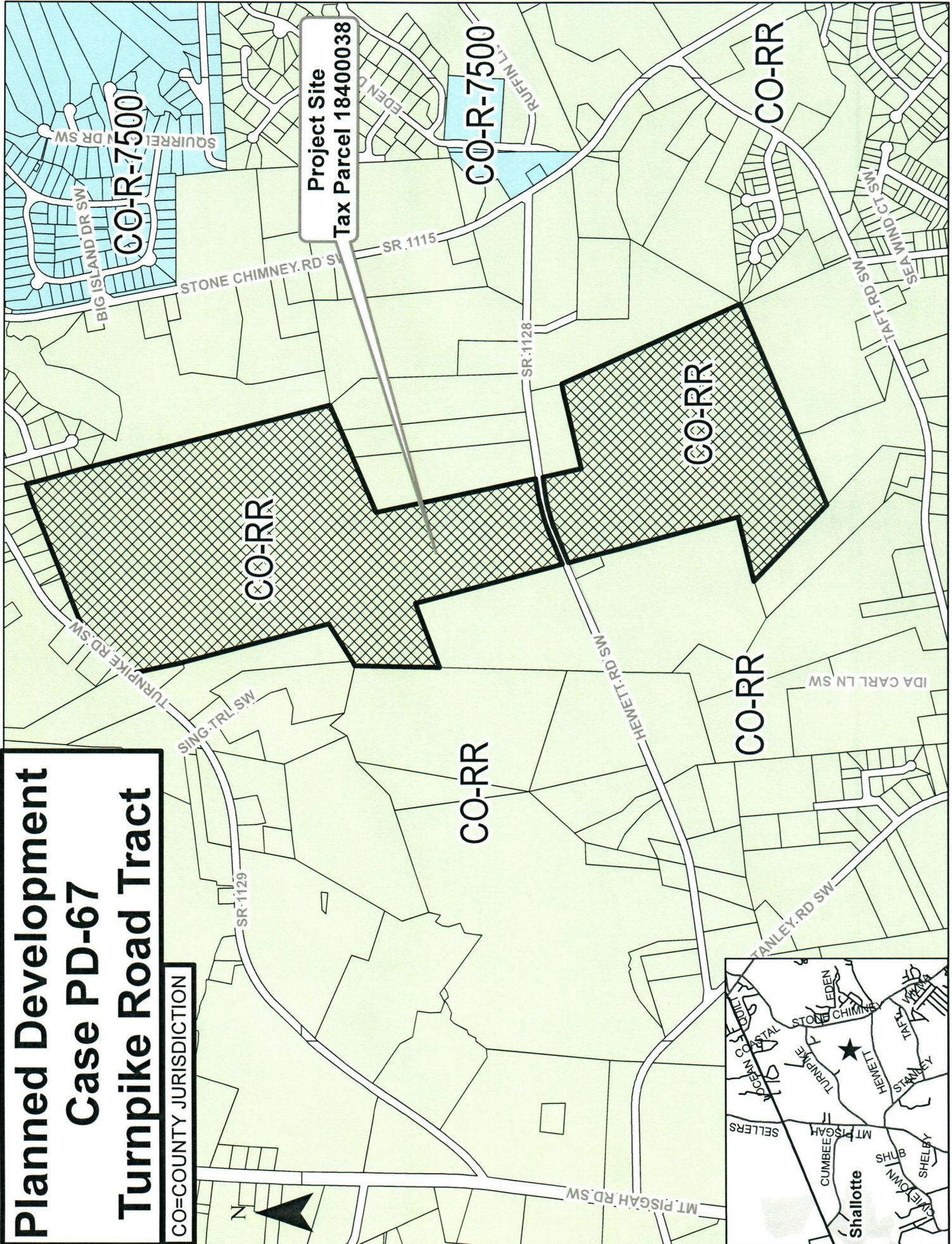
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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-67 Turnpike Road Tract

CO=COUNTY JURISDICTION



Project Site
Tax Parcel 18400038

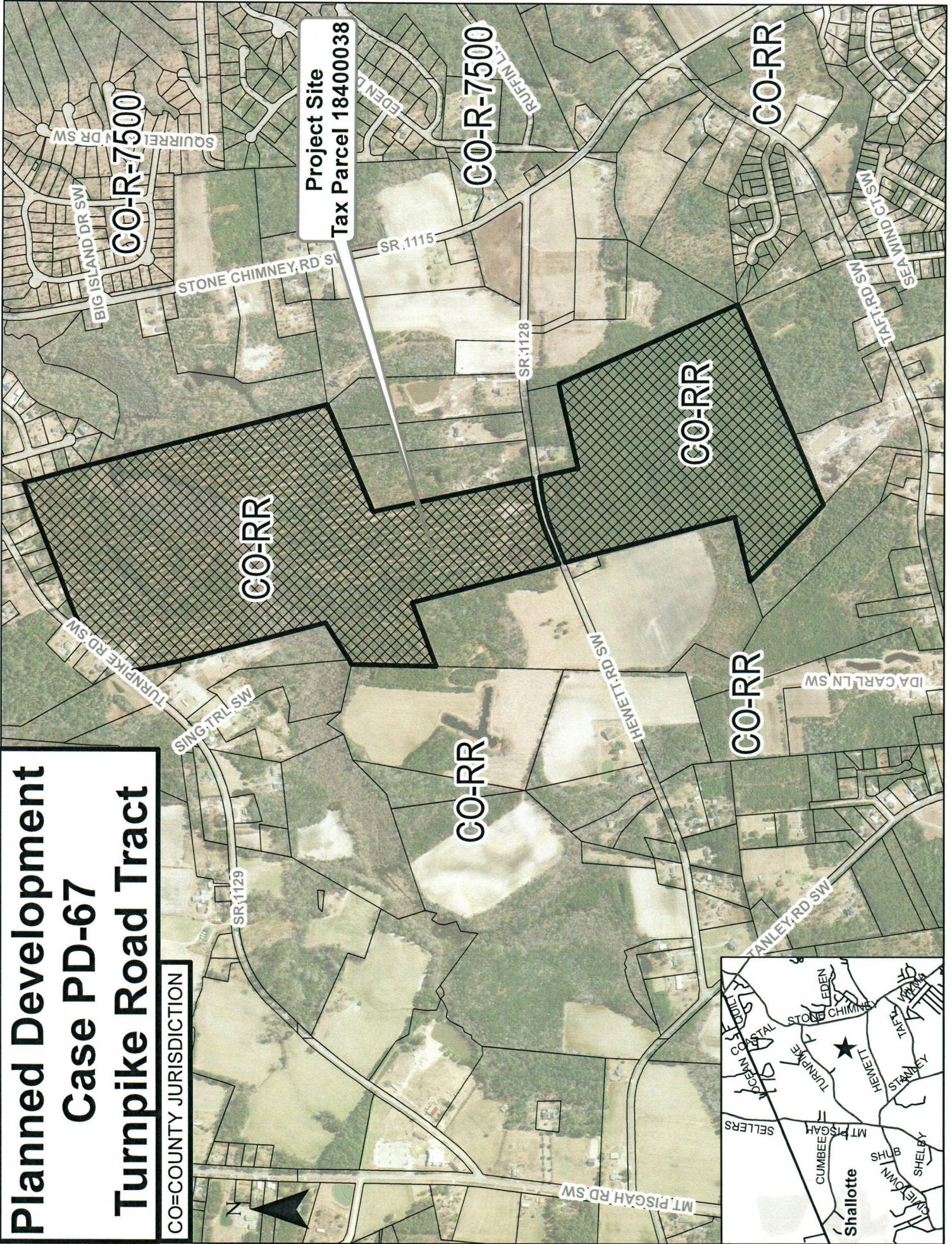


Planned Development Case PD-67 Turnpike Road Tract

CO=COUNTY JURISDICTION



Project Site
Tax Parcel 18400038



CO-RR-7500

CO-RR-7500

CO-RR

CO-RR

CO-RR

CO-RR

CO-RR

Shallotte



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-67 Invoice # 517584

Date Received: 11/1/21

Northwest Jurisdiction YES NO

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

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

Property Owner	Name TC&I Timber Company LLC	Phone
	Address 307A E Government Street	Fax
	City, st, zip Brandon, MS 39042-3238	Email

Applicant or Representative	Name MAD M&R, LLC C/O: Mark Lyczkowski	Phone 919-842-0334
	Address P.O. BOX 487	Fax
	City, st, zip SANFORD, NC 27330	Email mark@fig.llc

Property Information	Address Turnpike Road, Brunswick, NC
	Tax Parcel(s) 18400038
	Acreage 185.84
	Current Zoning CO-RR
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name Turnpike Road
	Modification or Expansion Of Existing PD? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres 73.06 Lots 449
	Multi-Family Acres 0 Units 0
	Commercial Acres 0

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

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

November 10, 2021

Timmons Group
c/o John Wall
428 Eastwood Road
Wilmington, NC 28403

**RE: Turnpike Road Tract Planned Development
File # PD-65**

Dear Mr. Wall,

The Technical Review Committee (TRC) at their November 10, 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 turnaround or cul-de-sac at the end of "Road V".
- Please label which intersections on Turnpike and Hewett Road will be have emergency access gates.
- Please label the blank area adjacent to lot #30.
- Please provide the recreation space calculations and the specific recreational use of each site.
- Please revise the site data to list the amount of required and provided open space and recreation space.
- Please note the 30-foot 0.6 opacity peripheral buffer.
- Please note that all streets will have sidewalks on both sides of the streets.
- Please loop Road W and eliminate the cul-de-sac.
- Please label the AE flood zone boundary.
- Please label the proposed walking trail through the wetlands as an elevated boardwalk.
- If the project is proposing to construct public roads and dedicate them to NCDOT, please contact the NCDOT division 3 office in Wilmington to discuss that process.
- Please note on the plan that this property is within a ½ mile of a Voluntary Agricultural District.
- Please indicate locations of any proposed mail kiosks.
- 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.



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- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.
- If street lighting is proposed, please note that it shall be consistent with UDO Section 6.9.
- Please note on the plan "A homeowners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The homeowner's association will comply with the standards set forth in Section 6.11.2.I. of the Unified Development Ordinance."
- Please note on the plan "All roads will be built to NCDOT minimum paving standards for subdivision roads."
- Please note on the plan "There shall be a note on the final plats, master covenants, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the NC Department of Environment and Natural Resources and/or the U.S. Army Corp of Engineers."
-

Comments from Stormwater

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

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

- All proposed water and sewer to be permitted in the name of the county shall be submitted for a full plan review per county technical specifications and standard details.
- No county water or sewer on Turnpike Road SW.
- Eight-inch county water main on Hewett Road SW.
- No county sewer on Hewett Road SW.
- Nearest connection point for sewer is county 20-inch transmission force main on Mt Pisgah Road SW.
- NCDOT Encroachment Permits required
- Fire hydrant every 800' and at entrance of subdivision.
- Double water meter boxes required.
- Pump station to would require polycrrete wetwell, polycrrete influent manhole.
- Proposed location of pump station may require odor control.
- NCDOT Encroachment will be required.



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- Please note on the plan "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.
- 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 November 19, 2021.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner

CASE PD-67

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1680001301	CUMBEE LATICIA LYNNE	615 TURNPIKE RD SW	SUPPLY	NC	28462
1840003301	HORN JACQUELYN R	725 HEWETT RD SW	SUPPLY	NC	28462
1840004003	SING SHARON	775 TURNPIKE RD SW	SUPPLY	NC	28462
1840003701	CHESTNUT CONNIE G (LT)	103 LAKESIDE DRIVE	CLAYTON	NC	27520
1840003702	CHESTNUT CONNIE (LT)	629 TURNPIKE ROAD SW	SUPPLY	NC	28462
1840003704	CHESTNUT CONNIE G (LT)	103 LAKESIDE DRIVE	CLAYTON	NC	27520
1680004101	BARNES MARY ANN LANCASTER TRUSTEE	712 TURNPIKE RD SW	SUPPLY	NC	28462
1840004104	BARNES MARY ANN LANCASTER TRUSTEE	712 TURNPIKE RD SW	SUPPLY	NC	28462
18400031	HIGH COUNTRY LIVING LLC	144 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
18400035	BRITT CHARLES J ETUX	186 SOUTHPORT SUPPLY RD	SUPPLY	NC	28462
18400032	MINTZ LEROY JR	PO BOX 185	SHALLOTTE	NC	28459
168PA003	GRANGER WILLIAM DENNIS ETUX	369 DOE RUN DRIVE SW	SUPPLY	NC	28462
1840004103	HERNANDEZ BENITA A ETVIR	P O BOX 293	SUPPLY	NC	28462
168PA007	STRASSER JEFFREY M ETUX	393 DOE RUN DR SW	SUPPLY	NC	28462-6349
1840003303	FIELDS THOMAS M S ETUX	690 HEWETT RD SW	SUPPLY	NC	28462-5804
18400037	CHESTNUT CONNIE G (LT)	675 TURNPIKE RD SW	SUPPLY	NC	28462-3333
168PA006	SHREVES DAVID ETUX	381 DOE RUN DR SW	SUPPLY	NC	28462-6349
168PA005	SHREVES DAVID ETUX	381 DOE RUN DR SW	SUPPLY	NC	28462-6349
1680001702	MELENDRES MIGUEL ET	575 TURNPIKE RD	SUPPLY	NC	28462
18400033	LINCO OF BRUNSWICK LLC	825 SALT WATER LN SW	SUPPLY	NC	28462-2241
18400038	TC&I TIMBER COMPANY LLC	307A E GOVERNMENT ST	BRANDON	MS	39042-3238
2410003016	HARBOR MEADOWS LIMITED PARTNERSHIP	500 S FRONT ST	COLUMBUS	OH	43215-7619
1680001703	MELENDRES MIGUEL ET	570 TURNPIKE RD SW	SUPPLY	NC	28462
18400014	MCLEAN ROBERT F JR ETUX	820 TAFT RD SW	SUPPLY	NC	28462-3278
168PA004	HEWETT BILLY RAY ET	375 DOE RUN DR SW	SUPPLY	NC	28462
18400029	CARMICHAEL JOHN W ET	813 HEWETT ROAD	SUPPLY	NC	28462
1840003302	TYNDALL LEWIS BRENT ET	702 HEWETT ROAD	SUPPLY	NC	28462
1840003703	TEAL VANETTA C AND	116 RINGNECK TRAIL	MOORESVILLE	NC	28117
1680001302	CUMBEE JIMMY DEAN ETUX	603 TURNPIKE RD SW	SUPPLY	NC	28462-3333
18400039	DIAL ROBERT WESLEY	PO BOX 405	PEMBROKE	NC	28372-0405
1840002804	KANOY DAVID B III ETALS	825 SALT WATER LN SW	SUPPLY	NC	28462-2241
16800013	CUMBEE ELIZABETH W	585 TURNPIKE RD SW	SUPPLY	NC	28462-3331
18400012	EVANS BARRY K ET	678 TAFT RD SW	SUPPLY	NC	28462-3295
18400016	TRAENKLE JEFFREY	500 SAINT GIRONS CT	PUNTA GORDA	FL	33950-7869

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18400038	TC&I TIMBER CO	307A E GOVERNMENT ST	BRANDON	MS	39042-3238

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	TIMMONS GROUP	122 CINEMA DR	WILMINGTON	NC	28403

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-68

Applicant: Norris and Tunstall

Project Name: Russ Tract Planned Development

Property Location: Old Shallotte Road (SR 1316)

Parcel Numbers: 19700018

Zoning District: CLD (Commercial Low Density) and R-7500 (Medium Density Residential)
CLD Density Maximum – 13.6 Dwelling Units per Acre
“The CLD District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway oriented tourist business.”
R-7500 Density Maximum – 5.8 Dwelling Units per Acre
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

Surrounding Zoning **North:** SH-RA-15 (Shallotte Jurisdiction)
South: CI (Commercial Intensive)
East: SH-HB, SH-R-10, SH-R-15
West: R-7500 and CLD

Proposed Use: Russ Tract is a proposed planned development to consist of 112 single family lots and 180 townhomes on 54.55 acres creating an overall density of 5.35 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential) and is in the process of being updated through the Blueprint Brunswick Project.
- Parking will be off street with a minimum of 2 driveway parking spaces per 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 10.9 acres. The developer is proposing 16.47 acres of dedicated open space. The developer is also proposing 6.45 acres of recreation space of which 1.63 acres are required.

- The proposed project will generate approximately 2,249 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 16.47 acres of open space where as 10.9 acres are required.
 2. The developer is proposing 6.45 acres of recreation space where as 1.63 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 any wetlands or flood zone areas.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on December 8, 2021. A neighborhood verification form will be provided at the Planning Board meeting.
- TRC was held on November 10, 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:

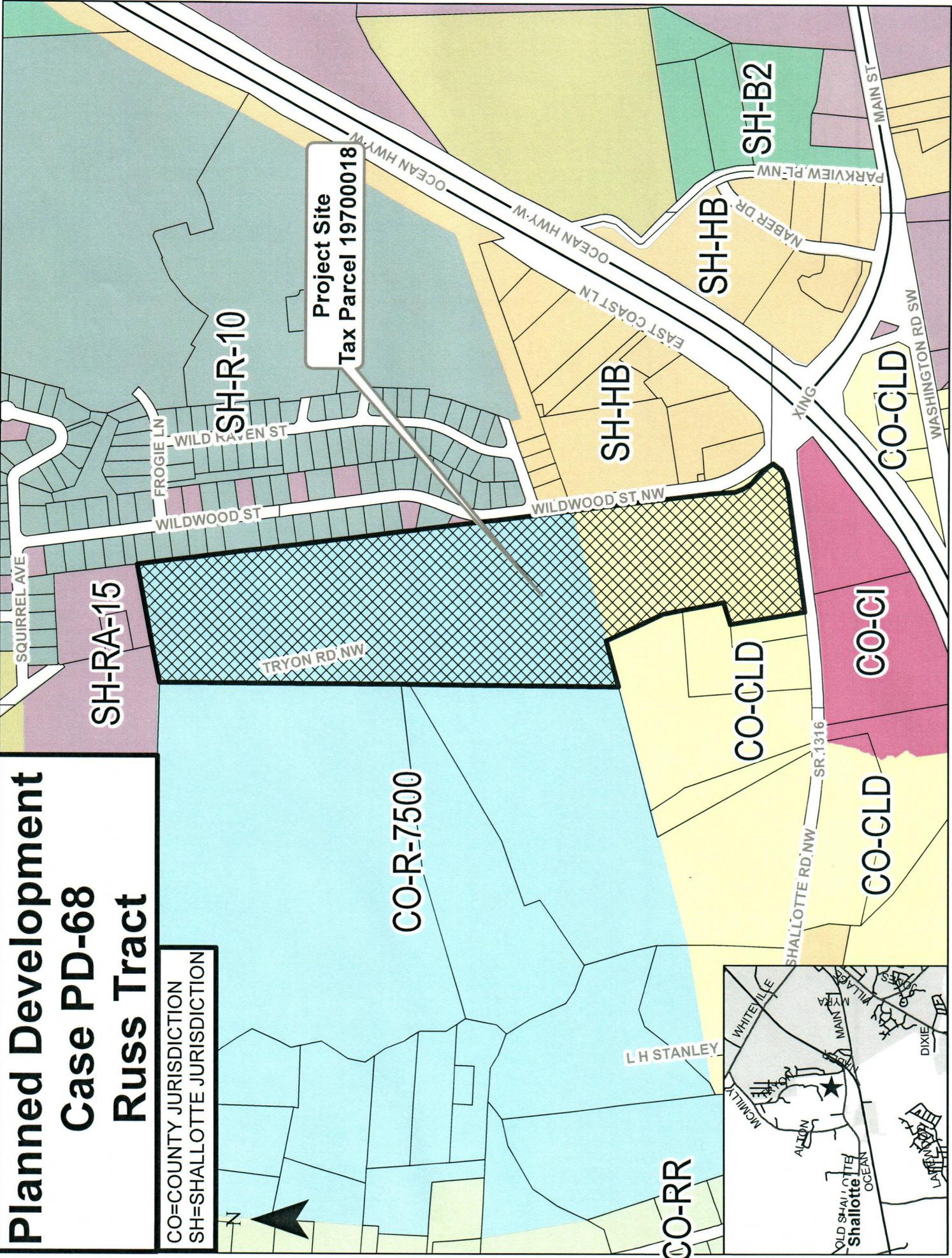
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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. Provide guaranteed access to parcels 19700017 and 19700016.
5. Relocate the proposed intersection at Wildwood Street and Cockatoo Drive for better alignment.
6. Obtain the necessary permits/permission from the Town of Shallotte to connect to Wildwood Street prior to construction.

Planned Development Case PD-68 Russ Tract

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION



Project Site
Tax Parcel 19700018

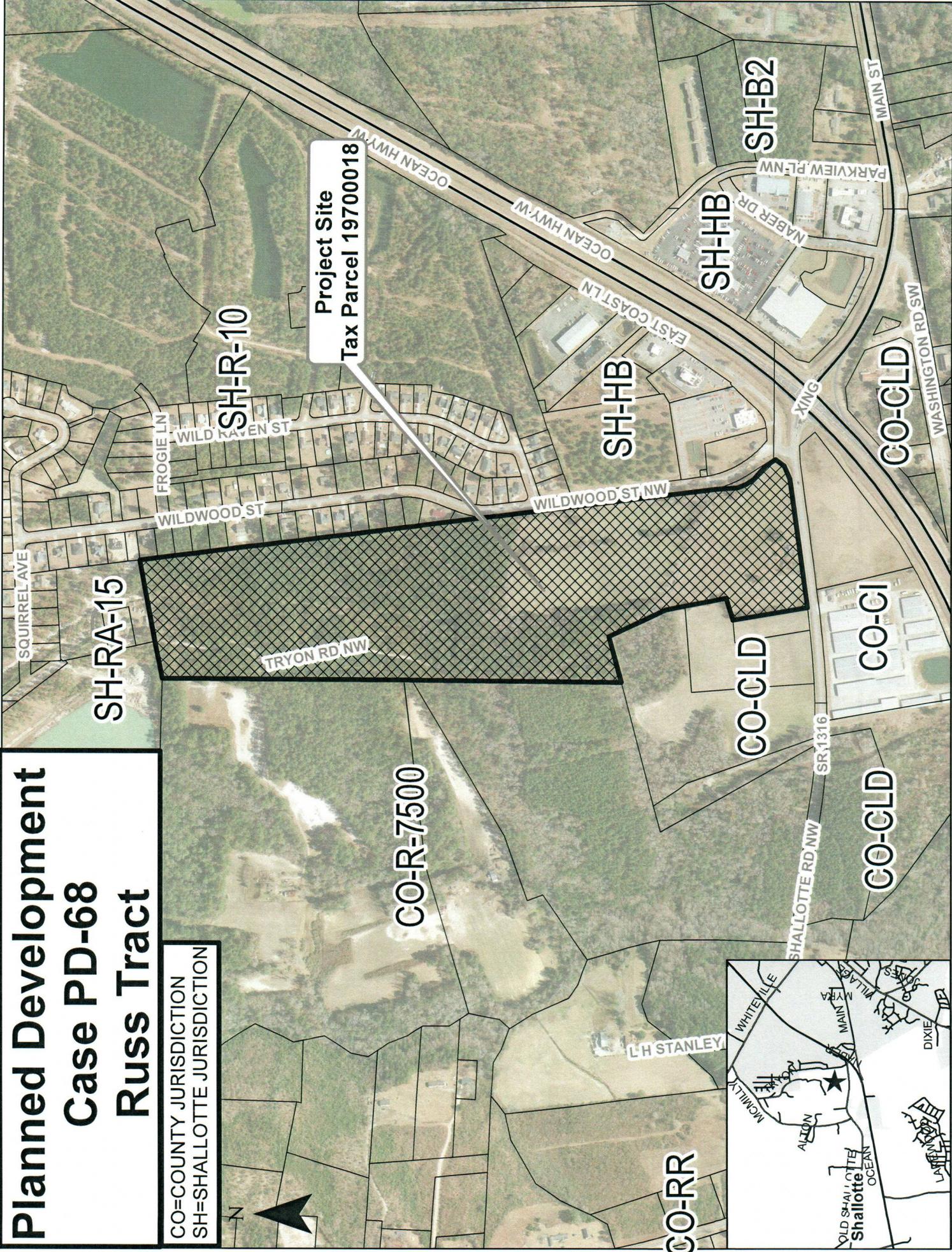


Planned Development Case PD-68 Russ Tract

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION



Project Site
Tax Parcel 19700018



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 21140

For Office Use Only

File # PD-68 Invoice # 516841
Date Received: 11/1/21
Northwest Jurisdiction YES NO

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

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

Property Owner	Name	Gloria Russ Bland William Howard Bland	Phone	
	Address	P.O. Box 1445	Fax	
	City, St, Zip	Shallotte, NC 28459	Email	

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	4710 Old Shallotte Road NW	
	Tax Parcel(s)	19700018	
	Acreage	54.55	
	Current Zoning	CLD and R 7500	
Public Utilities Available?	Water <input checked="" type="checkbox"/> yes	Sewer <input checked="" type="checkbox"/> yes	

Project Information	Project Name	Russ Tract PUD		
	Modification or Expansion Of Existing PD?	Yes	No	
	Single Family Acres	33.59	Lots	112
	Multi-Family Acres	20.96	Units	170
Commercial Acres	0			

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature <u>J. Phillip Norris</u>	Date <u>11/01/2021</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

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November 10, 2021

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

**RE: Russ Tract Planned Development
File # PD-68**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their November 10, 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 flip the land uses so the townhomes are located at the front of the development and the single family lots are located toward the rear of the property. This configuration would be more consistent with the zoning districts on the property as well as the surrounding land uses.
- There is an existing unimproved road (Tryon Road NW) on the property that appears to provide access to two adjacent properties. Please confirm and make appropriate revisions to the site plan if necessary.
- Please provide a stubout to Wildwood St.
- Please relocate the main access to the development as far to the west as possible to create a larger separation from the Wildwood Rd. intersection.
- Please provide the minimum dimensions for the single family and townhome lots.
- Please show and label all trails and pedestrian connections from any ROW's.
- Please indicate any mail kiosk locations.
- Please provide a townhome detail showing setbacks and off-street parking arrangement.
- Please provide numbers for the individual buildings.
- 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.



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- 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

- No water or sewer shown on site plan.
- County 12-inch water main on Old Shallotte Road.
- No county sewer on Old Shallotte Road.
- All water and sewer shall meet current county technical specifications and standard details.
- NCDOT encroachment permits required
- 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.

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 November 19, 2021.

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

Sincerely,

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

Marc A. Pages
Brunswick County Senior Planner

CASE PD-68

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
19700017	FRINK OZIE	415 TYRON RD NW	SHALLOTTE	NC	28470
19700016	WILLIAMS PETER	415 TRYON DR	SHALLOTTE	NC	28459
1970007501	PRIME STORAGE SHALLOTTE LLC	83 RAILROAD PL # 85	SARATOGA SPGS	NY	12866-2124
1970001901	WJ MCLAMB ENTERPRISE LIMITED	PO BOX 4640	CALABASH	NC	28467-0840
1970001925	TOWN OF SHALLOTTE	PO BOX 2287	SHALLOTTE	NC	28459-2287
1970007507	TMTH INVESTMENTS LLC	4712 GOOSE LN SW	SHALLOTTE	NC	28470-5442
197JA002	BROWN JIMMY K ET	2603 CORTE CASTELLON SE	RIO RANCHO	NM	87124-8845
197JA017	MONTES ELOY ETUX	289 WILDWOOD ST NW	SHALLOTTE	NC	28470-1873
1970007505	OMNISTORAGE INC	4712 GOOSE LN SW	SHALLOTTE	NC	28470-5442
1970007504	OMNISTORAGE INC	4712 GOOSE LN SW	SHALLOTTE	NC	28470-5442
1970007503	OMNI STORAGE INC	4712 GOOSE LN SW	SHALLOTTE	NC	28470-5442
19700018	BLAND GLORIA RUSS ETVIR	PO BOX 1445	SHALLOTTE	NC	28459-1445
1970001931	MKD INVESTMENTS LLC	5417 MARINA CLUB DR	WILMINGTON	NC	28409-4103
197JA005	ELLIOTT ELYSSA NICOLE	187 WILDWOOD ST NW	SHALLOTTE	NC	28470-1818
197JB023	DENNIE SAMANTHA FAITH AND	126 WILDWOOD ST NW	SHALLOTTE	NC	28470-1817
197JE001	KINGSTON WILLIE J ETUX	4691 COCKATOO DR	SHALLOTTE	NC	28470-4015
197JA011	PARSONS DOUGLAS J ETUX	239 WILDWOOD ST NW	SHALLOTTE	NC	28470-1873
197JA014	PARSONS DOUGLAS J ETUX	239 WILDWOOD ST NW	SHALLOTTE	NC	28470-1873
197JA013	PARSONS DOUGLAS ETUX	239 WILDWOOD STREET NW	SHALLOTTE	NC	28470
197JA001	WILLIAMS HENRY D ET	153 WILDWOOD ST NW	SHALLOTTE	NC	28459
197JB022	LAMB MARK E ETUX	3062 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358-7211
19700015	RUSS W L JR	1303 MARINERS REST DR	N MYRTLE BCH	SC	29582-6548
197JA006	MAINER LORI E AND	195 NW WILDWOOD ST	SHALLOTTE	NC	28470
197JA008	WILSON JONATHAN E AND	211 WILDWOOD STREET NW	SHALLOTTE	NC	28470
197JB021	GOSS CLEVELAND E JR ETUX	110 WILDWOOD ST NW	SHALLOTTE	NC	28470-1817
197JA007	HILL RYAN K ETUX	203 WILDWOOD ST NW	SHALLOTTE	NC	28470-1873
197JA003	SIMMONS NANCY A	179 WILDWOOD ST NW	SHALLOTTE	NC	28470-1818
1970001930	W W VILLAGE INC	PO BOX 535	NORTH MYRTLE BEACH	SC	29597
197JA028	W W VILLAGE INC	PO BOX 535	NORTH MYRTLE BEACH	SC	29597
197JA015	WEGRZYNOWICZ JAMES AARON	275 WILDWOOD ST NW	SHALLOTTE	NC	28470-1873
197JA009	BURNS SUSAN E	221 WILDWOOD ST NW	SHALLOTTE	NC	28470-1873
197JA010	HUFF JASON M	221 WILDWOOD ST NW	SHALLOTTE	NC	28470-1873
1970001921	GRADY P HARDWICK REV LIVING TRUST	PO BOX 535	N MYRTLE BCH	SC	29597-0535
197JA016	SCOTT MICHAEL H ETUX	281 WILDWOOD ST NW	SHALLOTTE	NC	28470
197JA004	SIMMONS NANCY A	179 WILDWOOD ST NW	SHALLOTTE	NC	28470-1818
1970001924	HOLMES CONSTRUCTION & EXCAVATION LLC	PO BOX 64	SHALLOTTE	NC	28459-0064

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
19700018	GLORIA RUSS BLAND	PO BOX 1445	SHALLOTTE	NC	28459

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NORRIS AND TUNSTALL	122 CINEMA DR	WILMINGTON	NC	28403

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner
Rezoning Case#: Z-826
December 13, 2021

APPLICATION SUMMARY

The applicant, James Sheffield and Jorge Herrera, requests to rezone Tax Parcels 2130000207, 2130000208 and 2130000501 from R-7500 (Medium Density Residential) to RR (Rural Residential). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail. This rezoning request would result in a downzoning that would permit more nonresidential uses and would reduce the allowable residential density from the existing R-7500 zoning district.

Location

Dixie Lane SW off of Bricklanding Road (NC 179) near Shallotte

Tax Parcels

2130000207, 2130000208 and 2130000501

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

RR (Rural Residential)

Surrounding Zoning

R-7500, SH-RA-15 and SH-RAM-15 (Shallotte Jurisdiction)

Current Use

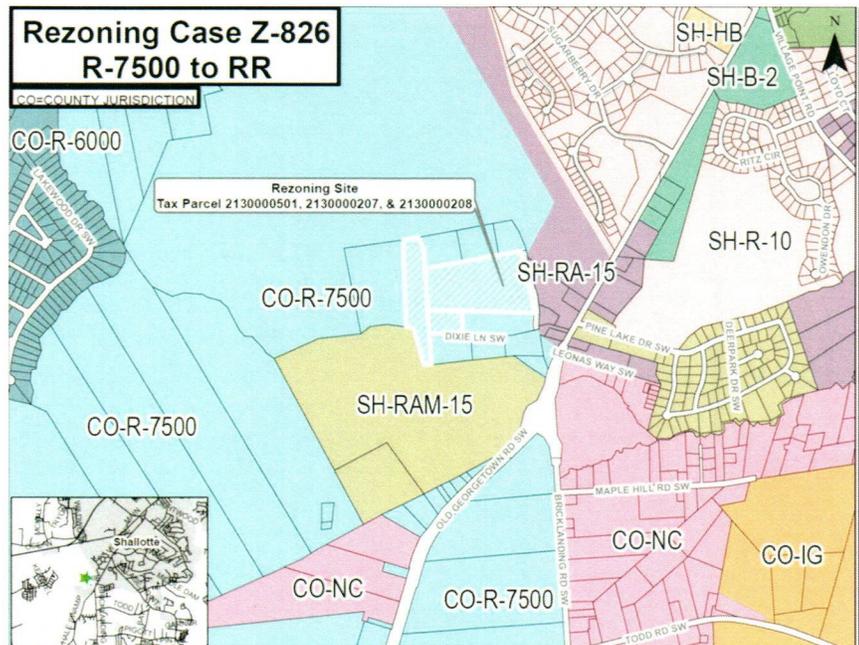
Vacant

Surrounding Land Uses

Residential and Vacant Lands

Size

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

Traffic: There are no capacity deficiencies for this section of Bricklanding Road (NC 179). The developer shall be responsible for obtaining a NCDOT driveway permit prior to construction.

Utilities: Water is available from Brunswick County Utilities along Bricklanding Road (NC 179). Sewer is not available in the area.

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

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

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

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 7 out of 10 due to substantial wetlands on the site.
- The rezoning site does not lay within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: LDR

- Proposed Zoning is consistent with CAMA Land Use Plan

Applicable CAMA Land Use Policies:

- P.9 states that Brunswick County supports mixed use development of residential and supporting non-residential land uses.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO RR FOR TAX PARCELS 2130000207, 2130000208 AND 2130000501 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-826 (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: _____

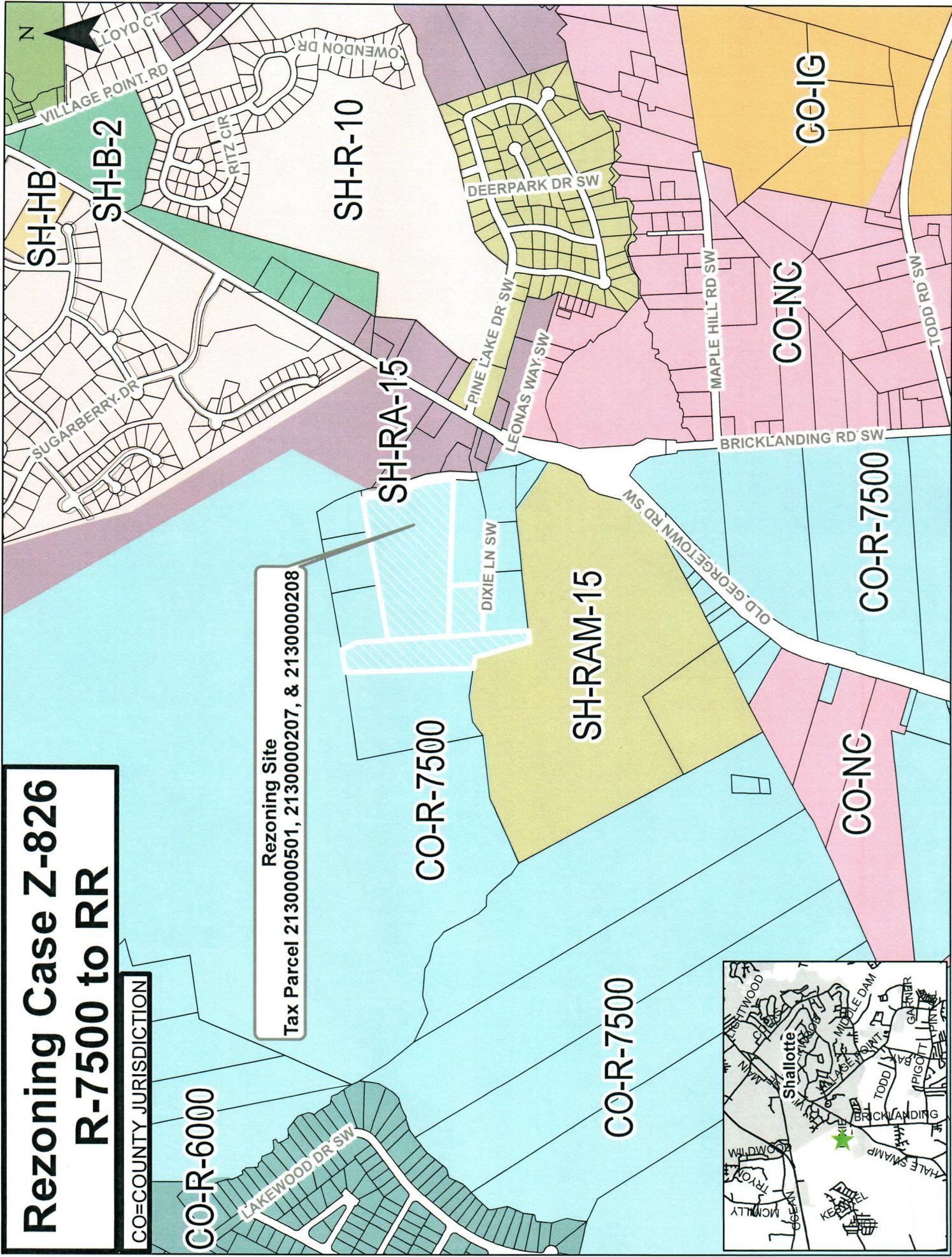
TABLED

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

Rezoning Case Z-826 R-7500 to RR

CO=COUNTY JURISDICTION

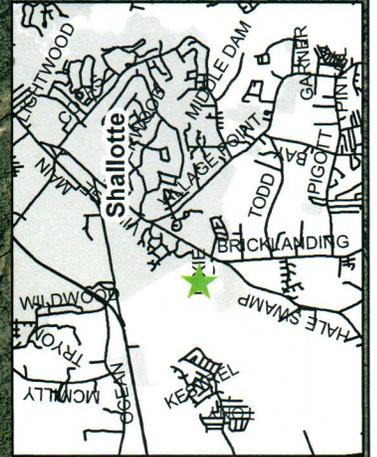
Rezoning Site
Tax Parcel 2130000501, 2130000207, & 2130000208



Rezoning Case Z-826 R-7500 to RR

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcel 2130000501, 2130000207, & 2130000208



Rezoning Case Z-826 R-7500 to RR

CO-COUNTY JURISDICTION

Rezoning Site
Tax Parcel 2130000501, 2130000207, & 2130000208

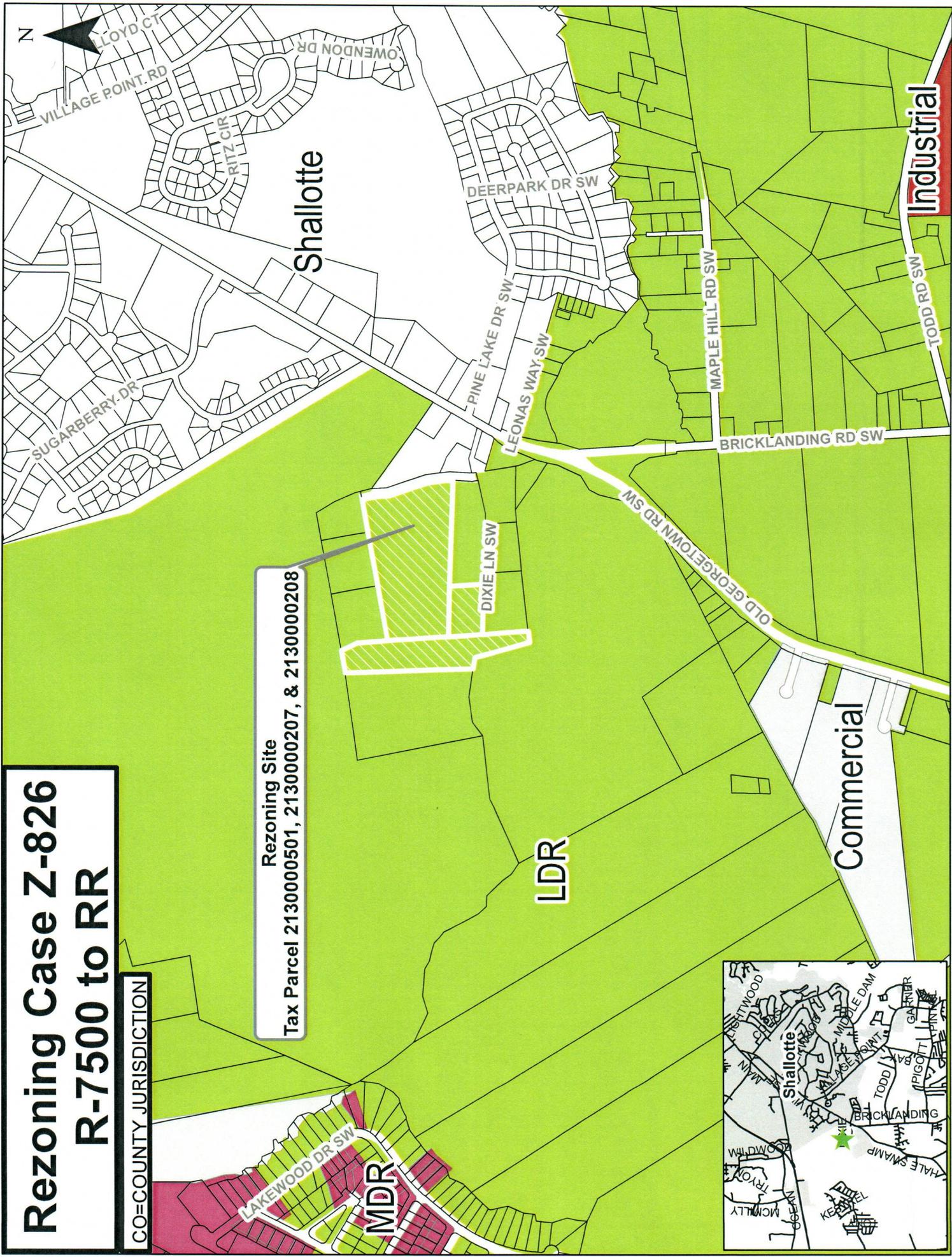
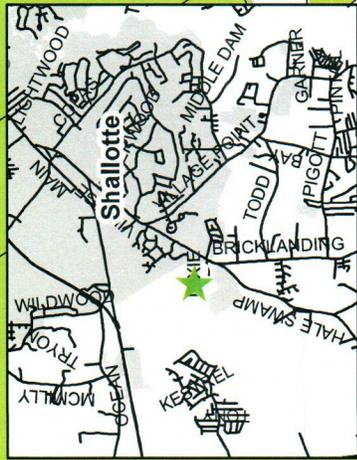
Shallotte

LDR

Commercial

Industrial

MDR





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 826 Invoice # 514771
 Date Received 10/15/21
 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>Jorge Herrera + James Sheffield</u>	
Mailing Address: <u>P.O. Box 2068 Charlotte NC 28459</u>	
Phone: <u>434 770 2862</u>	Email: <u>CAPITALTREESRV@YAHOO.COM</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>Jorge Herrera + James Sheffield</u>	
Mailing Address: <u>SAME</u>	
Phone: <u>843 516 5523</u>	Email: <u>Jandsonbuilder@gmail.com</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>4748 Dixie Ln Shellett NC 28770</u>	
Parcel Tax ID #(s): <u>2130000501</u> <u>2130000207 - 2130000208</u>	Total Site Acreage: <u>21.1</u>
Current Zoning District(s): <u>R7500</u>	Proposed Zoning District(s): <u>RR</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <small>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.</small>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

Rezoning is consistent with the character of Dixie In
Rezoning will match Neighbors Land Use!

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: _____

Date: _____

Owner Signature: Sarah L.L.

Date: 10/13/21

Owner Signature: Jane Sheffield

Date: 10/13/21

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-826

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2130000602	MMCH PROPERTIES LLC	5306 SIX FORKS RD STE 101	RALEIGH	NC	28462
2130000302	BUTLER JOSEPH ETUX	PO BOX 208	SHALLOTTE	NC	28459-0208
2130000303	MILLISOCK JAMES W ETUX MILLISOCK CAROL I	4680 DIXIE LN SW	SHALLOTTE	NC	28470-5199
21300006	FMJ HOLDINGS LLC ETALS	3687 WINGFOOT DR	SOUTHPORT	NC	28461-8101
21300003	BUTLER OSIE	610 BRICKLANDING RD SW	SHALLOTTE	NC	28470
2130000304	BUTLER A MITCHELL ETUX BUTLER LENA S	PO BOX 792	SUPPLY	NC	28462-0792
2130000206	TAVILLA JONIE J AND TAVILLA JONIE J CUSTODIAN	1612 E CULVER ST	PHOENIX	AZ	85006-3021
21300005	MOORE BRADLEY B	PO BOX 6664	OCEAN ISL BCH	NC	28469-0664
2130000210	JACKSON DEBORAH A AND RUSS KAREN O	7622 S ARBORY LN	LAUREL	MD	20707-5534
2130000209	JACKSON DEBORAH A AND RUSS KAREN O	7622 S ARBORY LN	LAUREL	MD	20707-5534
2130000211	COOK JOHN L	PO BOX 56	FRIES	VA	24330
2130000204	STANLEY DONALD	3125 COACHMANS WAY	DURHAM	NC	27705-6023
2130000205	STANLEY RODNEY	800 CARMONA CT	MATTHEWS	NC	28104-6096
2130000213	ALBION ENTERPRISES LLC	PO BOX 667	BELMONT	CA	94002-0667

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2130000208	HERRERA VERONICA AND HERRERA JORGE	PO BOX 2068	SHALLOTTE	NC	28459-2068
2130000207	HERRERA VERONICA AND HERRERA JORGE	PO BOX 2068	SHALLOTTE	NC	28459-2068
2130000501	SHEFFIELD JAMES AARON	7182 WRIGHT RD	THOMASVILLE	NC	27360-8342

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	HERRERA JORGE AND JAMES SHEFFIELD	PO BOX 2068	SHALLOTTE	NC	28459-2068

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-827

December 13, 2021

APPLICATION SUMMARY

The applicant, Sheila McLamb, requests to rezone a Tax Parcels 2130000113, 2130000103 and 2130000105 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

5561, 5567 and 5573 Old Georgetown Road (SR 1163)

Tax Parcels

2130000113, 2130000103 and 2130000105

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

R-7500, NC (Neighborhood Commercial), SH-RAM-15 (Shallotte Jurisdiction)

Current Use

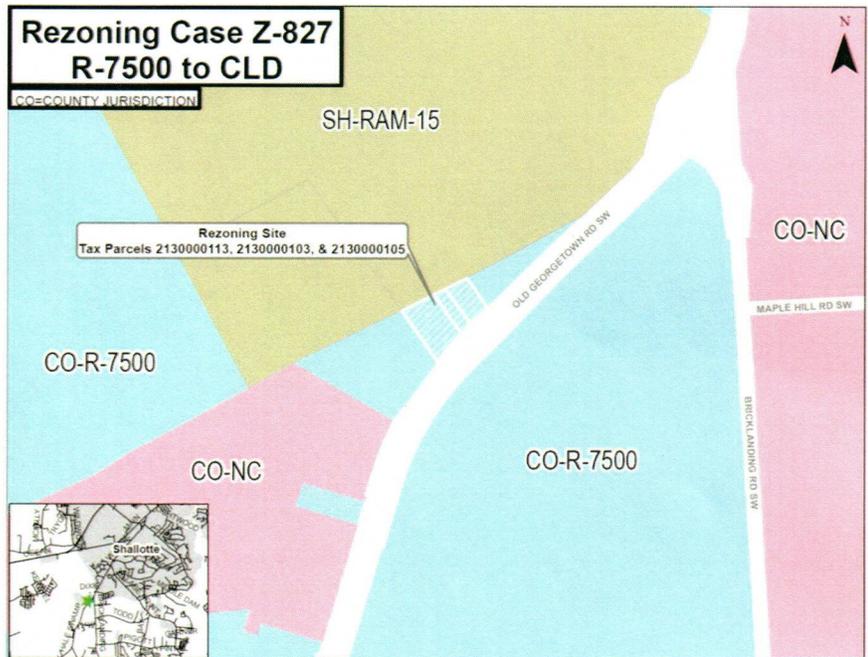
Vacant

Surrounding Land Uses

Commercial, Vacant

Size

1.41 Acres



SITE CONSIDERATIONS

Zoning History: This area was rezoned from RU (Rural) to R-7500 in 2007 as part of the UDO adoption mass rezonings.

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

Traffic: There are no capacity deficiencies for this section of Old Georgetown Road (SR 1163).

Utilities: Water and Sewer is currently not available, however Cresswind Planned Development is proposed directly opposite Old Georgetown Road and that project will bring both utilities to the area.

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

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

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

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 7 out of 10 due to substantial wetlands on the site.
- The rezoning site does not lay within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: LDR (Low Density Residential)

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-827) proposed from LDR (Low Density Residential) to Commercial.

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-LD WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCELS 2130000113, 2130000103 AND 2130000105** 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-827 (R-7500 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-827 R-7500 to CLD

CO-COUNTY JURISDICTION

SH-RAM-15

CO-NC

MAPLE HILL RD SW

BRICKLANDING RD SW

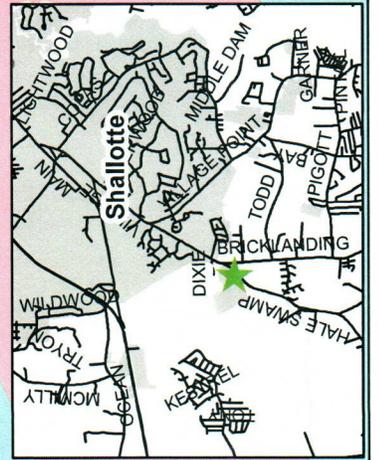
OLD GEORGETOWN RD SW

CO-R-7500

Rezoning Site
Tax Parcels 2130000113, 2130000103, & 2130000105

CO-NC

CO-R-7500



Rezoning Case Z-827 R-7500 to CLD

CO=COUNTY JURISDICTION

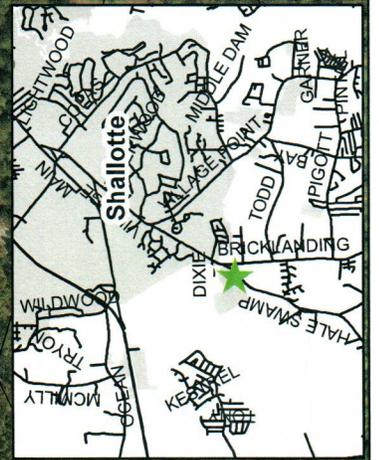
Rezoning Site
Tax Parcels 2130000113, 2130000103, & 2130000105

OLD GEORGETOWN RD SW

MAPLE HILL RD SW

BRICKLANDING RD SW

NCCOGIA NCCOHI Board



Rezoning Case Z-827 R-7500 to CLD

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcels 2130000113, 2130000103, & 2130000105

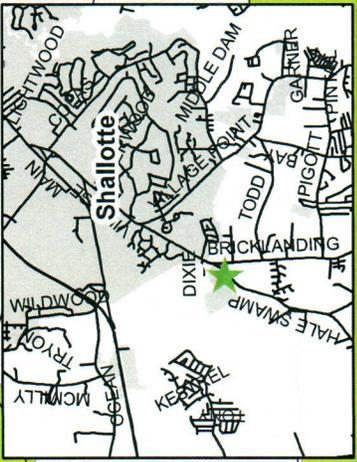
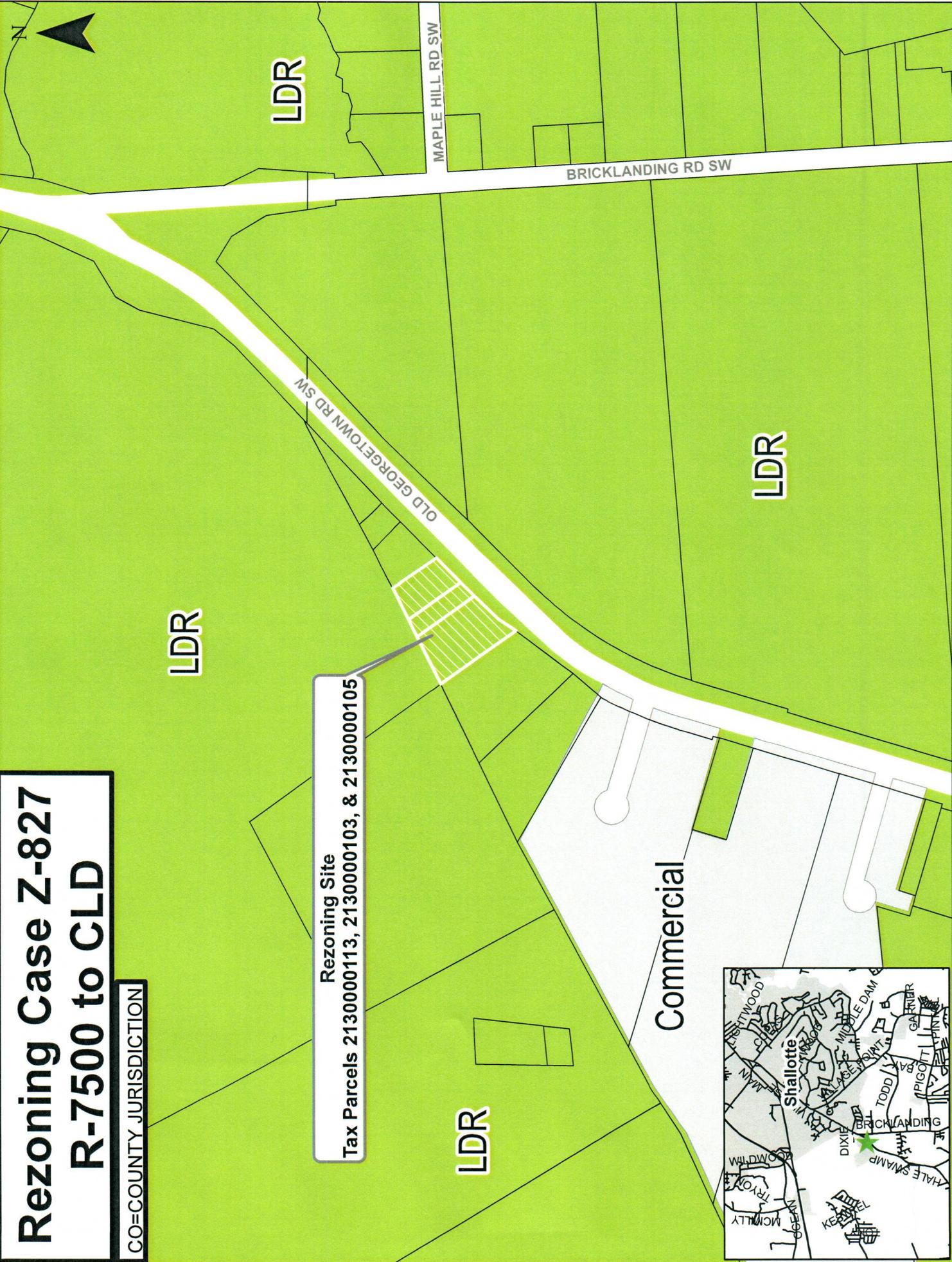
LDR

LDR

LDR

LDR

Commercial





REZONING APPLICATION

For Office Use Only
 Planning Project #: 774411
 Rezoning Case Z- 827

#516505

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Sheila K. McLamb</u>	
Mailing Address: <u>305 Larkspur Lane Calabash, NC 28467</u>	
Phone: <u>910.619.3515</u>	Email: <u>McLambLaw@atmc.net</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>New Purpose LLC</u>	
Mailing Address: <u>same</u>	
Phone:	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>0.26 acre deed 4570/814 map 34 page 24</u>	
Parcel Tax ID #(s): <u>2130000113 also see attached Exhibits</u>	Total Site Acreage: <u>4.52 1.41</u>
Current Zoning District(s): <u>R-75</u>	Proposed Zoning District(s): <u>CLD</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:

The rezoning is consistent with the character of the area and will match the surrounding zoning.

LAND USE COMPATIBILITY

Future Land Use Map Classification: **LDR**

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:

the area is in transition. Road improvements attract commercial use. Area not attractive for residential.

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: 10-8-21

Owner Signature: *[Signature]*

Date: 10-8-21

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.

REZONING APPLICATION

EXHIBIT A

Parcel: 2130000103

Acreage: 0.78

Barbara Ferrell

11.1.21

Barbara Ferrell

Date

21827 Advocates Court

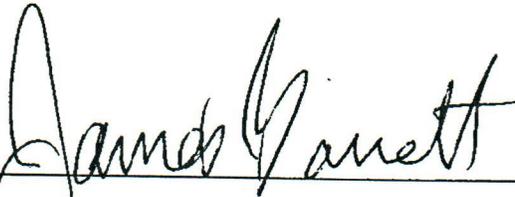
Cornelius, NC 28031

REZONING APPLICATION

EXHIBIT B

Parcel: 2130000105

Acreage: 0.37

 10/15/2021

James Barrett

Date

108 Seaside Road

Sunset Beach, NC 28468

CASE Z-827

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2130000104	ELECTRIC CO THE	P O BOX 608	SMITHFIELD	NC	27577
2130000610	ELECTRIC COMPANY THE	PO BOX 608	SMITHFIELD	NC	27577
2130000602	MMCH PROPERTIES LLC	5306 SIX FORKS RD STE 101	RALEIGH	NC	28462
2130000114	POWELL TIMOTHY BRYAN	P.O. BOX 1945	SHALLOTTE	NC	28459
21300069	LUDLUM KAREN HOPE	7157 RIVERFRONT DRIVE	NASHVILLE	TN	37221
2130000102	POWELL TIMOTHY B	PO BOX 1945	SHALLOTTE	NC	28459-1945
21300068	BLUEBERRY VENTURES LLC	60 GREGORY RD NE STE 1	BELVILLE	NC	28451-9276

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2130000113	OCEAN SIDE CORPORATION	PO BOX 4640	CALABASH	NC	28467
2130000105	BARRETT JAMES E	58 PLANTATION DR SW	OCEAN ISLE BEACH	NC	28469-7301
2130000103	FERRELL GLENN WALLACE ETUX FERRELL BARBARA	21827 ADVOCATES CT	CORNELIUS	NC	28031-8162

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	SHEILA K. MCLAMB	305 Larkspur Lane	CALABASH	NC	28467

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-828

December 13, 2021

APPLICATION SUMMARY

The applicant, Phil Norris, on behalf of the owner Erin Catucci, requests to rezone Tax Parcel 15200037 from RR (Low Density Residential) to R-6000 (High Density Residential). This rezoning request is conventional, therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Green Swamp Road (NC 211)

Tax Parcel

15200037

Current Zoning

RR (Low Density Residential)

Proposed Zoning

R-6000 (High Density Residential)

Surrounding Zoning

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

Current Use

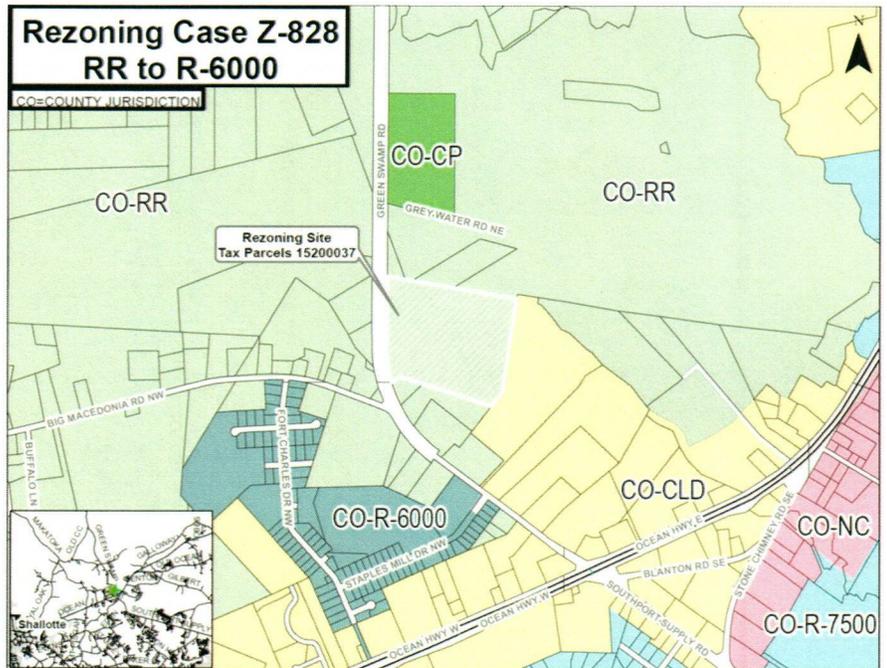
Agricultural

Surrounding Land Uses

Residential, Commercial and Vacant Lands

Size

30.49 Acres



SITE CONSIDERATIONS

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

Density and Intensity: If rezoned to R-6000, the permitted residential density will increase significantly. The RR Zoning District allows 2.9 dwelling units per acre with water and sewer (2.2 du/ac without both water and sewer). The R-6000 Zoning District will allow 7.3 dwelling units per acre (4.4 du/ac without both water and sewer).

Buffers: If rezoned to R-6000, all uses will require a 0.2 opacity buffer adjacent to RR areas and a 0.2 opacity (undeveloped) or 0.6 opacity (developed) buffer to the CLD areas.

Traffic: There are no capacity deficiencies for this section of Green Swamp Road (NC 211).

Utilities: Water and Sewer is available from Brunswick County Utilities along Green Swamp Road (NC 211). Utility connection will require developer responsibility to connect to the water and sewer system.

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

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

NCDOT Road Improvements in Area:

- New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase, NC 211 and US 17 (U-5932) - Upgrade to Interchange

Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to substantial wetlands on the site.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: *Mixed Use*

- Proposed Zoning is consistent with CAMA Land Use Plan

Applicable CAMA Land Use Policies:

- P.15 states that Brunswick County supports greater residential densities in areas that are accessible to water and sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-6000 FOR TAX PARCEL 15200037** 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-828 (RR 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: _____

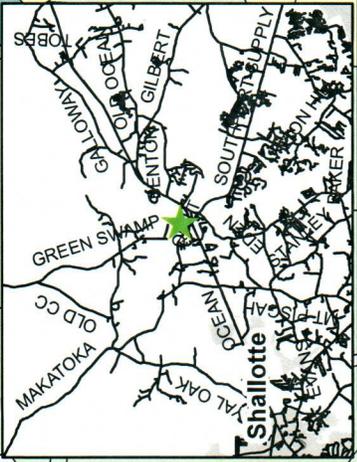
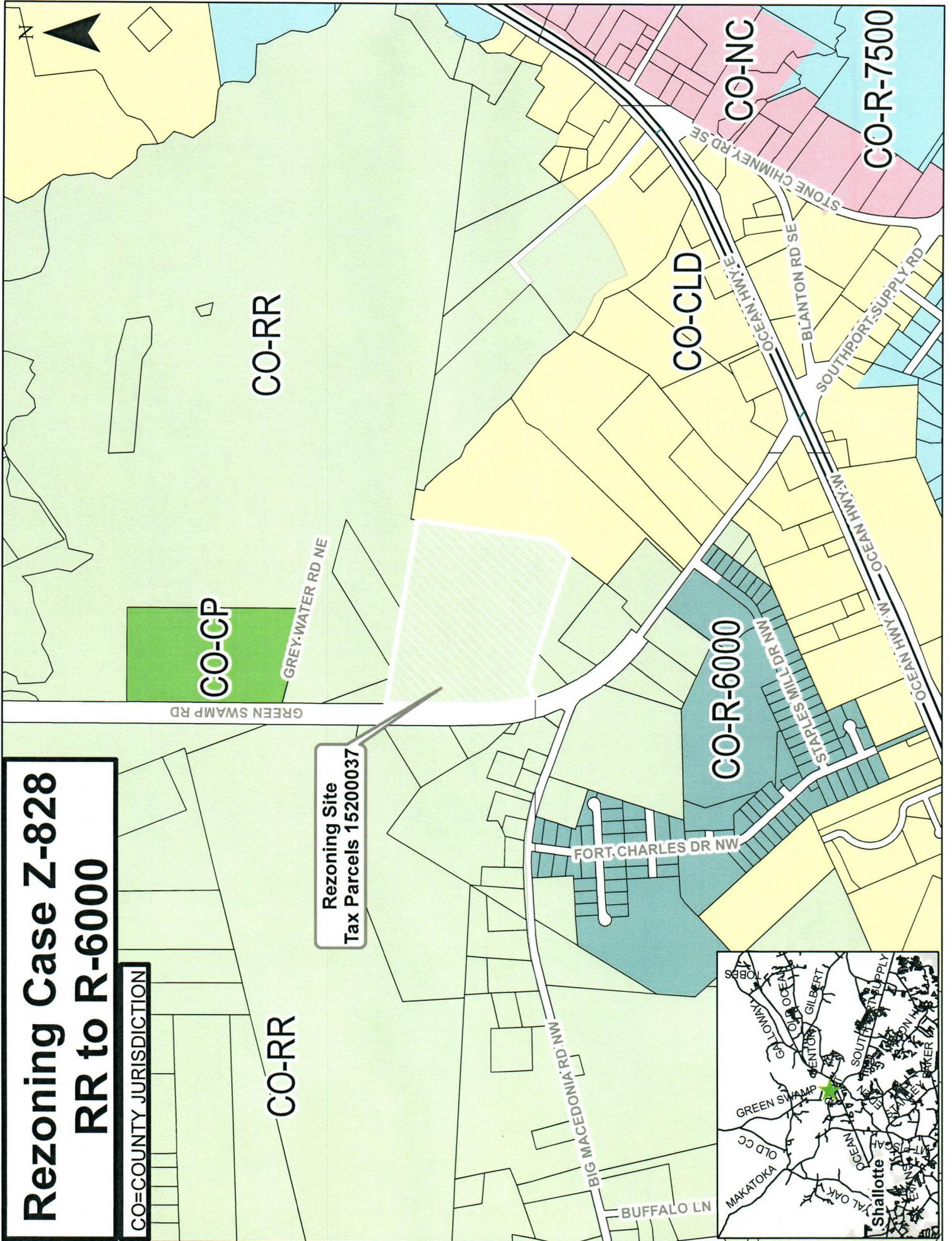
TABLED

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

Rezoning Case Z-828 RR to R-6000

CO=COUNTY JURISDICTION

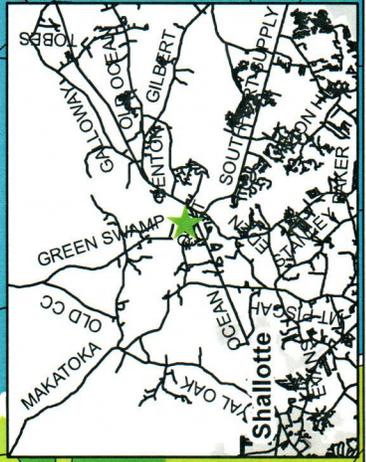
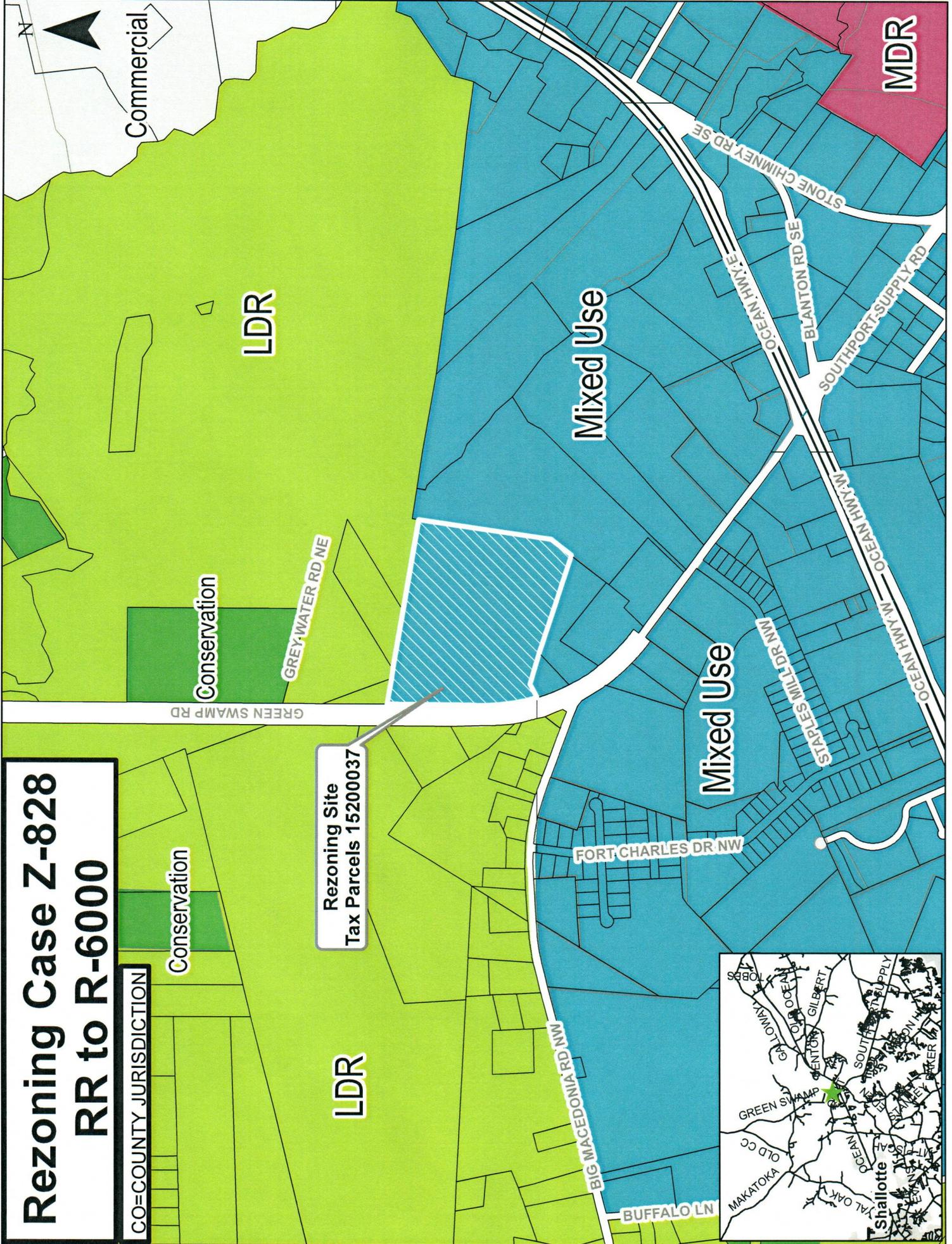
Rezoning Site
Tax Parcels 15200037



Rezoning Case Z-828 RR to R-6000

CO-COUNTY JURISDICTION

Rezoning Site
Tax Parcels 15200037



MDR

LDR

Mixed Use

Mixed Use

LDR

Commercial

Conservation

Conservation

N

GREEN SWAMP RD

GREY WATER RD NE

BIG MACEDONIA RD NW

BUFFALO LN

FORT CHARLES DR NW

CHARLES MILL DR NW

SOUTHPORT SUPPLY RD

BLANTON RD SE

STONE CHIMNEY RD SE

OCEAN HWY W

OCEAN HWY E

Rezoning Case Z-828 RR to R-6000

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcels 15200037

GREY WATER RD NE

GREEN SWAMP RD

FORT CHARLES DR NW

BIG MACEDONIA RD NW

BUFFALO LN N

STONE CHIMNEY RD SE

OCEAN HWY E

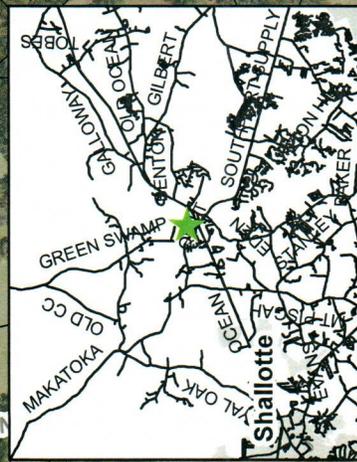
BLANTON RD SE

SOUTHPORT SUPPLY RD

OCEAN HWY W

OCEAN HWY W

STAPLES MILL DR NW



NT 21134



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>828</u>	Invoice # <u>516152</u>
Date Received <u>10/19/21</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): J. Phillip Norris, P.E. Norris & Tunstall Consulting Engineers, PC.	
Mailing Address: 1429 Ash-Little River Road, Ash, NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Erma Norris H. Trustee Attention: Erin Elizabeth Catucci	
Mailing Address: Erin Elizabeth Catucci 7159 River Rd. Southport, NC 28461	
Phone: 910-477-3105	Email: erin.catucci@gmail.com and catucc24 @ yahoo.com
PROPERTY INFORMATION	
Property Address and/or Description of Location: 30.49 Acres located on NC Highway 211/ Green Swamp Rd. Supply, NC	
Parcel Tax ID #(s): 15200037	Total Site Acreage: 30.49
Current Zoning District(s): RR	Proposed Zoning District(s): R6000
Conditional Zoning Request <input type="checkbox"/> YES <input 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:

The request is reasonable as it is compatible with the parcels in the surrounding area.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

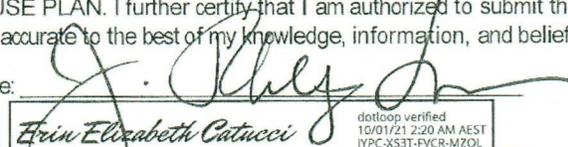
Is the proposed rezoning consistent with the Land Use Plan? YES NO

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature:  Date: 10/19/2021

Owner Signature:  dotloop verified 10/01/21 2:20 AM AEST IYPC-X53T-FVCR-MZOL Date: 09/28/2021

Owner Signature: _____ Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-828

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1680007102	MASON CAROL DEAN	611 STONE CHIMNEY RD SW	SUPPLY	NC	28462
1520000701	GALLOWAY HENRY HEIRS	PO BOX 1194	ZEBULON	NC	27597-1194
1520000411	ATLANTIC TELEPHONE MEMBERSHIP CORP	P O BOX 3198	SHALLOTTE	NC	28459
1520003403	BRUNSWICK ELECTRIC MEMBERSHIP CORP	PO BOX 826	SHALLOTTE	NC	28459
15200034	COUNTY OF BRUNSWICK	PO BOX 249	BOLIVIA	NC	28422
1520000702	BELLAMY HUBERT H ESTATE ETALS	2700 PROVIDENCE CHURCH RD	ANDERSON	SC	29626-6924
15200006	CASTEEN RAYMOND C ET CASTEEN JOYCE H	3449 SCUPPER RUN SE	SOUTHPORT	NC	28461
15200005	ROGERS TIFFANY CASTEEN	249 GREEN SWAMP RD	SUPPLY	NC	28462-3481
16800072	THE GALLOWAY 4 LLC	671 MARBELLA CT NW	CALABASH	NC	28467-1769
16800071	THE GALLOWAY 4 LLC	671 MARBELLA CT NW	CALABASH	NC	28467-1769
1520000401	THE GALLOWAY 4 LLC	671 MARBELLA CT NW	CALABASH	NC	28467-1769

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
15200037	CATUCCI ERIN E	7159 RIVER RD	SOUTHPORT	NC	28461-8937

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	J. Phillip Norris, P.E.	1429 Ash-Little River Rd	Ash	NC	28420

REZONING STAFF REPORT



Prepared by Marc Pages, Principal Planner

Rezoning Case#: Z-829

December 13, 2021

APPLICATION SUMMARY

The applicant, Phil Norris, on behalf of the owner Greg Supsura, requests to rezone Tax Parcels 20900054 and 2090005403 from RR (Low Density Residential) to R-6000 (High Density Residential). This rezoning request is conventional, therefore no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Ash-Little River Road (SR 1300)

Tax Parcel

20900054 and 2090005403

Current Zoning

RR (Low Density Residential)

Proposed Zoning

R-6000 (High Density Residential)

Surrounding Zoning

RR, SBR-6000 (High Density Site Built Residential), CLD (Commercial Low Density)

Current Use

Agricultural, Residential

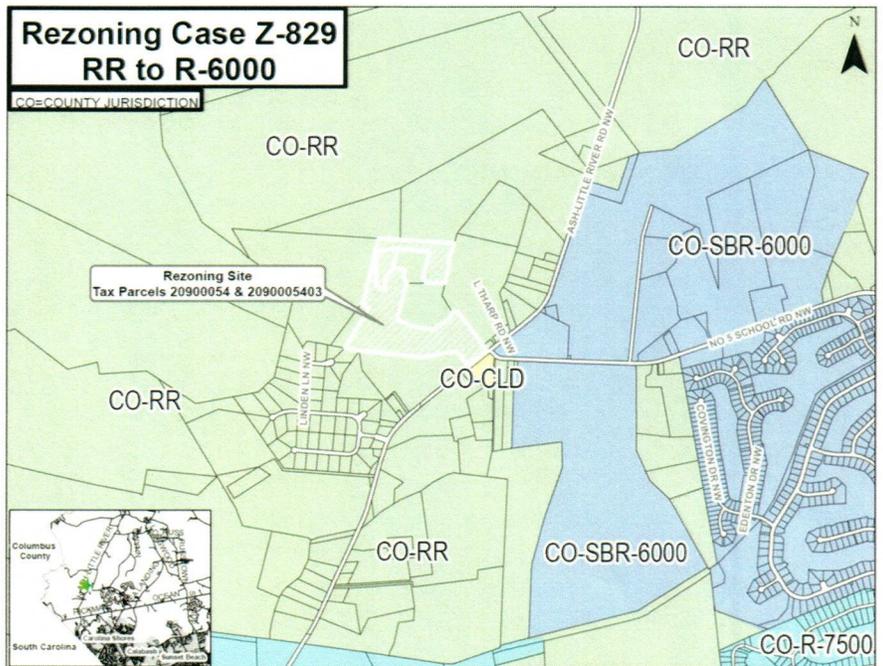
Surrounding Land Uses

Residential, Agricultural, Commercial and Vacant Lands

Size

42.5 Acres

Rezoning Case Z-829 RR to R-6000



12/02/2021 15:17

SITE CONSIDERATIONS

Zoning History: There has been no rezoning activity on the site since zoning was implemented by the county in 1994. Supsura Tract Planned Development (PD-56) was preliminarily approved at the site on August 9, 2021 for 118 single family lots with an overall density of 2.8 dwelling units per acre.

Density and Intensity: If rezoned to R-6000, the permitted residential density will increase significantly. The RR Zoning District allows 2.9 dwelling units per acre with water and sewer (2.2 du/ac without both water and sewer). The R-6000 Zoning District will allow 7.3 dwelling units per acre (4.4 du/ac without both water and sewer).

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

Traffic: There are no capacity deficiencies for this section of Ash-Little River Road (SR 1300).

Utilities: Water and Sewer is available from Brunswick County Utilities along Ash-Little River Road (SR 1300). Utility connection will require developer responsibility to connect to the water and sewer system.

Schools: The Jesse Mae Monroe Elementary School, Waccamaw 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:

- New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase, NC 211 and US 17 (U-5932) - Upgrade to Interchange

Environmental Impacts:

- Small portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to substantial wetlands on the site.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: LDR (Low Density Residential) and Conservation

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-829) proposed from LDR (Low Density Residential) and Conservation to MDR (Medium Density Residential).

Applicable CAMA Land Use Policies:

- P.15 states that Brunswick County supports greater residential densities in areas that are accessible to water and sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-6000 IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO MDR FOR TAX PARCELS 20900054 AND 2090005403** 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-829 (RR 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: _____

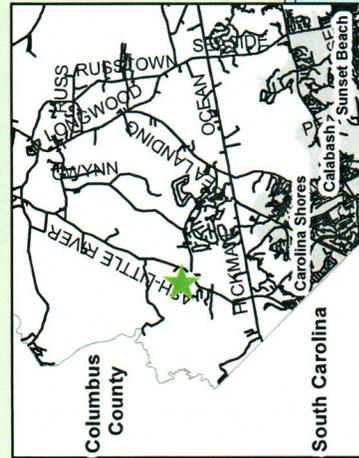
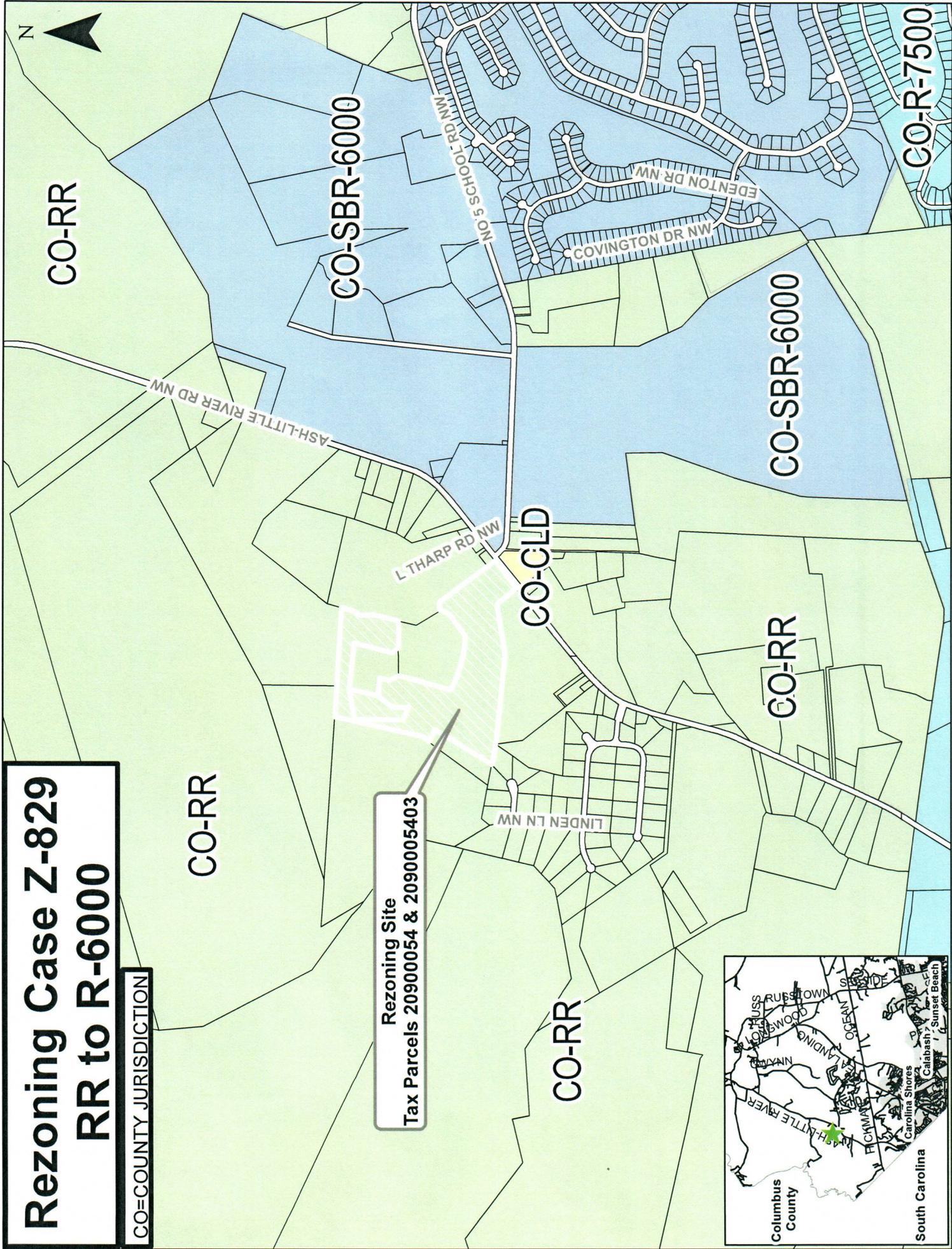
TABLED

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

Rezoning Case Z-829 RR to R-6000

CO=COUNTY JURISDICTION

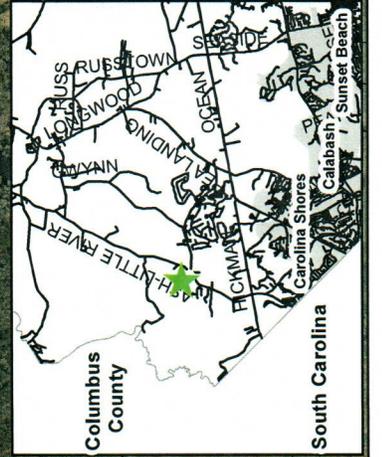
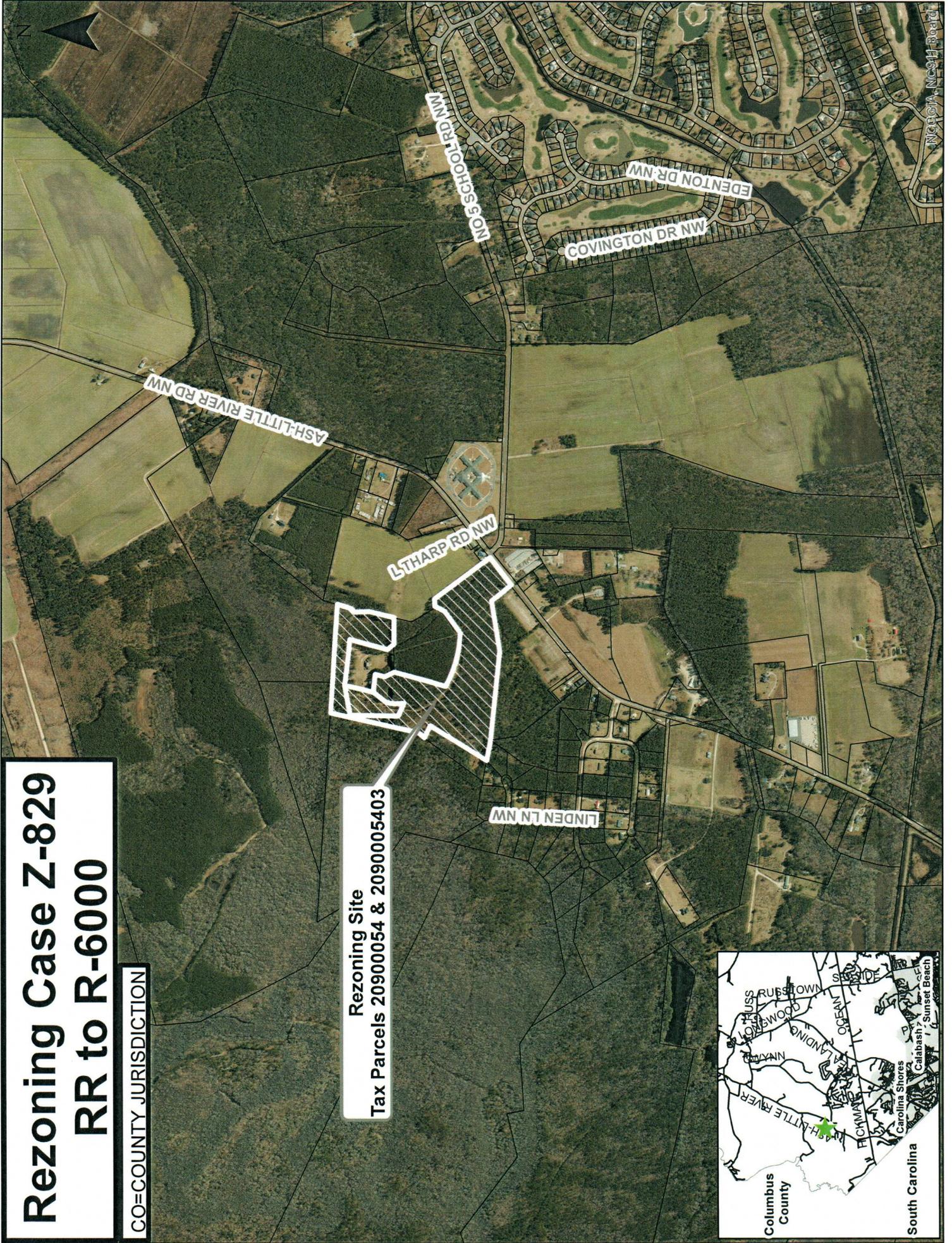
Rezoning Site
Tax Parcels 20900054 & 2090005403



Rezoning Case Z-829 RR to R-6000

CO=COUNTY JURISDICTION

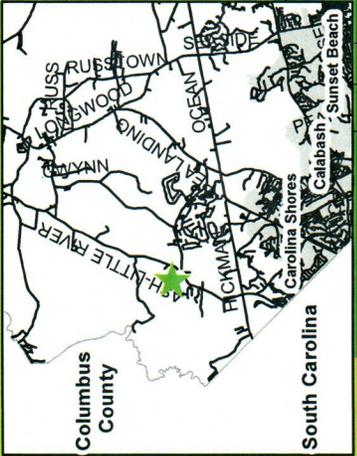
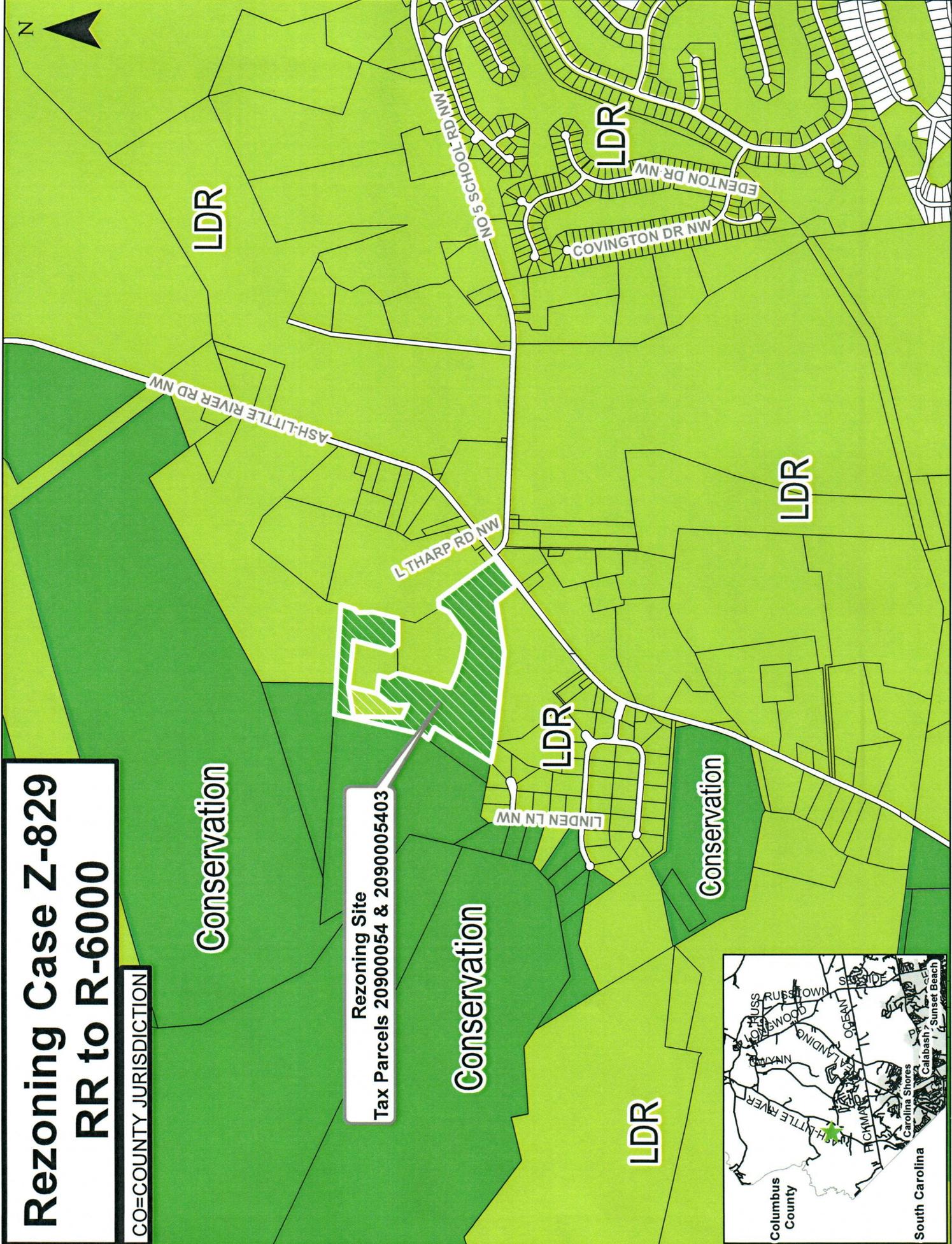
Rezoning Site
Tax Parcels 20900054 & 2090005403



Rezoning Case Z-829 RR to R-6000

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcels 20900054 & 2090005403





REZONING APPLICATION

NT 21091

<i>For Office Use Only</i>	
Rezoning Case Z- <u>829</u>	Invoice # <u>516151</u>
Date Received <u>10/28/21</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): J. Phillip Norris, P.E. / Norris & Tunstall Consulting Engineers, P.C.	
Mailing Address: 1429 Ash- Little River Rd. Ash, NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Greg M. Supsura	
Mailing Address: 705 Chase Court Fort Mill, SC 29708	
Phone: 704 -309-8381	Email: gsupsura@totalwarrantyservices.com
PROPERTY INFORMATION	
Property Address and/or Description of Location: 1631 Ash-Little River Road, Ash	
Parcel Tax ID #(s): 20900054 , 2090005403	Total Site Acreage: 42.21 42.50
Current Zoning District(s): RR	Proposed Zoning District(s): R-6000
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:

The request is reasonable as it is compatible with the parcels in the surrounding area

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: [Signature] Date: 10/28/2021
Owner Signature: [Signature] Date: 9-16-21
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-829

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2090003003	JONES KENNETH A	9362 OLD SALEM WAY	CALABASH	NC	28467-2286
2090005301	JDJ OF MYRTLE BEACH LLC	82 CLOVERLEAF DR STE 108	LONGS	SC	29568
2090005304	LITTLE RIVER FARMS	1541 SEASIDE RD SW	SOUTH BRUNSWICK	NC	28470
209HA014	LITTLE RIVER FARMS	1541 SEASIDE RD SW	SOUTH BRUNSWICK	NC	28470
20900030	ECKERT SYLVIA E	1616 ASH-LITTLE RIVER RD	ASH	NC	28420
209HA015	BLIGHT CAROLA	PO BOX 4747	CALABASH	NC	28467
209HA01501	BLIGHT CAROLA	1625 LINDEN LANE	ASH	NC	28420
2090003002	TODD RAYMOND THOMAS	1630 ASH-LITTLE RIVER RD	ASH	NC	28420
20900055	THARP LAYTON D	1655 ASH LITTLE RIVER NW	ASH	NC	28420
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 C/O CAROL J STEARNS	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 JAMES KELLY	1633 ASH LITTLE RIVER RD	ASH	NC	28420
2090000103	OHI ASSET NC HALLSBORO LLC	9690 DEERCO RD STE 100	LUTHVLE TIMON	MD	21093-6978

OWNER(S)

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

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	J. Phillip Norris, P.E.	1429 Ash-Little River Rd	Ash	NC	28420