



AGENDA BRUNSWICK COUNTY PLANNING BOARD

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

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

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

A. Planned Development – PD-36

Name: The Homeplace of Southport Planned Development
Applicant: The Homeplace of Wilmington, LLC
Tax Parcels: 22100032, 22100033, 22100034, 22100035, 2210003501, and 2210003502
Location: Southport-Supply Rd SE (NC 211)
Description: The Homeplace of Southport is a proposed Planned Development consisting of 53 single family lots on a gross site of 19.6 acres creating an overall density of 2.7 dwelling units per acre.

B. Planned Development PD-39

Name: Marsh Walk Planned Development
Applicant: RHH Land Investors, LLC
Tax Parcel: 21600047
Location: Stone Chimney Rd SW (SR 1115)
Description: Marsh Walk is a proposed Planned Development consisting of 439 single family lots and 102 multi-family units on a gross site of 180.9 acres creating an overall density of 2.99 dwelling units per acre.

9) Other Business.

- Stormwater Regulations Training – Brigit Flora, Brunswick County Stormwater Engineer.
- Southeastern North Carolina Regional Hazard Mitigation Plan.
- Annual Report - 2020 Administrative Adjustments.
- Planning Board Case Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
January 11, 2021

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

MEMBERS PRESENT

Eric Dunham, Chair
Richard Leary
Ron Medlin
Brett Riggs, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair
Eileene Shake

STAFF PRESENT

Helen Bunch, Zoning Admin.
Marc Pages, Senior Planner
Connie Marlowe, Admin. Asst. II
Brandon Hackney, Project Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Robert Cohen
Jeff Malpass
Susan McKee
Sheldon Caison

Joseph Bland
Steve Shuttleworth
Paulette Sheville
Connie Caison

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Ms. Joy Easley and Ms. Eileene Shake were absent.

IV. CONSIDERATION OF MINUTES OF THE 14-DEC-20 MEETING.

Mr. Leary made a motion to approve the minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS - PUBLIC HEARING.

A. Rezoning Z-805 – Robert Cohen, David Hewett and David Fulford.

Request rezoning of approximately 20.09 acres located at 975 Holden Beach Road SW (NC 130) from R-6000 (High Density Residential) and NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcels 1990000501, 19900006 and 1990000701.

LAND USE PLAN MAP AMENDMENT LUM-805:

Request to amend Tax Parcels 1990000501, 19900006 and 1990000701 located at 975 Holden Beach Road SW (NC 130) from Commercial, LDR (Low Density Residential) and MDR (Medium Density Residential) to Commercial.

Mr. Dunham said this matter was tabled at the previous meeting because the applicant was not able to attend.

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

Mr. Pages said staff recommends approval from R-6000 (High Density Residential) and NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcels 1990000501, 19900006 and 1990000701 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcels 1990000501, 19900006 and 1990000701.

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

Mr. Robert Cohen addressed the Board. Mr. Cohen provided the Board with photos (attached) of the intended use of the property. Mr. Dunham asked Mr. Cohen if he has right-of-way access to the parcels requested to be rezoned? Mr. Cohen stated that he is only purchasing Tax Parcel 1990000501, which has direct access off Holden Beach Road SW (NC 130). He said Mr. Fulford owns Tax Parcels 19900006 and 1990000701. Mr. Cohen said he was advised by staff to approach Mr. Fulford about including his parcels so the zoning change will be contiguous to existing C-LD zoning. Mr. Cohen further stated that he is a general contractor and he is currently working in Holden Beach, which prompted the need to locate a building in this area. He concluded that he would like to rent space in the commercial building that will be constructed on the site.

Mr. Sheldon Caison addressed the Board. Mr. Caison asked why the other properties are being rezoned if the applicant is only purchasing 1 parcel? Ms. Bunch said the other properties were included because there is similar zoning to the east of Tax Parcels 19900006 and 1990000701 and a zoning change to Tax Parcel 1990000501 could be considered spot zoning. Mr. Caison asked what uses area allowed in C-LD zoning and Ms. Bunch read some of the permitted uses in the C-LD zoning district. Mr. Caison asked what the applicant intends to place on the property? Mr. Pages said the applicant indicated that he is a contractor, but any used in the C-LD zoning district can be placed on the property provided all minimum requirements are met. Mr. Caison added that there is no access to the larger portion of Tax Parcel 19900006. Mr. Dunham said the property owner will have to obtain access prior to developing that portion of Tax Parcel 19900006.

Ms. Connie Caison addressed the Board. Ms. Caison spoke in opposition to the zoning change because her son intends to build a home behind the subject property and she was not in favor of a business being in front of his residence.

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

Mr. Leary made a motion to approve Tax Parcels 1990000501, 19900006 and 1990000701 from R-6000 (High Density Residential) and NC (Neighborhood Commercial) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial and the motion was carried with Mr. Bittenbender abstaining due to his late arrival to the meeting.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

The property is currently designated as Commercial, LDR (Low Density Residential) and MDR (Medium Density Residential). However, a CAMA Land Use Plan amendment has been requested to Commercial.

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

There were no changes considered and/or offered.

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

There is commercial zoning nearby.

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

VIII. NEW BUSINESS.

A. Planned Development – PD-37

Name: Bella Point Planned Development (Revision)
Applicant: J & S Land Development
Tax Parcels: 2020000103
Location: Sunset Harbor Road SE (SR 1112)
Description: The developers of Bella Point Planned Development are proposing to modify the previously approved master plan by adding 48 lots for a total of 193 single-family lots on a gross site of 75.01 acres creating an overall density of 2.6 dwelling units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages identified the subject property and surrounding properties on a visual map. He added that there are 3 stub-outs to adjacent properties including Seawatch Planned Development to accommodate potential future growth.

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; and
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance

Mr. Dunham asked staff if Seawatch Planned Development surrounds the subject property? Mr. Pages identified the stub-out area adjacent to Seawatch Planned Development on a visual map.

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

Mr. Joseph Bland, Norris and Tunstall Engineering, addressed the Board on behalf of the developer. Mr. Bland stated that some of the lots have been resized and North Carolina Department of Transportation (NCDOT) is requiring a left turn lane. Mr. Dunham asked the

average lot size with the proposed revision? Mr. Steve Shuttleworth addressed the Board. Mr. Shuttleworth said the average lot size will be approximately 7,200 square feet. He reiterated that there will be a stub-out to Seawatch Planned Development and additional access points will be discussed with neighboring properties such as Seawatch Planned Development. He further stated that an existing easement off Sunset Harbor Road SE (SR 1112) that runs through the property will be paved.

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

Mr. Bittenbender made a motion to approve PD-37 (Bella Point Planned Development Revision) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Rezoning Z-802 – Steven Buie.

Request rezoning of approximately 1.04 acres of the former street and right-of-way known as Dutch Street SE off of Southport-Supply Road SE (NC 211) near Southport from Undesignated to C-LD (Commercial Low Density) for portions of Tax Parcels 22100032, 22100033, 2210003301 and 2060001.

LAND USE PLAN MAP AMENDMENT LUM-802:

Request to amend portions of Tax Parcels 22100032, 22100033, 2210003301 and 20600001 located off of Southport-Supply Road SE (NC 211) near Southport from Undesignated to Commercial.

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

Mr. Pages said staff recommends approval from Undesignated to C-LD (Commercial Low Density) for portions of Tax Parcels 22100032, 22100033, 2210003301 and 20600001 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for portions of Tax Parcels 22100032, 22100033, 2210003301 and 20600001.

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

Mr. Jeff Malpass addressed the Board on behalf of the developer. Mr. Malpass said his client owns the property abutting the street and right-of-way formerly known as Dutch Street SE excluding Tax Parcel 20600001 currently owned by Duke Energy Progress Inc.

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

Mr. Bittenbender made a motion to approve portions of Tax Parcels 22100032, 22100033, 2210003301 and 20600001 from Undesignated to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial and the motion was unanimously carried.

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

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

The property is currently undesignated. However, a CAMA Land Use Plan amendment has been requested to Commercial.

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

There was no public input.

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

The former street and right-of-way (Dutch Street SE) will be combined with adjacent properties and the combination will make the area conforming to surrounding zoning.

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

C. Rezoning Z-806 – Paulette Sheville.

Request rezoning of approximately 0.136 acres located at 679 Boyette Street SE near Southport from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 234AC01308.

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

Mr. Pages said staff recommends approval from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 234AC01308

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

Ms. Paulette Sheville addressed the Board. Ms. Sheville said she purchased Tax Parcels 234AC01306, 234AC01307 and 234AC01308 last year with the intention of placing a commercial structure on the properties, but the subject property (Tax Parcel 234AC01308) is not zoned for commercial purposes.

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

Mr. Bittenbender made a motion to approve Tax Parcel 234AC01308 from R-6000 (High Density Residential) to C-LD (Commercial Low Density) and the motion was unanimously carried.

APPROVED – The proposed zoning amendment is APPROVED

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

The proposed zoning is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is Mixed Use.

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

There is similar zoning adjoining the subject property.

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

D. Rezoning Z-808 – Curry Martin.

Request rezoning of approximately 3.92 acres located off Southport-Supply Road SE (NC 211) near Bolivia from NC (Neighborhood Commercial) to RR (Rural Low Density Residential) for Tax Parcel 1850001502.

LAND USE PLAN MAP AMENDMENT LUM-808:

Request to amend Tax Parcel 1850001502 located off Southport-Supply Road SE (NC 211) from Mixed Use to LDR (Low Density Residential).

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

Mr. Pages said staff recommends approval from NC (Neighborhood Commercial) to RR (Rural Low Density Residential) for Tax Parcel 1850001502 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to LDR (Low Density Residential) for Tax Parcel 1850001502.

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

Ms. Susan McGee addressed the Board. Ms. McGee stated that she has a contract to purchase the property and she intends to build an outright permitted use on the subject property if the proposed zoning change is approved.

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

Mr. Dunham asked if the applicant and/or property owner understands that the property may not be rezoned back to the current zoning if the requested zoning change is approved?

Mr. Leary made a motion to re-open the Public Hearing and the motion was unanimously carried. Mr. Dunham explained to Ms. McGee that this zoning change may not be approved if a request is

made to revert to NC zoning in the future. Ms. McGee said the intended use of the property is not allowed in the current zoning district; thus, prompting the zoning change. Ms. Bunch interjected that the new land use plan may trigger a number of rezonings on Southport-Supply Road SE (NC 211) for consistency purposes.

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

Mr. Leary made a motion to approve Tax Parcel 1850001502 from NC (Neighborhood Commercial) to RR (Rural Low Density Residential) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to LDR (Low Density Residential) and the motion was unanimously carried.

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

APPROVED – 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 property is currently designated as Mixed Use. However, a CAMA Land Use Plan amendment has been requested to LDR (Low Density Residential).

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

There is similar zoning nearby and there was no opposition from the public.

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

There is similar zoning nearby.

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

IX. OTHER BUSINESS.

- Planning Board Cases Update

Mr. Pages addressed the Board. He stated that Zoning Case Z-800 was denied at the Planning Board's 09-Nov-20 meeting and the applicant filed an appeal on 16-Nov-20 to the County Manager so this matter will be heard at the Board of Commissioners' 19-Jan-21 meeting for consideration. He further stated that Zoning Case Z-803 was approved at the Planning Board's

14-Dec-20 meeting and no rezoning appeals were received so the Planning Board's decision stands for Zoning Case Z-803.

X. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-36

Applicant: The Homeplace of Wilmington, LLC

Project Name: The Homeplace of Southport Planned Development

Property Location: Southport-Supply Rd SE (NC 211)

Parcel Numbers: 22100032, 22100033, 22100034, 22100035, 2210003501, and 2210003502

Zoning District: CLD (Commercial Low Density)

Surrounding Zoning **North:** CLD and SP-HC (Southport Jurisdiction)
South: R-6000 (High Density Residential)
East: R-6000 and CLD
West: CLD

Proposed Use: The Homeplace of Southport is a proposed Planned Development consisting of 53 single family lots on a gross site of 19.6 acres creating an overall density of 2.7 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 Commercial.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
 1. **Water** will be provided by Brunswick County.
 2. **Sewer** will be provided by the Southeast Brunswick Sanitary District.
 3. **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 peripheral buffer is waived adjacent to the Duke Energy Progress property due to the very low probability of this property being developed.
- The required Open Space for the development is approximately 4.9 acres. The developer is proposing 9.23 acres of dedicated open space. The developer is also proposing 0.95 acres of recreation space of which 0.73 acres are required.
- The proposed 53 lots will generate approximately 507 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 9.23 acres of open space where as 4.9 acres are required.
 2. The developer is proposing 0.95 acres of recreation space where as 0.73 acres are required.
 3. Sidewalks are to be installed within the development on one side of the roads.

4. A 10' access easement shall be provided within the street buffer fronting on Southport-Supply Road (NC 211) for a future greenway.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
 - TRC was held on November 17, 2020.

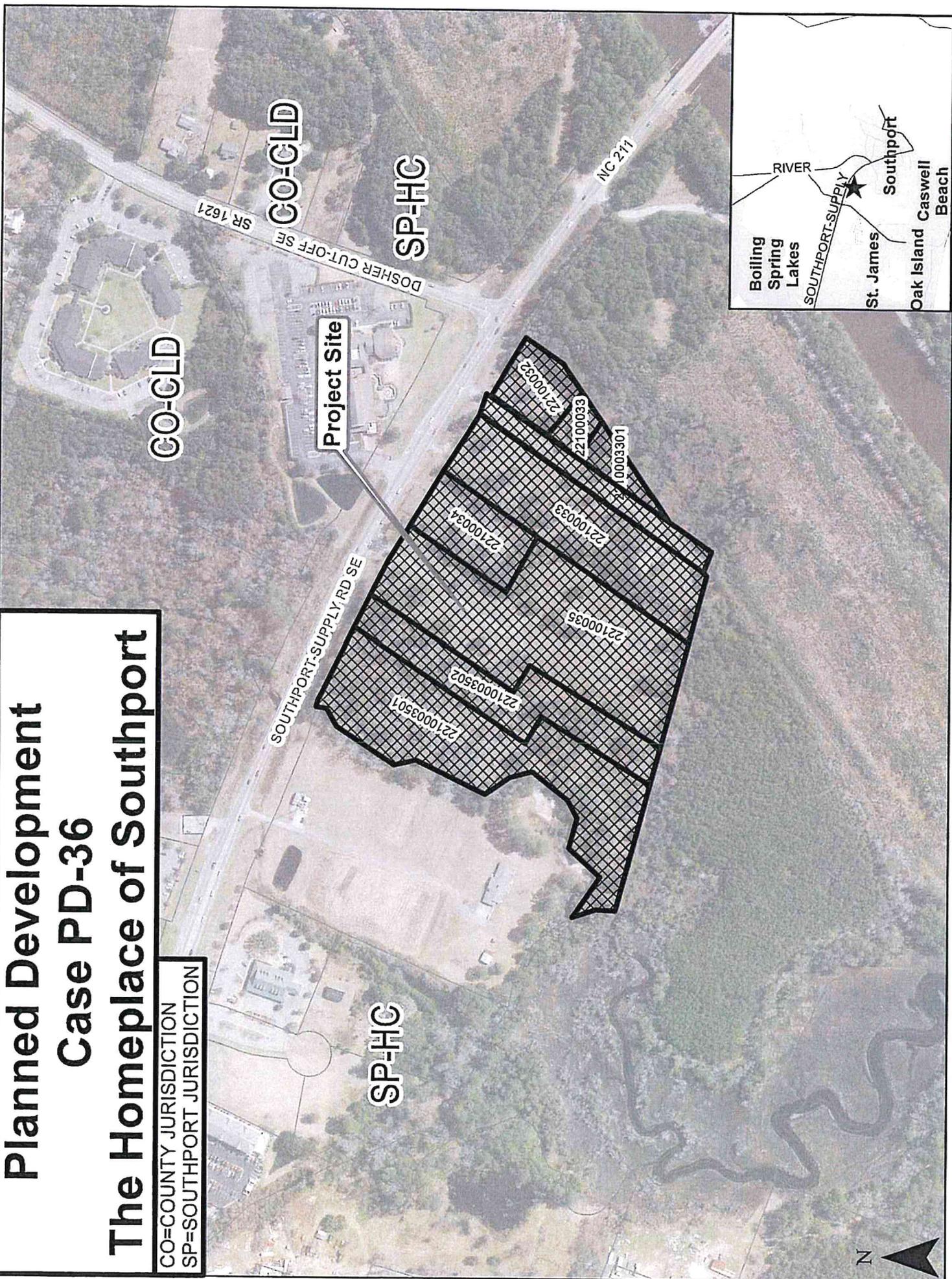
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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.

Planned Development Case PD-36 The Homeplace of Southport

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION





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 # PD36 Invoice # _____

Date Received: 10/20/2020

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	The Home Place of Wilmington, LLC	Phone	910-443-6739
	Address	P.O. Box 4232	Fax	
	City, St, Zip	Wilmington, NC 28406	Email	terrysando@gmail.com

Applicant or Representative	Name	The Home Place of Wilmington, LLC	Phone	910-443-6739
	Address	P.O. Box 4232	Fax	
	City, St, Zip	Wilmington, NC 28406	Email	terrysando@gmail.com

Property Information	Address	5297 Southport-Supply Rd SE
	Tax Parcel(s)	22100032, 22100033, 22100034, 22100035, 2210003501, & 2210003502
	Acreage	19.60
	Current Zoning	CLD
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	The Home Place of Southport		
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="checkbox"/> No	
	Single Family Acres	19.60	Lots	53
	Multi-Family Acres	0	Units	0
	Commercial Acres	0		

Authorization	Property Owner Signature	<u>Terry S. Ardo</u>	Date	<u>10-13-2020</u>
	Applicant/Representative Signature	<u>Terry S. Ardo</u>	Date	<u>10-13-2020</u>

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

November 18, 2020

Malpass Engineering
c/o Jeff Malpass
1134 Shipyard Blvd
Wilmington, NC 28412

**RE: The Home Place of Southport Planned Development
File # PD-36**

Dear Mr. Malpass,

The Technical Review Committee (TRC) at their November 17, 2020 meeting reviewed the preliminary plans for the above referenced project.

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

- Any development in the floodplain will require a county floodplain permit.
- A county and state stormwater permit are required before grading can begin on the site.
- A state erosion control permit is required.
- Please reconsider the mail kiosk location to a more accessible site.
- Please note that there will be a 10' access easement in the street buffer along Southport Supply Road for a future greenway.
- Please note that with 5' side yard setbacks, HVAC units will most likely need to be placed at the rear of the residences.
- Please note the corner side yard setback.
- Please list any exceptional design elements proposed on the site.
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and internet service to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at jdstanley@atmc.coop.
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Please email pdf copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on November 30, 2020. Revisions will be reviewed, and you may be asked for additional paper copies for Planning Board distribution.

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

Sincerely,

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

Marc Pages
Senior Planner

CASE PD-36

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
221000404	CATHOLIC HOUSING CORP	7200 STONEHENGE DR	City	State	ZipCode
20600001	DUKE ENERGY PROGRESS INC	410 S WILMINGTON STREET	RALEIGH	NC	27613-1620
221000402	ROMAN CATHOLIC DIOCESE OF RALEIGH	7200 STONEHENGE DRIVE	RALEIGH	NC	27601-1748
22100002	DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CTR	RALEIGH	NC	27613-1620
22100020	ROAPST HOLDING CO LLC	764 GILLESPIE ST	RALEIGH	NC	27699-1500
22100037	SMITH JAMES W ETUX	5215 SOUTHPORT SUPPLY RD SE	JACKSON	MS	39202-1711

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2210003301	JONES GERALDINE AND	6004 BETHEL ROAD SE	SOUTHPORT	NC	28461
2210003501	THE HOME PLACE OF WILMINGTON LLC	PO BOX 4232	WILMINGTON	NC	28406-1232
2210003502	THE HOME PLACE OF WILMINGTON LLC	PO BOX 4232	WILMINGTON	NC	28406-1232
22100035	THE HOME PLACE OF WILMINGTON LLC	PO BOX 4232	WILMINGTON	NC	28406-1232
22100034	THE HOME PLACE OF WILMINGTON LLC	PO BOX 4232	WILMINGTON	NC	28406-1232
22100032	THE HOME PLACE OF WILMINGTON LLC	PO BOX 4232	WILMINGTON	NC	28406-1232
22100033	THE HOME PLACE OF WILMINGTON LLC	PO BOX 4232	WILMINGTON	NC	28406-1232

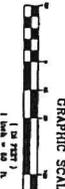
APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	THE HOME PLACE OF WILMINGTON LLC	PO BOX 4232	WILMINGTON	NC	28406-1232



PRELIMINARY PLAT
 NOT FOR REDEVELOPMENT,
 CONVEYANCES, OR SALES

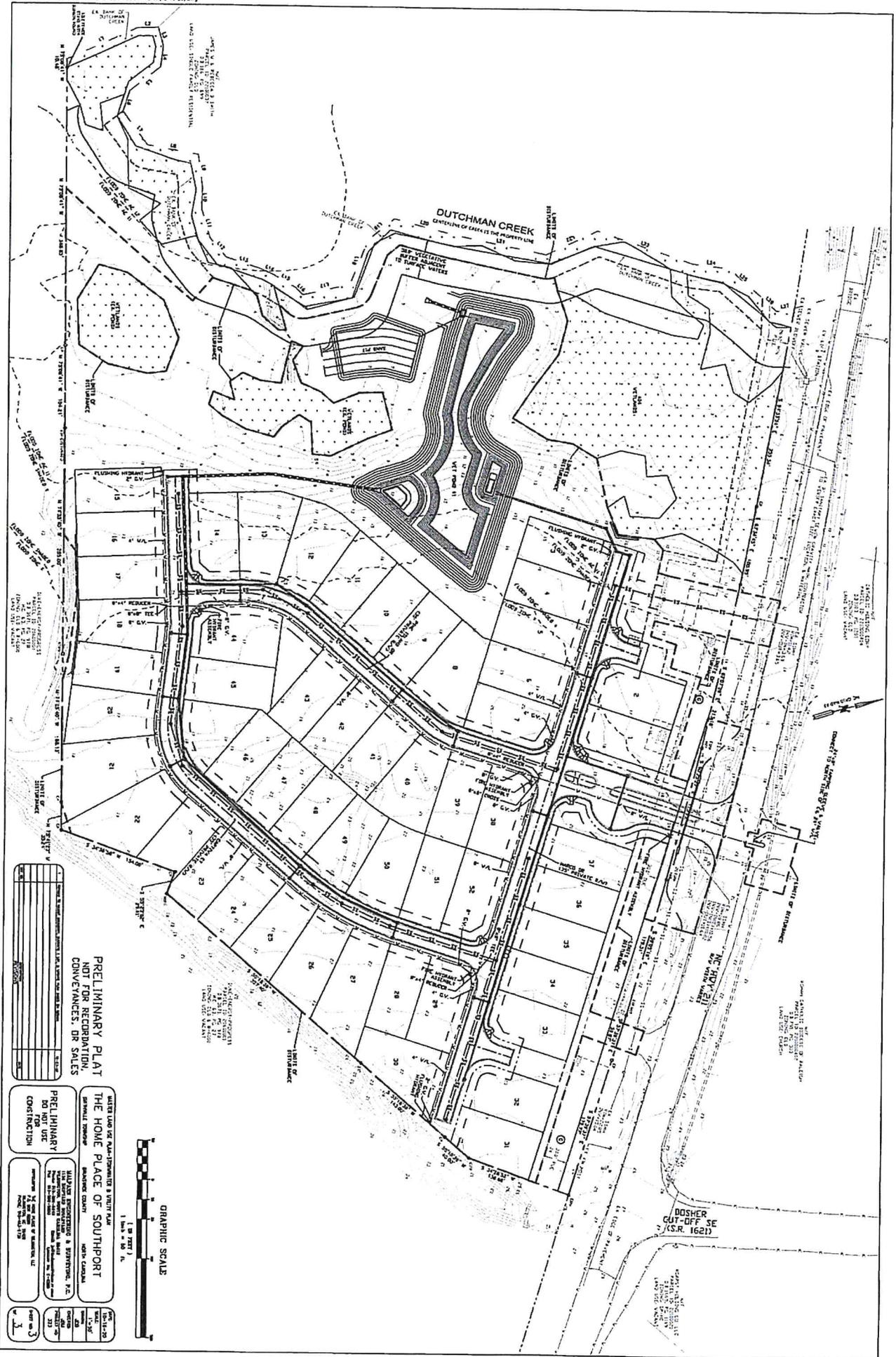
THE HOME PLACE OF SOUTHPORT
 PRELIMINARY PLAT
 11-16-20



SHOW LAYOUT WITHIN THE BOUNDARIES OF THE PLAT
 PROJECT PLAN SHALL BE THE FINAL PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	11-16-20
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	11-16-20
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	12-16-12
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

**PRELIMINARY PLAN
NOT FOR RECORDATION,
CONVEYANCES, OR SALES**

**PRELIMINARY
DO NOT USE
CONVEYANCE**

THE HOME PLACE OF SOUTHPORT

WATER LINE OF ADJACENT PROPERTY TO BE SHOWN FOR INFORMATION ONLY. THIS LINE IS NOT TO BE CONSIDERED AS A BASIS FOR CONVEYANCES OR SALES.

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES.

ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	12-16-12
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-39

Applicant: RHH Land Investors, LLC

Project Name: Marsh Walk Planned Development

Property Location: Stone Chimney Road SW (SR 1115)

Parcel Number: 21600047

Zoning District: R-7500 (Medium Density Residential)

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

Proposed Use: Marsh Walk is a proposed Planned Development consisting of 439 single family lots and 102 multi-family units on a gross site of 180.9 acres creating an overall density of 2.99 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).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
 1. **Water 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 36.18 acres. The developer is proposing 80.39 acres of dedicated open space. The developer is also proposing 15.26 acres of recreation space of which 5.43 acres are required.
- The proposed development will generate approximately 4,793 vehicle trips per 24-hour weekday volume. A driveway permit and TIA (Traffic Impact Analysis) from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 80.39 acres of open space where as 36.18 acres are required.
 2. The developer is proposing 15.26 acres of recreation space where as 5.43 acres are required.
 3. Lake area to be available to all residents via walking trails and kayak launch.

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

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

Staff recommends approval based on the following conditions:

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

Planned Development Case PD-39 Marsh Walk

CO-COUNTY JURISDICTION

CO-RR

Maple Creek

BAKER DR SW

MAPLE CREEK RD SW

CO-R-7500

STONE CHIMNEY RD SW SR 1115

CO-CLD

CO-NC

SUMMER TRL SW

SOUTHPORT-SUPPLY

Shallotte

STONE CHIMNEY

STANLEY

Varnamtown

Oak Island

Holden Beach

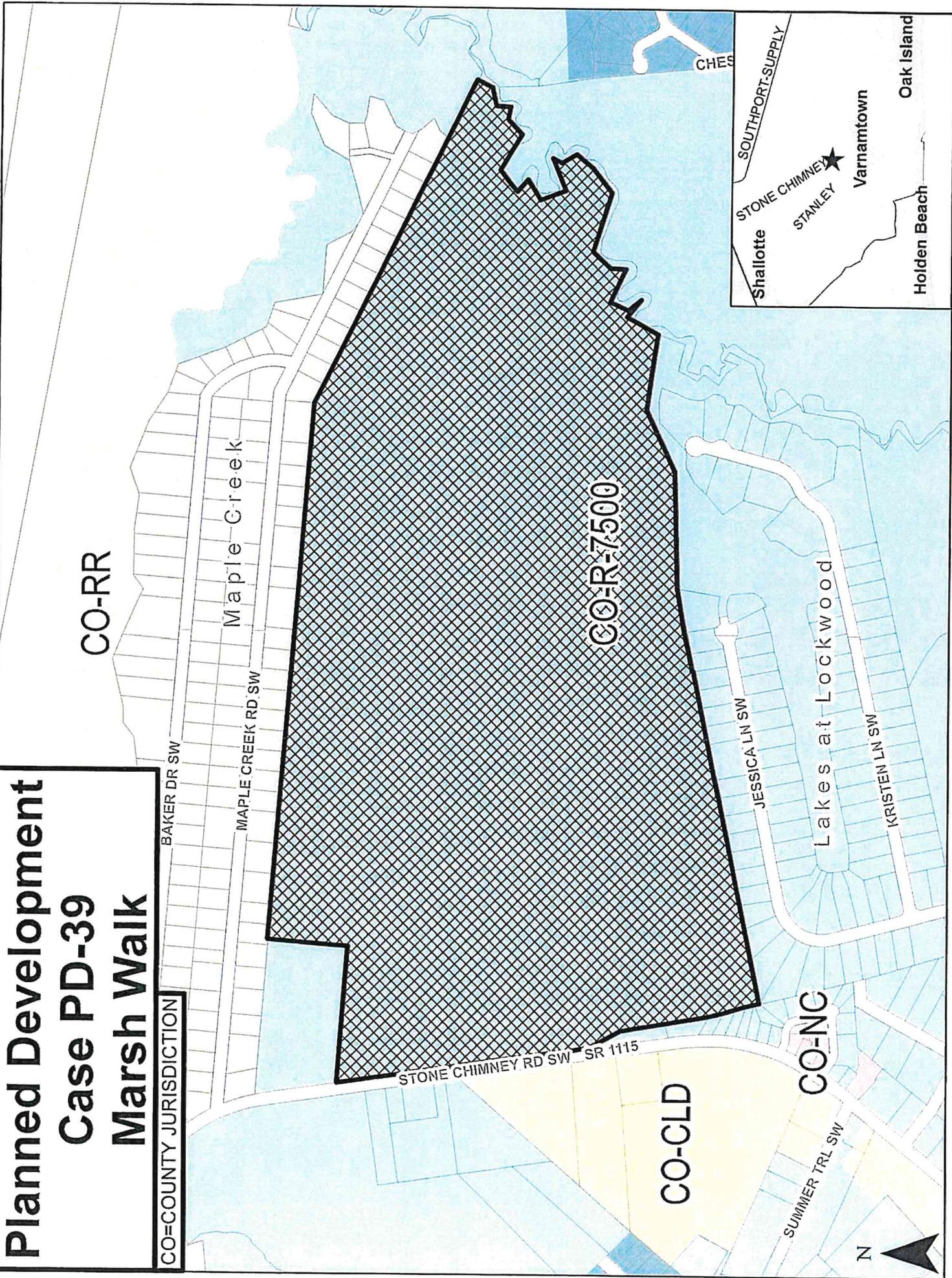
N

Lakes at Lockwood

JESSICA LN SW

KRISTEN LN SW

CHESS



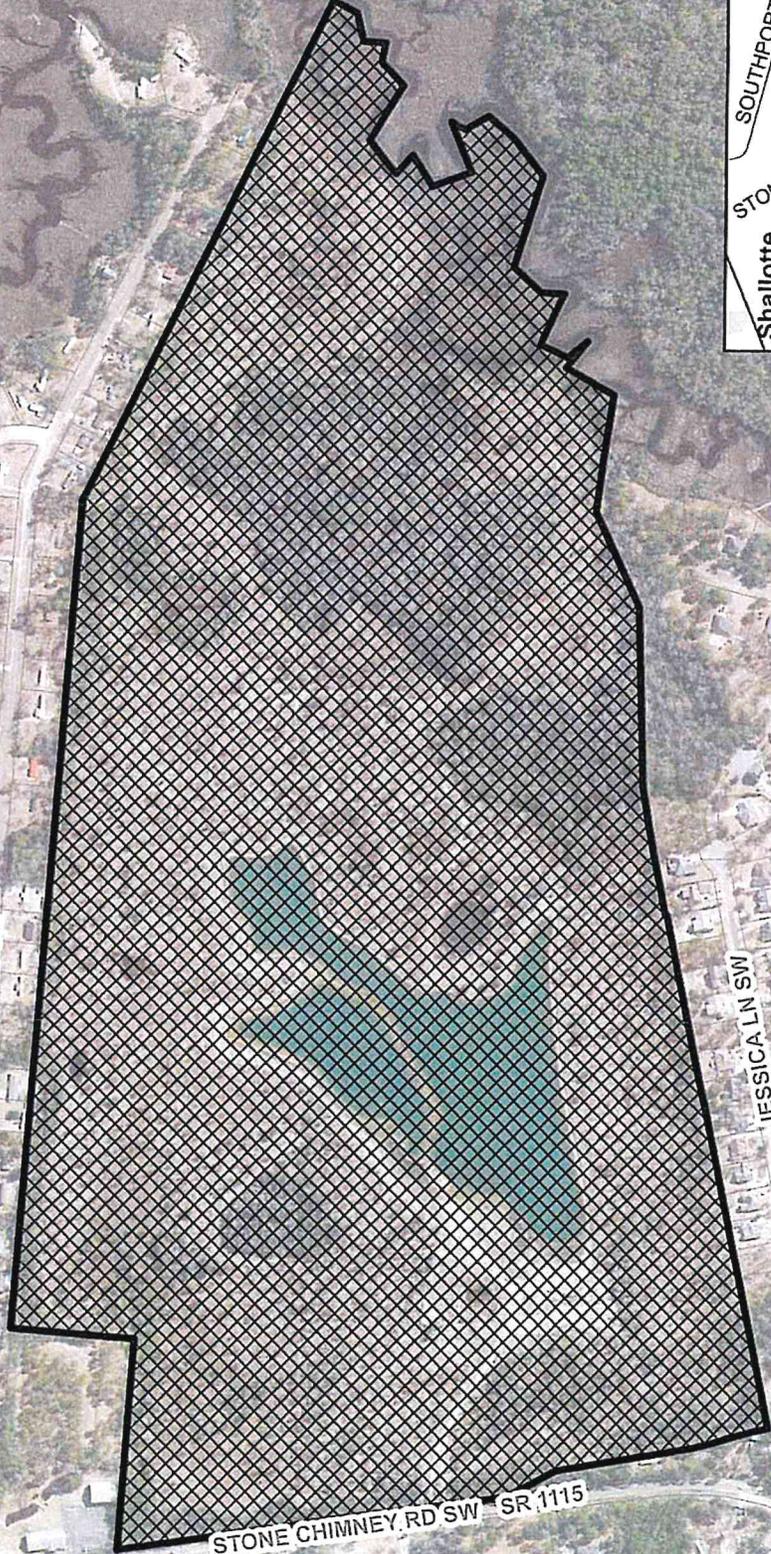
Planned Development Case PD-39 Marsh Walk

CO-COUNTY JURISDICTION

BAKER DR SW

Maple Creek

MAPLE CREEK RD SW



STONE CHIMNEY RD SW SR 1115

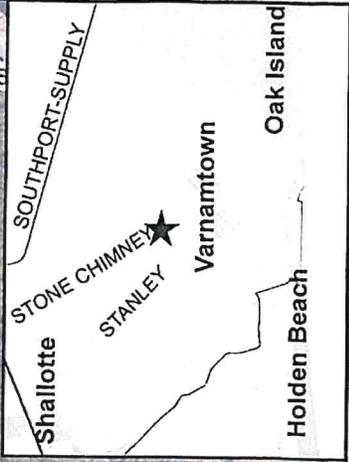
JESSICA LN SW

Lakes at Lockwood

KRISTEN LN SW

SUMMER TRL SW

CHES





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-39 Invoice # 1958/59

Date Received: 12/31/2020

Northwest Jurisdiction YES NO

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

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

Property Owner	Name <u>WAYNE J. SMITH</u>	Phone <u>910-443-3929</u>
	Address <u>20 THOMASBORO RD</u>	Fax <u>---</u>
	City, St, Zip <u>CALABASH NC 28467</u>	Email <u>WAYNE@ATMC.NET</u>

Applicant or Representative	Name <u>RHH LAND INVESTORS, LLC</u> <u>↳ BRYANT SPENCER</u>	Phone <u>910-486-4864</u>
	Address <u>2919 BREEZEWOOD AVE., SUITE 100</u>	Fax <u>---</u>
	City, St, Zip <u>FAYETTEVILLE NC 28303</u>	Email <u>BRYANT.SPENCER@RHHOMES.COM</u>

Property Information	Address <u>NONE ASSIGNED</u>
	Tax Parcel(s) <u>216 000 47</u>
	Acreage <u>180.9 AC</u>
	Current Zoning <u>R7500</u>
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name <u>DAK Harbor Marsh Walk</u>
	Modification or Expansion Of Existing PD? Yes <input checked="" type="checkbox"/> NO
	Single Family Acres <u>165.55</u> Lots <u>438</u>
	Multi-Family Acres <u>15.35</u> Units <u>102</u>
	Commercial Acres <u>0</u>

Authorization	Property Owner Signature <u>Wayne J Smith</u>	Date <u>12-30-20</u>
	Applicant/Representative Signature <u>[Signature]</u>	Date <u>12/30/20</u>

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

January 15, 2021

RHH Land Investors, LLC
c/o Bryant Spencer
2919 Breezewood Ave. Suite 100
Fayetteville, NC 28303

**RE: Oak Harbor Planned Development
File # PD-39**

Dear Mr. Spencer,

The Technical Review Committee (TRC) at their January 14, 2021 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- The name "Oak Harbor" is already used by another subdivision. Please change the name of the development with an unused name.
- Please list all specific recreation space elements and indicate their locations on the site plan.
- Please show and label all trails.
- Please revise the open space and recreation space calculations to indicate the accurate amount required and provided. Please show calculations in acreage.
- Please indicate the general location of the adjacent cemetery.
- Please label the pump station.
- Please note that an odor scrubber will be required for the pump station.
- Please label the attached homes as Semi-Attached and not Duplexes.
- Please indicate the proposed location of the mail kiosk and show associated parking area.

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 will be required.



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Comments from Engineering

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

- Existing 12" watermain on Stone Chimney Rd to connect neighborhood.
- Hydrants to be located at entrances to the neighborhood.
- Proposed Stanbury Creek Subd 8" FM would need to be constructed first in order to connect proposed FM for this subdivision.
- NCDOT Encroachment agreement required.

Comments from Floodplain Administrator

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

Appears there may be a change to the water course with Street "H". If so, the following applies;

- 1-A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and a map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation".
 - 2-Notify adjacent communities and the North Carolina Department of Public Safety, Division of Emergency Management, State Coordinator for the National Flood Insurance Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
 - 3- Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is maintained.
- If the water course is not altered, the area is Ocean Influence flood zones and there are no non-encroachment areas.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 22, 2020.

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-39

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
216EC039	BRICKLEMYER JILL A	2613 JESSICA LN SW	SUPPLY	NC	28462-5853
216G0039	MGA GROUP LLC	PO BOX 12221	WILMINGTON	NC	28405-0108
217AA011	LINTON WAYNE BARNEY III	340 BAKER DR SW	SUPPLY	NC	28462-2705
217AA010	LINTON WAYNE BARNEY III	340 BAKER DR SW	SUPPLY	NC	28462-2705
200MB02301	COMSTOCK JERRY J ETUX	1157 LINDSAY ROAD	RAEFORD	NC	28376
216EC034	VEACH SAMUEL L ETUX	2623 JESSICA LN SW	SUPPLY	NC	28462-5853
216EC036	DONALD R WARD TRUST THE	3623 RIVER VIEW LN SW	SUPPLY	NC	28462-2644
2170001002	BROADFOOT SHEPARD BRYAN JR ETUX	702 CREEK FRONT RD	N MYRTLE BCH	NC	29582-2156
200MB008	MASKER PATRICIA A	415 MAPLE CREEK RD SW	SUPPLY	NC	28462
200MB018	DAVIS GARY M & MARY E	323 MAPLE CREEK RD SW	SUPPLY	NC	28462
200MB009	VARNUM JENNIE G & MITCHELL C VARNUM	405 MAPLE CREEK RD SW	SUPPLY	NC	28462
200MB015	BLUME JIMMY C	PO BOX 84	WOODLEAF	NC	27054
200MB014	BLUME JIMMY C	PO BOX 84	WOODLEAF	NC	27054
217AA015	STARNES JUDY LEE	197 MAPLE CREEK RD SW	SUPPLY	NC	28462-2745
200MB007	HOSS RICKEY J	423 MAPLE CREEK ROAD SW	SUPPLY	NC	28462
200MB006	HOSS RICKEY J	423 MAPLE CREEK ROAD SW	SUPPLY	NC	28462
200MB017	EDWARDS ALFRED C	470 BREVARD PLACE ROAD	IRON STATION	NC	28080
16EC024	KISCH JOSEPH ETUX	2637 JESSICA LN SW	SUPPLY	NC	28462-5853
200MB02001	FUNDERBURK LARRY W	FRIENDLY BAPTIST CH RD	INDIAN TRAIL	NC	28079
200MB02002	STRICKLAND SANDRA L	3016 WAGONER LANE	GRAHAM	NC	27253
16EC00101	LAKES OF LOCKWOOD POA INC	2606 JESSICA LANE SW	SUPPLY	NC	28462
16EC029	FIESENTHALER RUTH M	2633 JESSICA LANE SW	SUPPLY	NC	28462
160003912	HUCKO ROBERT L	2171 STONE CHIMNEY RD SW	SUPPLY	NC	28462
160004704	NEW LIFE CHRISTIAN FELLOWSHIP INC	2401 LEONARD ROAD SW	SUPPLY	NC	28462
17AA003	NEWMAN DEBORAH S	P O BOX 55	SHALLOTTE	NC	28459
16EC032	LAROSA THOMAS ETUX	2627 JESSICA LANE SW	SUPPLY	NC	28462
16EC040	MCDUFFEE THOMAS M ETUX	2611 JESSICA LN SW	SUPPLY	NC	28462-5853
00MA114	CORNWELL SCOTT JEFFREY ETUX	125 MAPLE CREEK RD SW	SUPPLY	NC	28462
17AA006	CORNWELL SCOTT J AND	125 MAPLE CREEK RD SW	SUPPLY	NC	28462
17AA005	TAYLOR EDWARD L ETUX	92 GOLDA RD	BENSON	NC	27504
17AA004	TAYLOR EDWARD L ETUX	92 GOLDA RD	BENSON	NC	27504
17AA008	BALLARD CYNTHIA ANN	1531 R W MCLAMB DR	CROUSE	NC	28033-8801
17AA009	BALLARD CYNTHIA ANN	1531 R W MCLAMB DR	CROUSE	NC	28033-8801
000003207	MILES T BRYANT LIVING TRUST	6003 BAIRD ST	DURHAM	NC	27712-3407

2160004602	KIRK JILL W	1686 CRESTLAWN TRL	PFAFFTOWN	NC	27040-9053
200MB021	WHITE JACKIE R	3010 BIG NECK RD NW	ASH	NC	28420
216EC038	GRAYSON RITA ETVIR	2615 JESSICA LANE SW	SUPPLY	NC	28462
2160004502	TYNDALL ALICIA HOPE	702 HEWETT ROAD	SUPPLY	NC	28462
216EB003	CARPER WESLEY D & LORA N HUDSON	2516 WINDING WOOD LANE	ASHEBORO	NC	27205
216EB001	CARPER WESLEY D & LORA N HUDSON	2516 WINDING WOOD LANE	ASHEBORO	NC	27205
216EB002	CARPER WESLEY D & LORA N HUDSON	2516 WINDING WOOD LANE	ASHEBORO	NC	27205
21700001	SURFSIDE FIELDS LLC	210 VARNAMTOWN RD SW	SUPPLY	NC	28462
216EB008	EFIRD TERRY JAMES	536 HEXAGON DR SW	SUPPLY	NC	28462-5912
216EB004	EFIRD TERRY JAMES	536 HEXAGON DR SW	SUPPLY	NC	28462-5912
216EB005	EFIRD TERRY JAMES	536 HEXAGON DR SW	SUPPLY	NC	28462-5912
2160003913	BURKE DOVOVAN ETUX	2173 STONE CHIMNEY RD SW	SUPPLY	NC	28462-5907
200MB013	SEA CASTLES INC	128 OCEAN BLVD	HOLDEN BEACH	NC	28462-5026
200MB019	DAVIS GARY M ET	323 MAPLE CREEK RD SW	SUPPLY	NC	28462
200MB012	SEA CASTLES INC	128 OCEAN BLVD	HOLDEN BEACH	NC	28462-5026
216EC027	KISCH JOSEPH F ETUX	2637 JESSICA LN SW	SUPPLY	NC	28462-5853
216EC023	TILLMAN DONALD LEE ET	104 FERNBROOK CT	ELON	NC	27244
2160004503	VARNAM AMANDA JOY	2247 STONE CHIMNEY RD SW	SUPPLY	NC	28462
217AA014	THOMPSON TERRY M ET	5721 POLK MOUNTAIN DRIVE	MARSHVILLE	NC	28103
200MB020	MCCRAW SARA MARLENE	9525 BIRCHCROFT LANE	CHARLOTTE	NC	28269
216EB009	EFIRD TERRY	1838 E PRKTON TOBEMORY RD	PARKTON	NC	28371
2160003906	WHITE DANNY C (LT)	2177 STONE CHIMNEY ROAD	SUPPLY	NC	28462
200MB016	SPAINHOUR DONALD E ETUX	580 BARBER JUNCTION ROAD	CLEVELAND	NC	27013
216EC026	HILDEBRAND STEVEN G ETUX	2639 JESSICA LN SW	SUPPLY	NC	28462-5853
200MB010	MASKER TOOD A ET	994 LIMECREST RD	LAFAYETTE	NJ	7848
200MB011	MASKER TOOD A ET	994 LIMECREST RD	LAFAYETTE	NJ	7848
216EC025	EARNHARDT TOMMY K	2138 N LENTZ HARNESH SHOP RD	MT PLEASANT	NC	28124-8645
217AA016	HEAVENER HAROLD	207 MAPLE CREEK RD SW	SUPPLY	NC	28462
200MB02004	FLIGG NATALIA	4316 LUDI MAE CT	CHARLOTTE	NC	28227
200MB023	HENDRICKSEN CLEO L (LT)	227 MAPLE CREEK RD SW	SUPPLY	NC	28462
217AA013	JACKSON JASON DANIEL	6720 COUNTY LINE RD	MT PLEASANT	NC	28124-9131
216EC035	WATTS BRIAN A ET	2621 JESSICA LN SW	SUPPLY	NC	28462-5853
216EC031	SMART WILLIAM C ETUX	2629 JESSICA LN SW	SUPPLY	NC	28462-5853
216EC028	KUKAL PATRICIA R AND	2635 JESSICA LN SW	SUPPLY	NC	28462-5853
217AA007	KOCH BEVERLY J ETVIR	133 MAPLE CREEK RD SW	SUPPLY	NC	28462-2745
216EC021	ROY J PARKER REV LIVING TRUST	2649 JESSICA LN SW	SUPPLY	NC	28462-5853
216EC037	MOORE PHILIP ALLEN ETUX	2617 JESSICA LN SW	SUPPLY	NC	28462-5853
216EC022	SUELTER JOHN D ETUX	2647 JESSICA LN SW	SUPPLY	NC	28462-5853
2160004601	VARNAM OLAF DALE AND	2383 STONE CHIMNEY RD SW	SUPPLY	NC	28462-5909
200MB022	MASKER CHAD CLAYTON ETUX	245 MAPLE CREEK RD SW	SUPPLY	NC	28462-2747

216EC030	WILLIAMS BRYAN CHRISTOPHER ETUX	2631 JESSICA LN SW	SUPPLY	NC	28462-5853
200MB02003	DODSON ALBERT M ETUX	2105 HIDDEN VALLEY DR	CLAYTON	NC	27527-9251
2160003909	ALSBROOKS DOUGLAS L	2169 STONE CHIMNEY RD SW	SUPPLY	NC	28462-5907
2160003911	AUTRY GEDDIE (LT)	2183 STONE CHIMNEY RD SW	SUPPLY	NC	28462-5907
217AA012	SCHILLING FREDRICK P JR	173 MAPLE CREEK RD SW	SUPPLY	NC	28462-2745

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21600047	SMITH WAYNE J	20 THOMASBORO RD	CALABASH	NC	28467

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21600047	RHH LAND INVESTORS LLC - BRYANT SPENCER	2919 BREEZEWOOD AVE - STE 100	FAYETTEVILLE	NC	28303



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

MEMORANDUM

DATE: January 29, 2021

TO: Brunswick County Planning Board

FROM: Brandon Hackney, Project Planner

RE: **Proposed Southeastern North Carolina Hazard Mitigation Plan Update**

Attached is a copy of the *Proposed Southeastern North Carolina Hazard Mitigation Plan*. It can also be viewed online at www.brunswickcountync.gov/planning/. This proposed plan is being brought in front of the Planning Board for review and endorsement.

The Southeastern North Carolina Hazard Mitigation Plan is a regional multi-jurisdictional hazard mitigation plan that covers the Cape Fear Region and serves as blueprints to all municipalities and counties. This important plan makes communities more resistant to disasters and are considered the key to breaking the cycle of disaster (damage, reconstruction, and repeated damage). Below are the general purposes of this plan:

- Protect life and property by reducing the potential for future damages and economic losses resulting from natural hazards,
- Allow the participating communities to qualify for pre and post disaster grant funding,
- Speed recovery and redevelopment following disaster events,
- Demonstrate a firm local commitment to hazard mitigation principles, and
- Comply with state and federal legislative requirements.

On June 1, 2001, an amendment to the North Carolina Emergency Management Act (166A) was passed which requires all local governments to adopt and maintain a hazard mitigation plan in order to be eligible for public assistance for state-declared disasters. The plan is required to be updated every five years to maintain eligibility. Brunswick County's current plan will expire at the end of March.

A grant was awarded from FEMA through the North Carolina Division of Emergency Management, which will allow the Brunswick, New Hanover, Onslow, and Pender Counties to work together again to update the current regional multi-jurisdictional hazard mitigation plan. This grant covers the cost of the update and unlike in the past does not require a local match. The North Carolina Division of Emergency Management selected ESP Associates to draft and coordinate the plan.

Please feel free to reach out with any questions or concerns at 910-253-2042.



Brunswick County Planning

P.O. Box 249
75 Courthouse Drive N.E., Bldg. I
Bolivia, NC 28422
(910) 253-2025

MEMORANDUM

DATE: January 14, 2020

TO: Brunswick County Planning Board
Randell Woodruff, County Manager

FROM: Kirstie Dixon, Planning Director

RE: **Annual Report – 2020 Administrative Adjustments**

Section 9.6.5. of the Brunswick County Unified Development Ordinance stipulates that an annual report outlining the requests for Administrative Adjustments and their associated findings for the preceding year shall be provided to the Planning Board and to the County Manager. In practice, requests that are inconsistent with the purpose of the Administrative Adjustment provisions are discouraged and alternative solutions are suggested such as site plan revisions, variances, or a rezoning. *The following Administrative Adjustments were granted between January 1, 2020 and December 31, 2020:*

- **3497 Bassett St** - Requested to locate an eight-foot (8') fence in the rear yard as opposed to the six-foot (6') fence allowed by right in the front, side, and rear fence requirement. *Approved.*
- **2135 Harbor Bay Ct** – Requested to locate a six-foot (6') fence in the front yard as opposed to the four-foot (4') fence allowed by right in the front yard fence requirement. *Approved.*
- **3303 Lewis Loop Rd** – Requested to locate an eight-foot (8') fence on the property as opposed to the six-foot (6') fence allowed by right for the front, side, and rear yard fence requirement. *Approved.*
- **4444 Oak Crest Dr SE** – Requested to locate a Class B Mobile Home twenty-three (23') feet from the front property line as opposed to the twenty five-foot (25') front yard setback requirement. *Approved.*
- **7183 Marker Place SW** – Requested to place an attached covered porch twenty-three feet, seven inches (23.7') from the front property line as opposed to the twenty five-foot (25') front yard setback requirement. *Approved.*
- **578 Smith Rd NE** - Requested to place a Class B Mobile Home twenty-four feet, nine inches (24.9') from the front yard property line as opposed to the twenty-five foot (25') front yard setback required. *Approved.*
- **694 Beachview Dr SE** - Requested to place a Class B Mobile Home twenty-four feet, nine inches (24.9') from the front yard property line as opposed to the twenty-five foot (25') front yard setback requirement. *Approved.*

- **2190 Kilkee Dr SW** - Requested to locate a Single-Family Residence twenty-four feet, five inches (24.5') from the front property line as opposed to the twenty-five foot (25') front yard setback requirement. *Approved.*
- **410 Royal Way** – Requested to allow an eight-foot (8') fence on the property as opposed to the six-foot (6') fence allowed by right for the front, side, and rear yard fence requirement. *Approved.*
- **7279 Oakview Dr NE** – Requested to locate a Class B Mobile Home nine feet, one-inch (9.1') from the side property line as opposed to the ten-foot (10') side yard setback requirement. *Approved.*
- **2940 Burnsville** – Requested to locate a Class B Mobile Home twenty-four feet, nine inches (24.9') from the front property line as opposed to the twenty-five foot (25') front yard requirement. *Approved.*
- **251 Derrick Dr SE** – Requested to locate an addition nine feet, nine inches (9.9') from the side property line as opposed to the ten-foot (10') side yard setback requirement. *Approved.*
- **2051 N. Tanglewood Dr SW** – Requested to locate a Single-Family Residence fourteen-feet, two inches (14.2') from the street side property line as opposed to the fifteen-foot (15') street side yard setback requirement. *Approved.*
- **2923 John D Robinson St SW** – Requested to locate a Class A Mobile Home twenty-three feet (23') from the front property line as opposed to the twenty-five foot (25') front yard setback requirement. *Approved.*
- **2304 Sea Fan Ct SW** – Requested to locate a Single-Family Residence thirteen feet, five inches (13.5') from the street side property line as opposed to the fifteen-foot (15') street side yard setback requirement. *Approved.*
- **5459 Raven Dr SW** – Requested to locate a Class B Mobile Home twenty-four feet, nine inches (24.9') from the front property line as opposed to the twenty-five foot (25') front yard setback requirement. *Approved.*
- **514 Cloe Dare Dr SW** – Requested to locate a Class A Mobile Home twenty-three feet, six inches (23.6') from the front property line as opposed to the twenty-five foot (25') front yard setback requirement. *Approved.*

If you have any questions, please feel free to contact me by email at kirstie.dixon@brunswickcountync.gov or by phone at 910/253-2027.