



AGENDA BRUNSWICK COUNTY PLANNING BOARD

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

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

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes of the December 14, 2020 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

A. Rezoning Z-805

Proposed rezoning of approximately 20.09 acres located at 975 Holden Beach Road (NC 130) from R-6000 (Medium Density Residential) and NC (Neighborhood Commercial) to CLD (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 (NC 130) from Commercial, LDR (Low Density Residential) and MDR (Medium Density Residential) to Commercial.

New Business

B. Planned Development – PD-37

Name: Bella Point Planned Development (Revision)

Applicant: J & S Land Development

Tax Parcel: 2020000103

Location: Sunset Harbor Road (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.

C. Rezoning Z-802

Proposed rezoning of approximately 1.04 acres of the former street and Right-of-Way officially closed by the Brunswick County Board of Commissioners and known as Dutch Street SE off of Southport-Supply Road (NC 211) near Southport from Undesignated to CLD (Commercial Low Density) for portions of Tax Parcels 22100032, 22100033, 2210003301 and 20600001.

LAND USE PLAN MAP AMENDMENT LUM-802:

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

D. Rezoning Z-806

Proposed rezoning of approximately 0.136 acres located at 679 Boyette Street SE in the Sunset Harbor Community from R-6000 (High Density Residential) to CLD (Commercial Low Density) for Tax Parcel 234AC01308.

E. Rezoning Z-808

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

LAND USE PLAN MAP AMENDMENT LUM-808:

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

9) Other Business.

- Planning Board Case Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
December 14, 2020

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

MEMBERS PRESENT

Eric Dunham, Chair
Richard Leary
Ron Medlin
William Clark
William Bittenbender
Eileen Shake
Brett Riggs, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair

STAFF PRESENT

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

OTHERS PRESENT

John Hankins
Theodore Doucet
Dan Weeks

Bryant Spencer
Landis Stanley
Bryan Clay Stanley

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Ms. Joy Easley was absent.

IV. CONSIDERATION OF MINUTES OF THE 09-NOV-20 MEETING.

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

V. AGENDA AMENDMENTS.

Mr. Pages addressed the Board. He stated that Zoning Case Z-804 has been postponed until further notice due to a conflict in property ownership(s).

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARING.

A. Planned Development – PD-38

Name: Saucepan Creek Planned Development
Applicant: H&H Constructors of Fayetteville, LLC
Tax Parcels: 2290007704
Location: 1501 Bricklanding Road SW (SR 1143)
Description: Saucepan Creek is a proposed planned development consisting of 162 single-family lots and 134 townhome units on a gross site of 75.9 acres creating an overall density of 3.9 dwelling units per acre.

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

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

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

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

Mr. Dan Weeks addressed the Board on behalf of the applicant. Mr. Weeks said the property is currently vegetated and the existing conditions (e.g. wetlands) will dictate the land planning. He

further stated that they intend to provide integrated open space for a walkable community that will complement the existing wetlands on the site. Mr. Weeks said the townhomes will be clustered within the community and consists of a triplex, quadraplex and a maximum six plex unit(s). Mr. Weeks concluded that 1 of the 3 access points (Hen Cove Avenue SW) will be utilized as an EMS and emergency access only.

Mr. Landis Stanley, owner of Tax Parcels 2290007716 and 2290007710, addressed the Board. Mr. Stanley asked if there will be a barrier (e.g., fence or berm) between the proposed development and adjacent properties in addition to the proposed 30' periphery buffer? Mr. Weeks said they are only proposing a 30' buffer, but there are existing wetlands near Mr. Stanley's property that will prevent development of a structure. Mr. Pages interjected that Log Landing Road SW will be paved, but it will not be moved or altered. Mr. Stanley said he owns Log Landing Road SW. Mr. Pages said Log Landing Road SW is an access point for the proposed development. Mr. Stanley was concerned about a pond on the proposed project draining on his property and an existing pipe in the area that may not be sufficient to accommodate the additional flow of water generated by the proposed project. Mr. Pages said the applicant will have to receive State and County Stormwater permit(s) prior to the developing the site.

Mr. Bryan Clay Stanley, 2820 Hen Cove Avenue SW, addressed the Board. Mr. Stanley said Hen Cove Avenue SW is a one lane road. Mr. Weeks said they will work with EMS and Fire as well as the Hen Cove community to potentially put in a siren-activated gate for the proposed development's access point through Hen Cove Avenue SW. Mr. Stanley asked how stormwater runoff will be managed and Mr. Weeks said they will adhere to the State and County Stormwater minimum requirements.

Mr. Weeks re-addressed the Board. He stated that they will work with Mr. Landis Stanley to reconfigure Log Landing Road SW to accommodate landscape islands and potentially expand the road, while ensuring that the existing wetlands are not compromised. Mr. Weeks said they can explore the possibility of erecting a fence on the back side of Mr. Landis Stanley's property for additional privacy from the proposed project.

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

Ms. Shake made a motion to approve PD-38 (Saucepan Creek Planned Development) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Rezoning Z-803 – Theodore Doucet.

Request rezoning of approximately 2.46 acres located at the intersection of Cedar Grove Road SW (SR 1125) and Mt. Pisgah Road SW (SR 1130) from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 1990012402.

LAND USE PLAN MAP AMENDMENT LUM-803:

Request to amend Tax Parcel 1990012402 located at the intersection of Cedar Grove Road SW (SR 1125) and Mt. Pisgah Road SW (SR 1130) from LDR (Low Density Residential) 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 NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 1990012402 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcel 1990012402.

Mr. Dunham asked staff if the planned development (Empire Place) in the immediate area is currently active and Mr. Pages replied, yes. However, if no activity occurs within the next year or an extension is not requested, that project will expire and will have to be re-submitted to the Planning Board for approval.

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

Mr. Theodore Doucet addressed the Board. Mr. Doucet felt that this is a major intersection (Cedar Grove Road SW (SR 1125) and Mt. Pisgah Road SW (SR 1130) as these roads provide access to a beach and a major corridor (US 17). He further stated that the proposed zoning change supports the future development in this area.

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 1990012402 from 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 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 LDR (Low 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 was no opposition from the public and there is commercial zoning across the street.

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

The property is located at an intersection and there was no opposition from the public.

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-805 – Robert A. Cohen.

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.

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. 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. Dunham asked if there is access to the larger portion of Tax Parcel 19900006? Mr. Pages said the applicant will have to obtain access to that portion of Tax Parcel 19900006, which will likely include a wetlands crossing.

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

Mr. Dunham said staff received notification from the applicant that he would not be attending the meeting due to an illness. Mr. Dunham asked if there was anyone present to speak on this matter and there was 1 person that wanted to speak. Mr. Dunham made a motion to table this matter until the applicant is present and the motion was unanimously carried. Mr. Dunham told the interested citizen that he will be notified of the date and time of the next available meeting for this item to be considered by the Board.

VIII. OTHER BUSINESS.

- Presentation on Blueprint Brunswick Project.

Ms. Dixon addressed the Board. She discussed a PowerPoint presentation (attached) on the joint Blueprint Brunswick Project and Parks & Recreation Park Plan. Ms. Dixon provided the Board members with a hard copy of the survey as well as a card with a scan bar that provides direct access to the online version of the survey. She encouraged the Board members to complete the survey and share the information with family and friends to complete the online survey.

- Planning Board Cases Update

Ms. Dixon 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 (attached) 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. She further stated that Z-801 was approved at the Planning Board's 09-Nov-20 meeting and no rezoning appeals were received so the Planning Board's decision stands for that particular zoning change.

IX. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-805

January 11, 2021

APPLICATION SUMMARY

The applicant, Robert A. Cohen, requests to rezone Tax Parcels 1990000501, 19900006 and 1990000701 from NC (Neighborhood Commercial) and R-6000 (High Density Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

Location

975 Holden Beach Road (NC 130)

Tax Parcels

1990000501, 19900006 and
1990000701

Current Zoning

(Neighborhood Commercial) and R-6000 (High Density Residential)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

CLD, R-6000 and SH-R-10 (Shallotte Jurisdiction)

Current Use

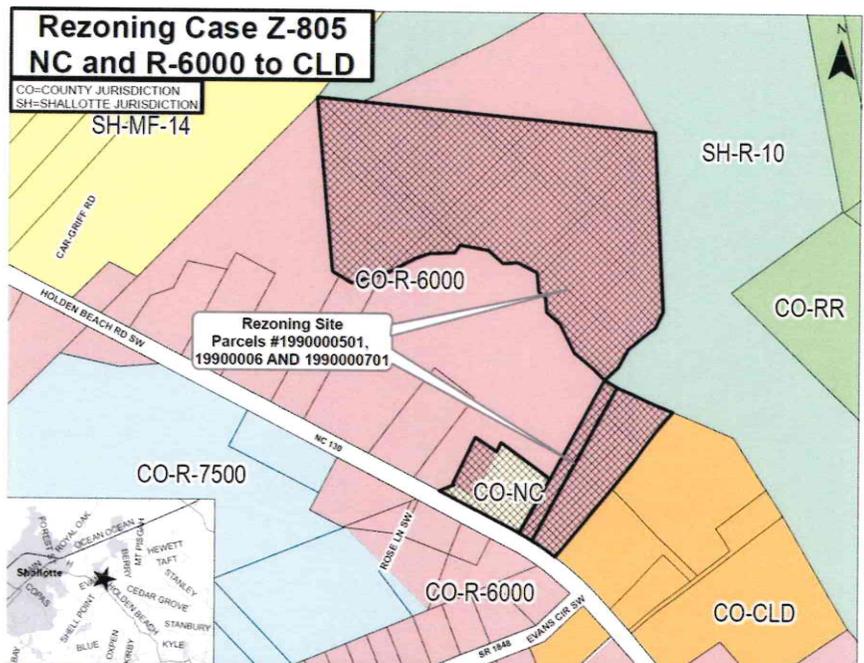
Vacant

Surrounding Land Uses

Residential, Commercial and Vacant Lands

Size

20.09 acres



SITE CONSIDERATIONS

Zoning History: A portion of Tax Parcel 1990000501 was rezoned from R-6000 (Medium Density Residential) to NC (Neighborhood Commercial) in May 2007 as part of rezoning case # Z-613.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-6000 areas. A buffer is not required for adjacent non-residential uses zoned CLD or SH-R-10 unless there is existing residential then a 0.4 opacity buffer will be required.

Traffic: There are no capacity deficiencies for this section of Holden Beach Road (NC 130). The developer shall be responsible for obtaining a NCDOT driveway permit prior to construction.

Utilities: Water is available from Brunswick County Utilities along Holden Beach Road. Sewer is not available in the area.

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

CIP Projects in Area: West Brunswick Classroom Addition (FY 2021), New Early College High School (FY 2022)

NCDOT Road Improvements in Area: Carolina Bays Parkway (R-5876) – Planning and Design Phase, Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: 7 out of 10. Portions of the rezoning site contain wetlands classified as substantial.

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), MDR (Medium Density Residential), and Commercial

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-805) proposed from LDR, MDR and Commercial to Commercial.

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCELS 1990000501, 19900006 AND 1990000701** 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 OR CASE NUMBER: Z-805



THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of 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: _____

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

DENIED

- 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 interest 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-805 NC and R-6000 to CLD

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION

SH-MF-14

Rezoning Site
Parcels #1990000501,
19900006 AND 1990000701

CO-R-7500

GO-R-6000

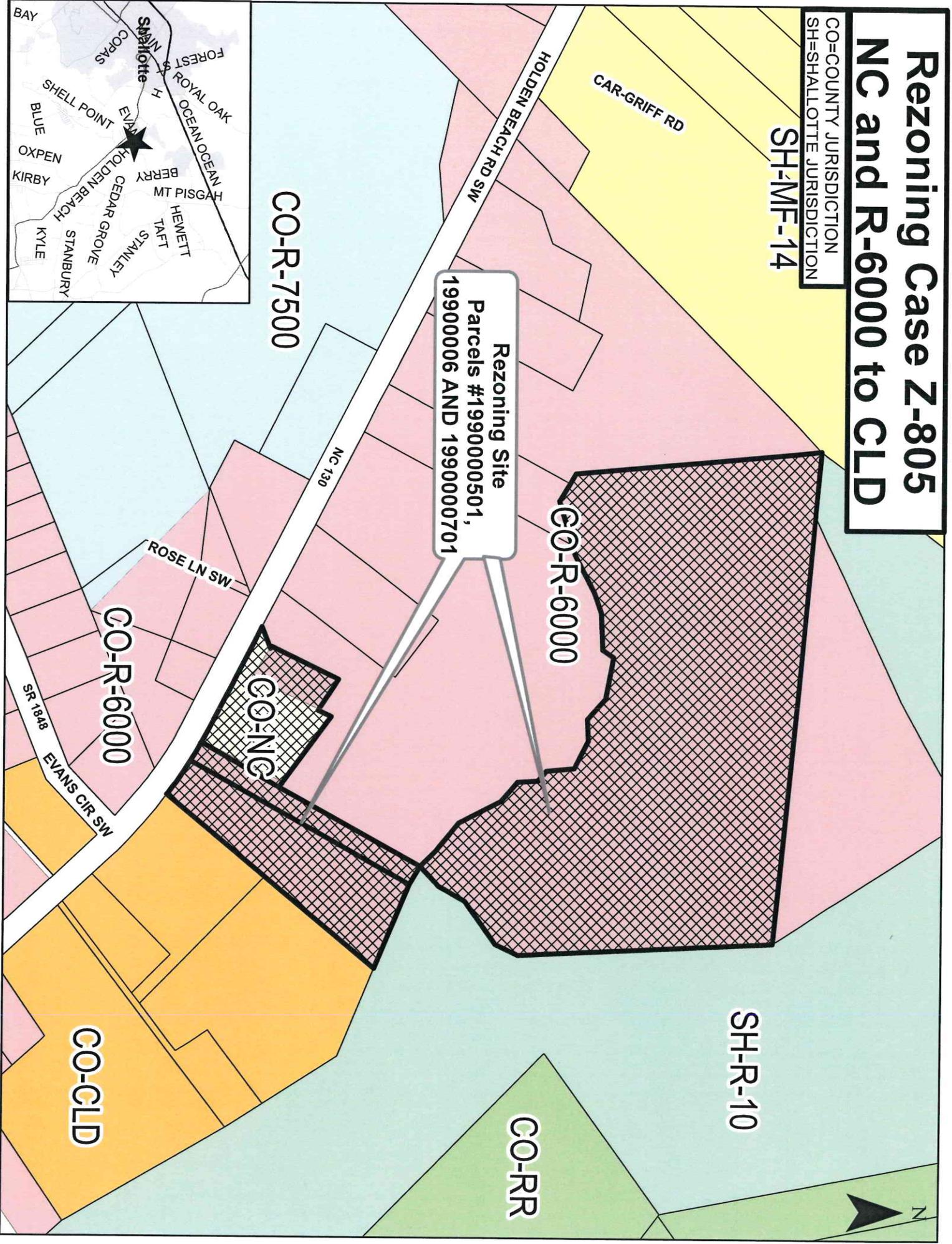
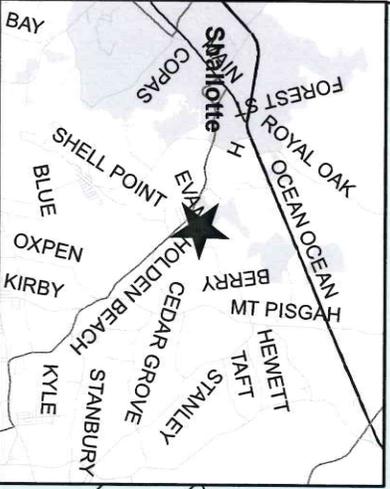
GO-R-6000

GO-NG

SH-R-10

CO-CLD

CO-RR



Rezoning Case Z-805 NC and R-6000 to CLD

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION

SH-MF-14

Rezoning Site
Parcels #1990000501,
19900006 AND 1990000701

CO-R-7500

CO-R-6000

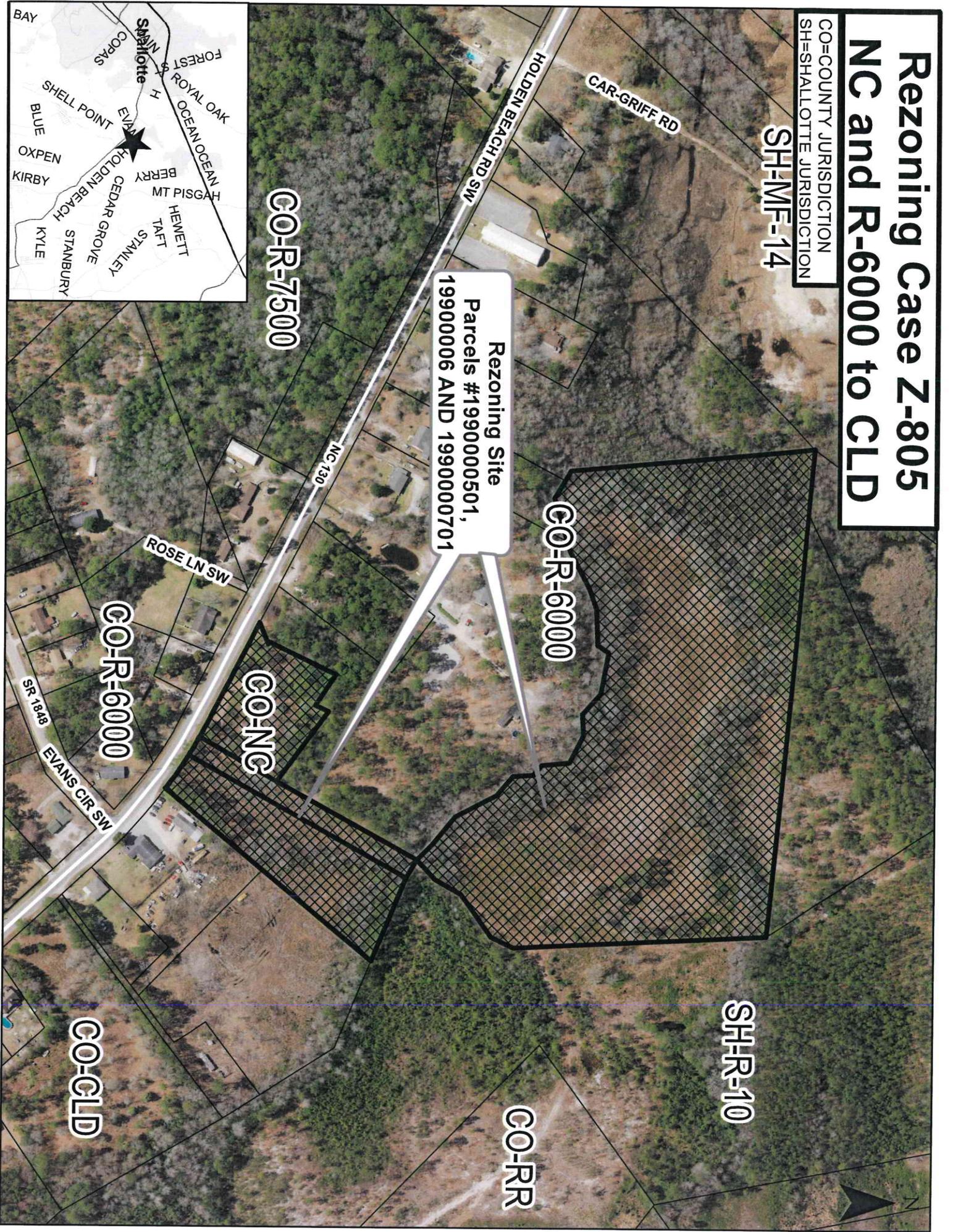
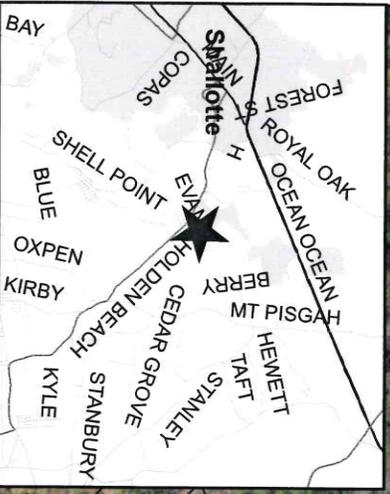
CO-R-6000

CO-NC

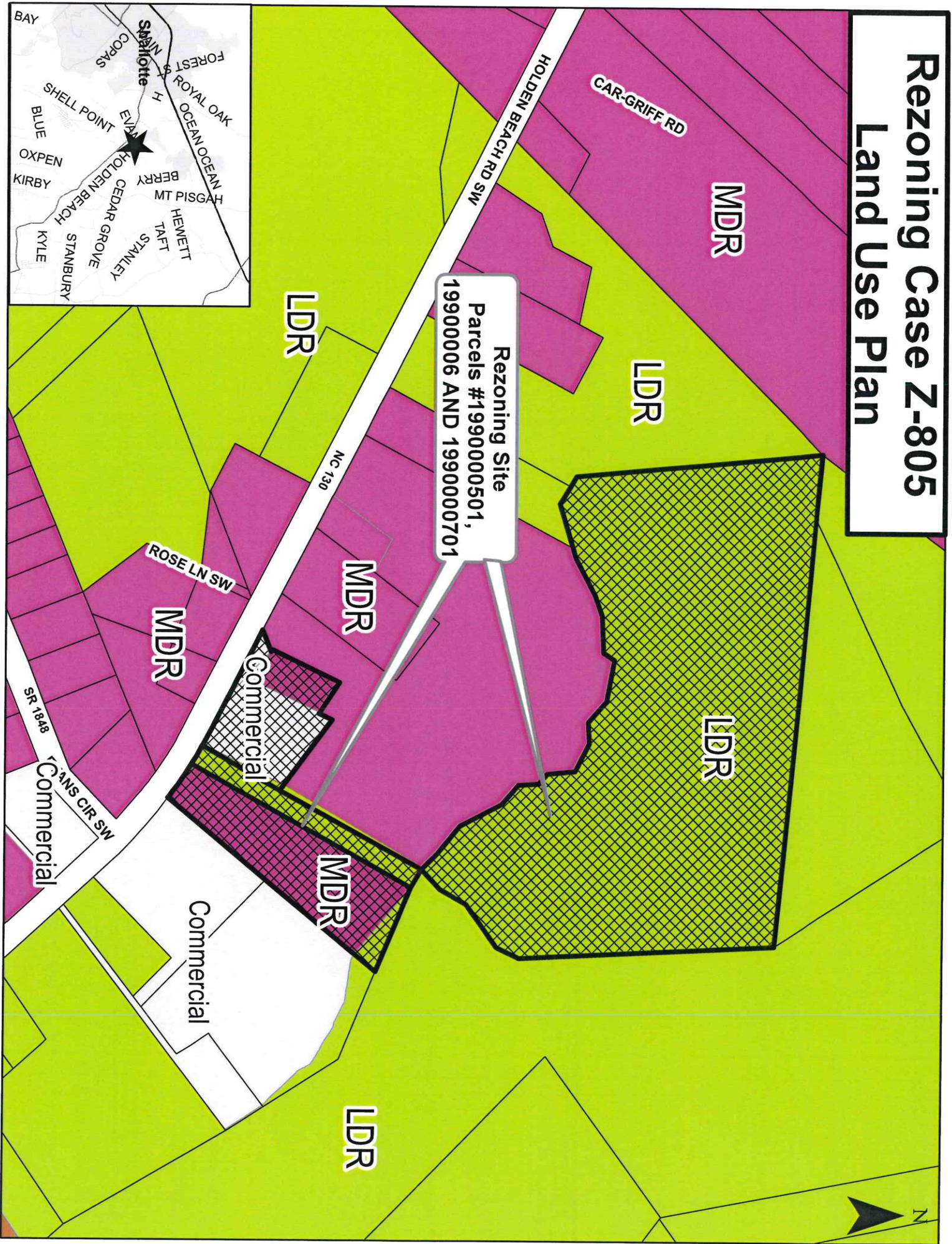
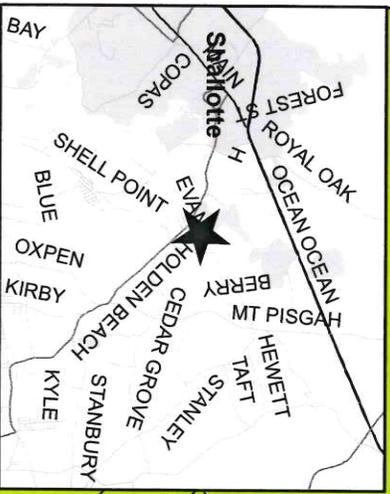
SH-R-10

CO-RR

CO-CLD



Rezoning Case Z-805 Land Use Plan





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 805 Invoice # _____

Date Received 11/10/2020

Northwest Jurisdiction YES NO

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

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

Applicant Name(s): Robert A. Cohen & David Hewitt & David Zulford

Mailing Address: P.O. Box 545 202 Civictown Rd SW
Norwood NC 28125 Supply NC 28466-3166

Phone: 704-438-2460 Email: robbycohen.construction@comcast.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): Same

Mailing Address: Same

Phone: Same Email: Same

PROPERTY INFORMATION

Property Address and/or Description of Location:

975 Holden Beach

Parcel Tax ID #(s): 1990000501 1990000701
19900006 (A portion of)

Total Site Acreage: 1.74

Current Zoning District(s): NC

Proposed Zoning District(s): CLD CLD

Conditional Zoning Request YES NO

Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

STATEMENT OF REASONABLENESS

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

With the Re Zoning there will be the same zoning as the Adjacent Properties & Consistency in the Area.

LAND USE COMPATIBILITY

Future Land Use Map Classification: MDR & LDR & Commercial

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:

With the proposed change it will make it more consistent with the change of current uses along Hwy 130.

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: 10/14/2020

Owner Signature: Donal R. Hunt

Date: 10/14/2020

Owner Signature: David L. Zullo

Date: 10-27-2020

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-805

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1990000704	CALHOUN JAMES L	469 SCUPPERNONG CIRCLE	BOLIVIA	NC	28422
19900007	CALHOUN JAMES LESLIE	1001 HOLDEN BEACH RD SW	SHALLOTTE	NC	28459
1830010504	DRAPAC GROUP 39 LLC	PO BOX 2249	CUMMING	GA	30028
2170011601	MAS PROPERTIES LLC	131 OCEAN BOULEVARD WEST	HOLDEN BEACH	NC	28462
1990000601	GOSS-WILLIAMS DEBRA	133-19 133RD ST APT1	SOUTH OZONE PARK	NY	11420
19900002	STOUT CAROLYN	911 HOLDEN BEACH RD SW	SHALLOTTE	NC	28470
19900003	LEWIS NORMA FAYE	927 HOLDEN BEACH ROAD	SHALLOTTE	NC	28470
19900005	MCCALL DWIGHT T ETUX	937 HOLDEN BEACH RD SW	SHALLOTTE	NC	28470
1990019202	CARROLL FLOYD EDWARD ET LORETTA	PO BOX 279	SHALLOTTE	NC	28459
1990019205	CARROLL DEAN H ET EVAN E	PO BOX 279	SHALLOTTE	NC	28459
1990019204	PHELPS PRICILLA H	PO BOX 387	SHALLOTTE	NC	28459
199HA00101	GURLEY ROBERT D	996 HOLDEN BEACH RD SW	SHALLOTTE	NC	28470

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1990000501	HEWETT DAVID REGINALD	2102 CIVIETOWN RD SW	SUPPLY	NC	28462
19900006	FULFORD DAVID LINDBERG	4620 WHITEVILLE RD NW	ASH	NC	28420
1990000701	FULFORD DAVID LINDBERG	4620 WHITEVILLE RD NW	ASH	NC	28420

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	ROBERT A COHEN	PO BOX 545	NORWOOD	NC	28128

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-37

Applicant: J & S Land Development, LLC

Project Name: Bella Point Planned Development (Revision)

Property Location: Sunset Harbor Road SE (SR 1112)

Parcel Number(s): 2020000103

Zoning District: R-7500 (Medium Density Residential)

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

Proposed Use: The Bella Point Planned Development was originally approved in July 2006 and modified in 2019 to allow 145 single-family lots on 75.01 acres creating a density of 1.93 dwelling units per acre. The developer of Bella Point is proposing to modify the planned development master plan by increasing the number of lots by 48 for a total of 193 single family lots on the same acreage for a density of 2.6 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential and vacant land. The Future Land Use Map denotes this area as LDR (Low Density Residential).
- 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 15.0 acres of which a minimum of 2.25 is required to be active recreation space. The developer is proposing 27.56 acres of dedicated open space of which 2.5 acres is to be recreational.
- The proposed 193 lots will generate approximately 1,847 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 27.56 acres of open space where as 15.0 acres are required.
 2. The developer is proposing 2.5 acres of recreation space where as 2.25 acres are required.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on Tuesday, December 29, 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.

**Brunswick County
Planning Board
Planned Development PD-37
Bella Point (Revision)**

CO=COUNTY JURISDICTION

CO-CLD

CO-R-7500

TERRY TRL SE

SR 1112

SHOREBIRD RD SE

SUNSET HARBOR RD SE

Seawatch
Subdivision

CO-R-7500

Project Site

CO-R-7500

N



Brunswick County Planning Board Planned Development PD-37 Bella Point (Revision)

CO=COUNTY JURISDICTION

CO-CLD

CO-R-7500

TERRY TRL SE

SR 1112

SHOREBIRD RD SE

SUNSET HARBOR RD SE

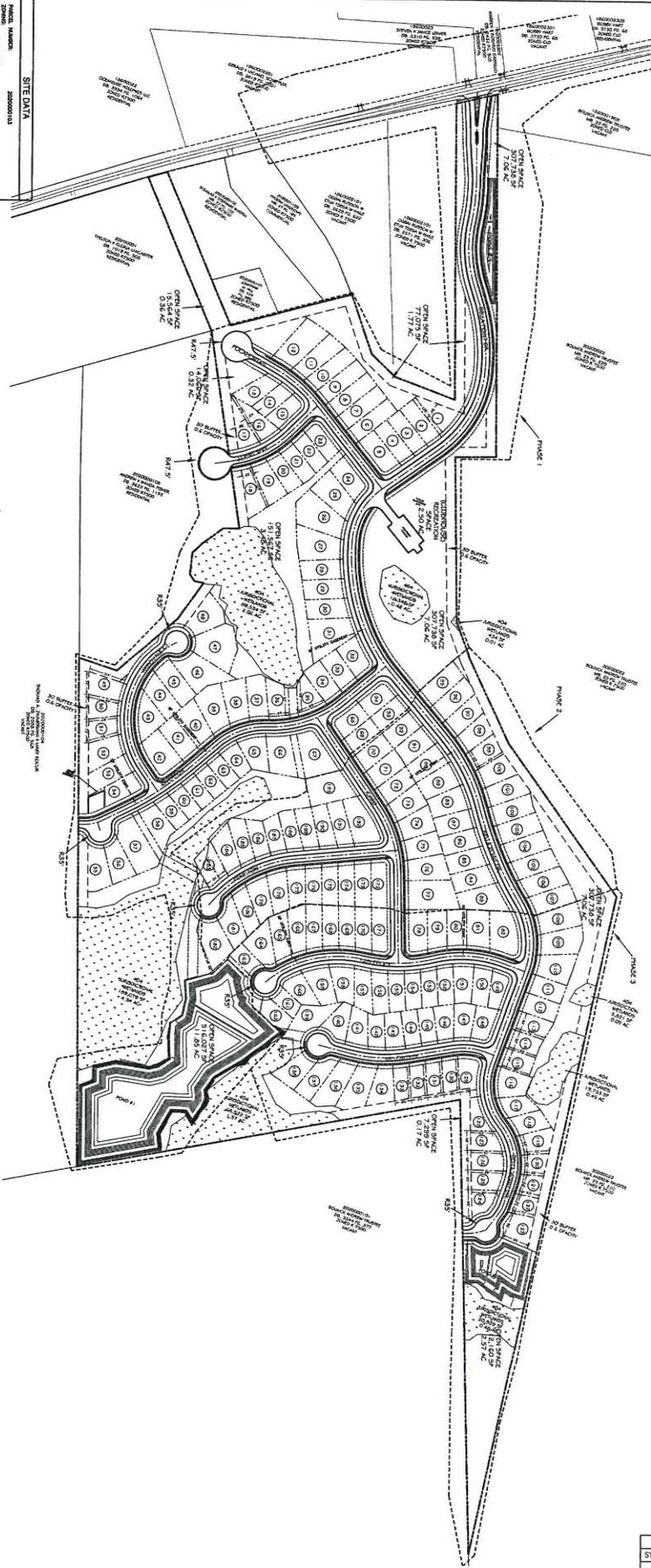
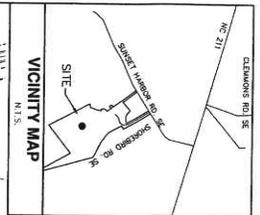
Seawatch
Subdivision

CO-R-7500

Project Site

CO-R-7500





SITE DATA

ZONING NUMBER: 2000000103

OWNER: J&S LAND DEVELOPMENT, LLC

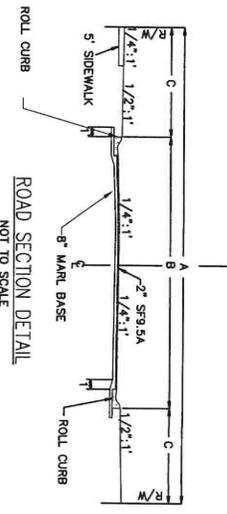
PROJECT NAME: BELLA POINT

PROJECT ADDRESS: 6530 RIVER ROAD, WILMINGTON, NC 28412

PROJECT CONTACT: JAMES S. NORRIS, 719-499-1373

DATE: 11/19/20

SCALE: 1" = 150'



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	ROADWAY	50	2.1
2	PAVING	45	1.9
3	CONCRETE	45	1.9
4	ASPHALT	45	1.9
5	GRAVEL	45	1.9
6	LANDSCAPE	45	1.9
7	OPEN SPACE	45	1.9
8	TOTAL	233	9.7

- NOTES:**
- Project to be built in County jurisdiction for road and sewer. A utility plan shall be submitted to the County for review and approval prior to construction.
 - Contract and State Department of Public Safety shall be obtained prior to construction.
 - Obtain all necessary permits from the local health department and other agencies.
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SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
© 2018 NORRIS & TUNSTALL			

SCALE: 1" = 150'

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

2602 IRON GATE DR., SUITE 102 WILMINGTON, NC 28412
PHONE: (910) 343-9645

1459 ASH LITTLE RIVER RD. NW ASH, NC 28420
PHONE: (910) 287-5900

OWNER:
J&S LAND DEVELOPMENT, LLC
8630 RIVER ROAD
WILMINGTON, NC 28412
719-499-1373

OVERALL
BELLA POINT
SUNSET HARBOR RD.
BRUNSWICK COUNTY, NORTH CAROLINA



Planned Unit Development (PUD) - Master Plan
 Application and Checklist
 Fee: \$500

NT# 20090

For Office Use Only
 File # AD-37 Receipt # 483774
 Date Submitted: 10/22/2020

This application is a request to obtain a Special Exception Permit to construct a Planned Unit Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a mixed-use or cluster style development as an alternative to a conventional major subdivision. Please reference Section 4.8.5. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Planned Unit Developments (PUD's).

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

Property Owner	Name	<u>Wilmington West Properties, LLC</u>	Phone	<u>910-270-6021</u>
	Address	<u>1725 Corcus Ferry Road</u>	Fax	
	City, St, Zip	<u>Hamstead, NC, 28443</u>	Email	<u>jwarner9202@charter.net</u>

Applicant or Representative	Name	<u>J&S Land Development, LLC</u>	Phone	<u>719-499-1373</u>
	Address	<u>8630 River Road</u>	Fax	
	City, St, Zip	<u>Wilmington, NC, 28412</u>	Email	<u>steve@steveshuttleworth.com</u>

Property Information	Address	<u>Sunset Harbor Road SE</u>
	Tax Parcel(s)	<u>2020000103</u>
	Acreage	<u>75.01</u>
	Current Zoning	<u>R7500</u>
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

Project Information	Project Name	<u>Bella Point</u>
	Modification or Expansion Of Existing PUD?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>75.01</u> Lots <u>193</u> (145)
	Multi-Family Acres	<u>0</u> Units <u>0</u>
	Commercial Acres	<u>0</u>

Authorization	Property Owner Signature	<u>Pamela S. Warner</u> Pamela S. Warner	Date	<u>10-20-2020</u>
	Applicant/Representative Signature	<u>Steve Shuttleworth</u> Steve Shuttleworth	Date	<u>10-22-20</u>

Please submit fifteen 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

J. Phillip Norris P.E.
1429 Ash-Little River Rd
Ash, NC 28461

**RE: Bella Point Planned Development Revision
File # PD-37**

Dear Mr. Norris,

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.

- The county stormwater permit has been issued and will also need to be transferred into the new owner's name.
- The state stormwater permit is set to expire in January 2021. The permit will need to be renewed and transferred to the new owner.
- A neighborhood meeting is required per UDO Section 9.2. at least 10 days prior to the Planning Board meeting.
- Please show pavement on the cul-de-sacs on Ament Way and Pocahontas Road.
- Please indicate the mail kiosk location.
- Please note that existing vegetation will be used for the buffer but supplemental landscaping will be installed where necessary.
- Please note that there are no heritage trees on site.
- Please note that all homes will have a minimum of two driveway parking spaces.
- Please list any exceptional design elements proposed on the site.
- Please note that the home owner's association will be responsible for the maintenance of the streets, stormwater system and all open space areas.
- Please note that street lighting will be installed consistent with UDO Section 6.9.
- 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.
- NCDOT has provided the following comments:
 - A NCDOT Driveway Permit is required. Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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Carolina Highways to include access locations within 500' of the proposed access on both sides of the State road. Submit to the local NCDOT District Engineer's Office.

- A left turn lane will be required.
- If they want to petition the streets to NCDOT in the future, we will require plan approval prior to any construction.
- A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way.

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 A. Pages".

Marc Pages
Senior Planner

CASE PD-37

ADJACENT PROPERTY OWNERS(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18600022	OCEANSIDE HOLDINGS LLC	4808 W BEACH DR	OAK ISLAND	NC	28465-7849
2020000109	PHOENIX LANDSCAPE OF	5107 EDWARDS RD	TAYLORS	SC	29687
2020000108	FISHER ANDREW N ETUX	124 W ISLAND DR	OAK ISLAND	NC	28465-7707
18600023	LEIMER STEVEN D ETUX	116 W ISLAND DR	OAK ISLAND	NC	28465-7707
20200001	LANCASTER THELTON ETUX	557 ROSE AVE	WILMINGTON	NC	28403-3439
1860002101	OGBAI RUSSON W ETUX TSEGA W HAILE	3051 HAWICK COMMONS DR	CONCORD	NC	28027
1860002103	OGBAI RUSSON W ETUX TSEGA W HAILE	3051 HAWICK COMMONS DR	CONCORD	NC	28027
1860002301	HART BOBBY A	925 N HOWE ST	SOUTHPORT	NC	28027
1860002302	GABRILLO WARREN C ETUX ROSARIO	145 BEVERLY RD	MOUNT KISCO	NY	10549
2020000104	KOCUR MARY & THOMAS A ZIMMERMANN TR	5 FINCH LANE	BEDFORD	NY	10506
2020000102	RUSSELL STEPHANIE L ETVIR	1704 SUNSET HARBOR RD SE	BOLIVIA	NC	28422-7920
20200022	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
2020000101	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
2020002301	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
1860001909	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
2020000105	HILL JONATHAN M ET	1710 SUNSET HARBOR RD SE	BOLIVIA	NC	28422
1860002201	SCHEFFLER GERALD AND	170 ELWOOD AVE	HAWTHORNE	NY	10532-2345

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2020000103	J & S LAND DEVELOPMENT, LLC	8630 RIVER ROAD	WILMINGTON	NC	28412

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2020000103	J & S LAND DEVELOPMENT, LLC	8630 RIVER ROAD	WILMINGTON	NC	28412

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-802

January 11, 2021

APPLICATION SUMMARY

The applicant requests to rezone portions of 22100032, 22100033, 2210003301 and 20600001 (former street and right-of-way of Dutch Street SE officially closed by the Brunswick County Board of Commissioners) from Undesignated to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Former Dutch Street R/W located off of Southport-Supply Rd SE

Tax Parcels

Portions of 22100032, 22100033, 2210003301 and 20600001

Current Zoning

Undesignated

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

CLD, R-6000, SP-HC (Southport Jurisdiction – Highway Commercial District)

Current Use

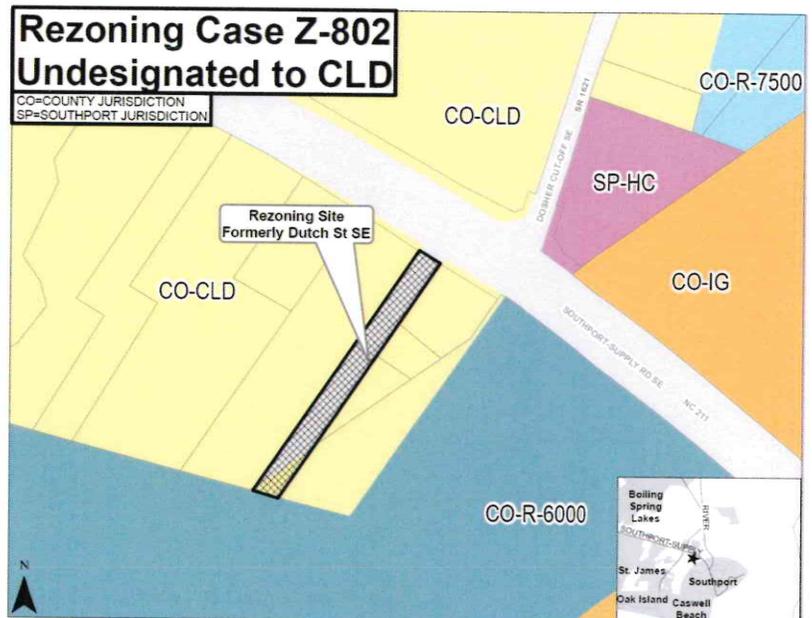
Vacant Land

Surrounding Land Uses

Commercial, Vacant Lands

Size

1.04 Acres



SITE CONSIDERATIONS

Zoning History: There has been no known rezoning activity on the site since 1994.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-6000 areas. A buffer is not required for adjacent non-residential uses zoned CLD unless there is existing residential then a 0.4 opacity buffer will be required.

Traffic: There are currently capacity deficiencies for this section of Southport-Supply Road (NC 211) but efforts to widen NC 211 to a multilane facility are in the early stages of construction by NCDOT.

Utilities: Water is available from Brunswick County and Sewer is available from the Southeast Brunswick Sanitary District. Water & Sewer connection will require developer responsibility to connect to the water and sewer system.

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

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

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

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: Portions of the rezoning site scores 7 out of 10.

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: *Undesignated*

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-802) proposed from Undesignated to Commercial.

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR PORTIONS OF TAX PARCELS 22100032, 22100033, 2210003301 AND 20600001** 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 OR CASE NUMBER: Z-802



THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of 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: _____

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

DENIED

- 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 interest for the following reasons: _____

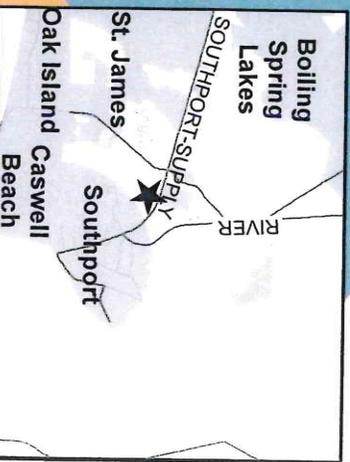
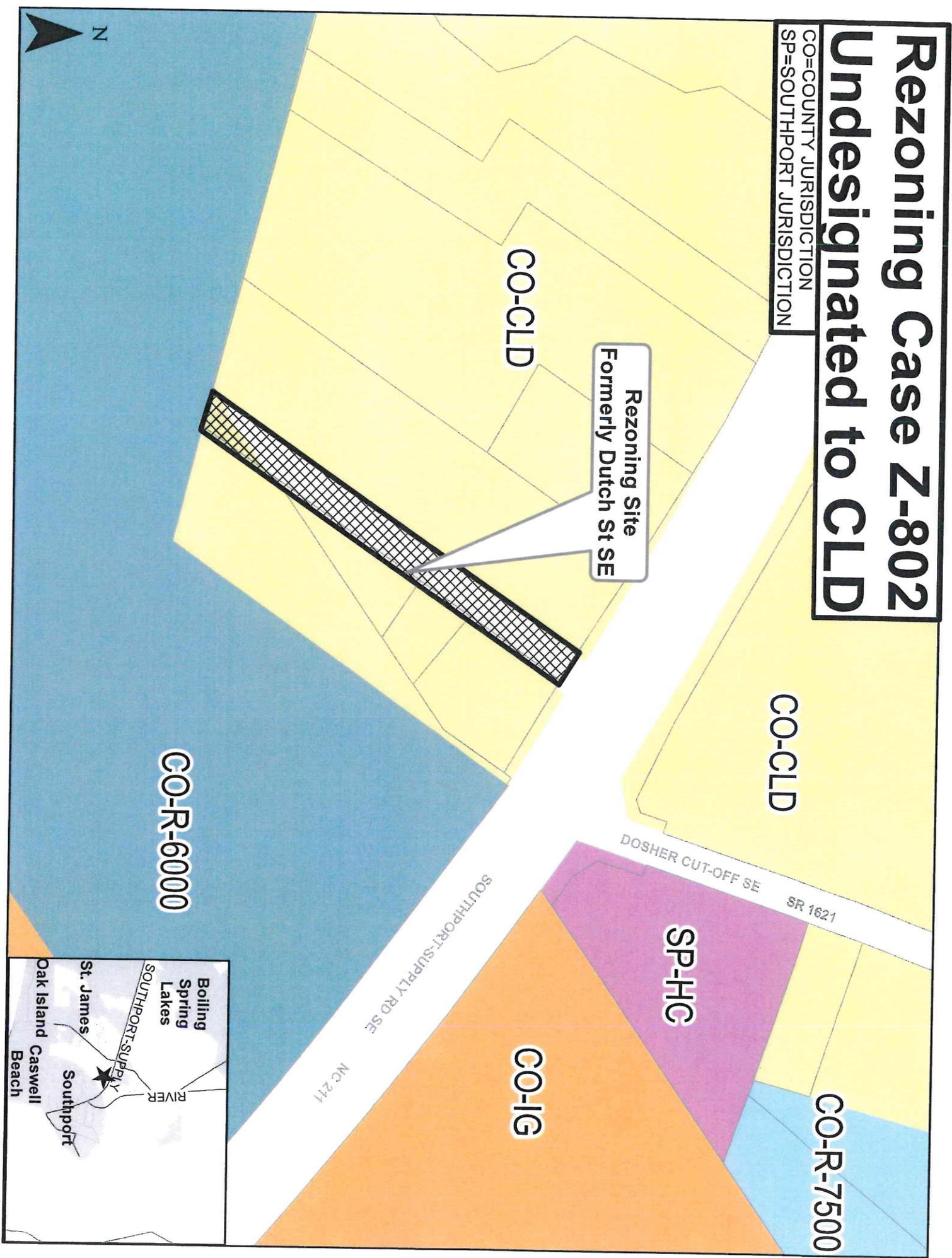
TABLED

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

Rezoning Case Z-802 Undesignated to CLD

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION

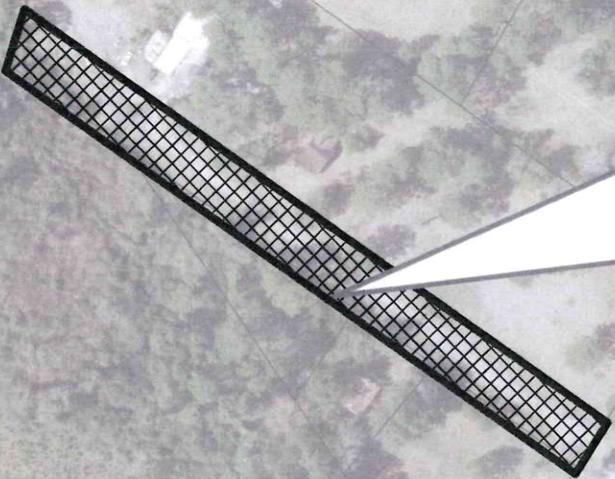
Rezoning Site
Formerly Dutch St SE



Rezoning Case Z-802 Undesignated to CLD

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION

Rezoning Site
Formerly Dutch St SE

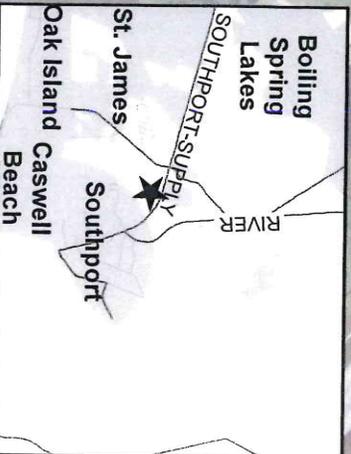


DOSHER CUT-OFF SE
SR 1621

SOUTHPORT-SUPPLY RD SE

NC 217

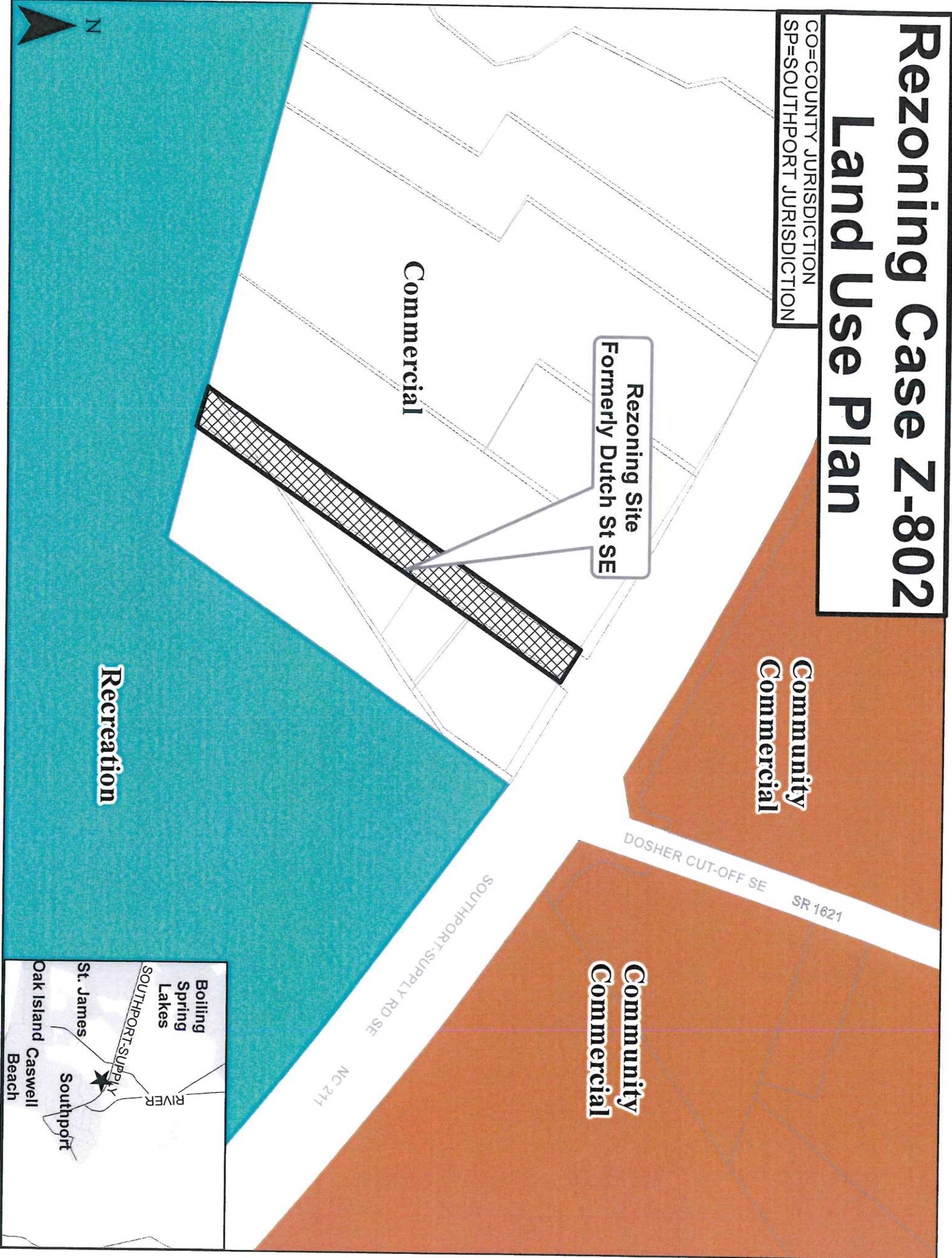
N



Rezoning Case Z-802

Land Use Plan

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>202</u>	Invoice # _____
Date Received <u>10/21/2020</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) 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): Steven L. Buie, President
Port City Land Surveying, PLLC

Mailing Address: 1144 Shipyard Blvd.
Wilmington, NC 28412

Phone: 910-791-0080 Email: portcitylandsurveying@gmail.com

PROPERTY OWNER INFORMATION (if different from above)

Owner Name(s): The Home Place of Wilmington, LLC

Mailing Address: P.O. Box 4232
Wilmington, NC 28406

Phone: 910-443-6739 Email: terrysando@gmail.com

PROPERTY INFORMATION

Property Address and/or Description of Location: Dutch Street SE off NC HWY 211 near Southport

Parcel Tax ID #(s): ~~44-00-0570~~ None Total Site Acreage: 1.04 Acres

Current Zoning District(s): ~~CLD~~ None Proposed Zoning District(s): CLD

Conditional Zoning Request YES NO

Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

STATEMENT OF REASONABLENESS

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

Dutch Street SE is no longer used for residential parcels. Existing Dwellings are abandoned and are to be removed. All adjoining parcels owned by The Home Place of Wilmington LLC and PLW of Dutch St. will be recombined into a single tract for a proposed residential subdivision.

LAND USE COMPATIBILITY

Future Land Use Map Classification: ~~RM~~ Undesignated

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: Steve L. Buis

Date: 8-24-2020

Owner Signature: Jan S. Ant

Date: 8/24/2020

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-802

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20600001	DUKE ENERGY PROGRESS INC	410 S WILMINGTON STREET	RALEIGH	NC	27601-1748
2210000402	ROMAN CATHOLIC DIOCESE OF RALEIGH	7200 STONEHENGE DRIVE	RALEIGH	NC	27613-1620
22100020	ROAPST HOLDING CO LLC	764 GILLESPIE ST	JACKSON	MS	39202-1711
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
	MOTSU	6280 SUNNY POINT RD SE	SOUTHPORT	NC	28461

OWNER(S)

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

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	STEVEN L. BUIE - PORT CITY LAND SURVEYING	1144 SHIPYARD BLVD	WILMINGTON	NC	28412

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-806

January 11, 2021

APPLICATION SUMMARY

The property owner, Paulette Sheville, requests to rezone Tax Parcel 234AC01308 from R-6000 (High Density Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

679 Boyette Street SE

Tax Parcel(s)

234AC01308

Current Zoning

R-6000 (High Density Residential)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

R-6000 and CLD

Current Use

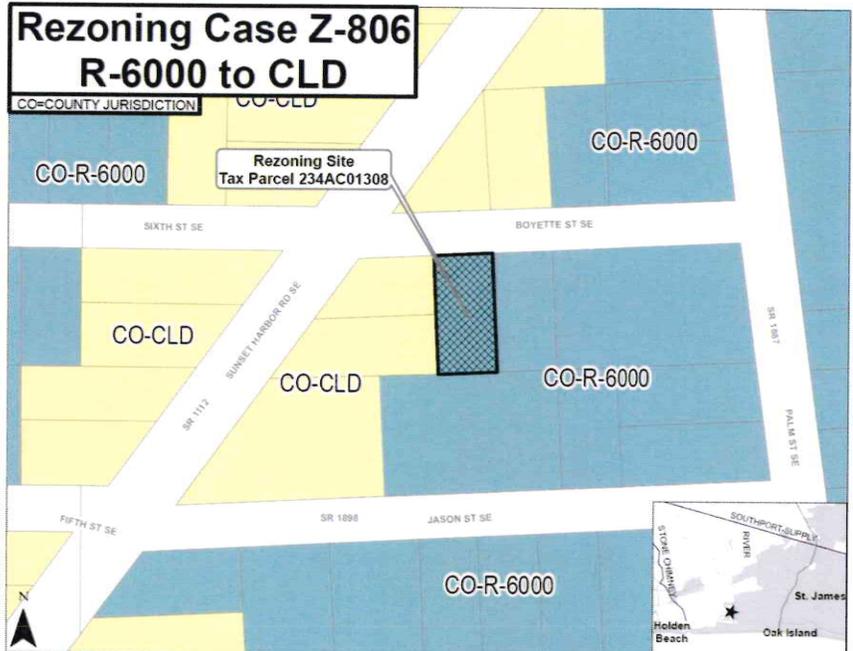
Vacant

Surrounding Land Uses

Residential, Vacant Lands

Size

0.136 acres



SITE CONSIDERATIONS

Zoning History: There are not any known zoning changes to the rezoning site since introduction of zoning in 1994.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-6000 areas. A buffer is not required for adjacent non-residential uses zoned CLD unless there is existing residential then a 0.4 opacity buffer will be required.

Traffic: There are no capacity deficiencies for this section of Sunset Harbor Road (SR 1112). Boyette Street SE is a private Right-of-Way and is not a constructed/improved street. The developer shall be responsible for obtaining an NCDOT driveway permit prior to construction.

Utilities: Water is available from Brunswick County Utilities along Sunset Harbor Road. Sewer is not available in the area. Water connection will require developer responsibility to connect to the water and sewer system.

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

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

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

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: 0 out of 10. No portions of the rezoning site contain environmentally sensitive areas.

ANALYSIS

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

CAMA Land Use Plan Classification: *Mixed Use*

- Proposed Zoning is consistent with CAMA Land Use Plan

Applicable CAMA Land Use Policies:

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD FOR TAX PARCEL 234AC01308** 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 OR CASE NUMBER: Z-806



THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of 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: _____

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

DENIED

- 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 interest 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-806 R-6000 to CLD

CO=COUNTY JURISDICTION

CO-CLD

CO-R-6000

Rezoning Site
Tax Parcel 234AC01308

SIXTH ST SE

CO-CLD

SR 1112
SUNSET HARBOR RD SE

CO-CLD



CO-R-6000

BOYETTE ST SE

CO-R-6000

SR 1887

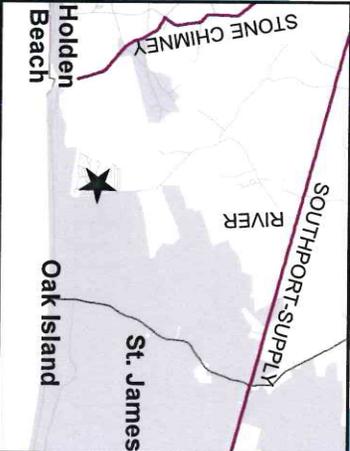
PALM ST SE

FIFTH ST SE

SR 1898

JASON ST SE

CO-R-6000



Rezoning Case Z-806 R-6000 to CLD

CO=COUNTY JURISDICTION

CO-R-6000

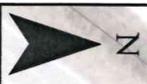
Rezoning Site
Tax Parcel 234AC01308

CO-CLD

CO-CLD

CO-R-6000

CO-R-6000



FIFTH ST SE

SR 1112

SUNSET HARBOR RD SE

SIXTH ST SE

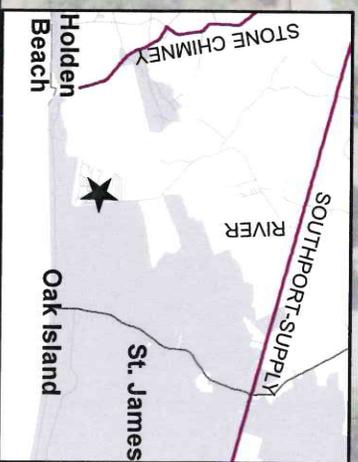
SR 1898

JASON ST SE

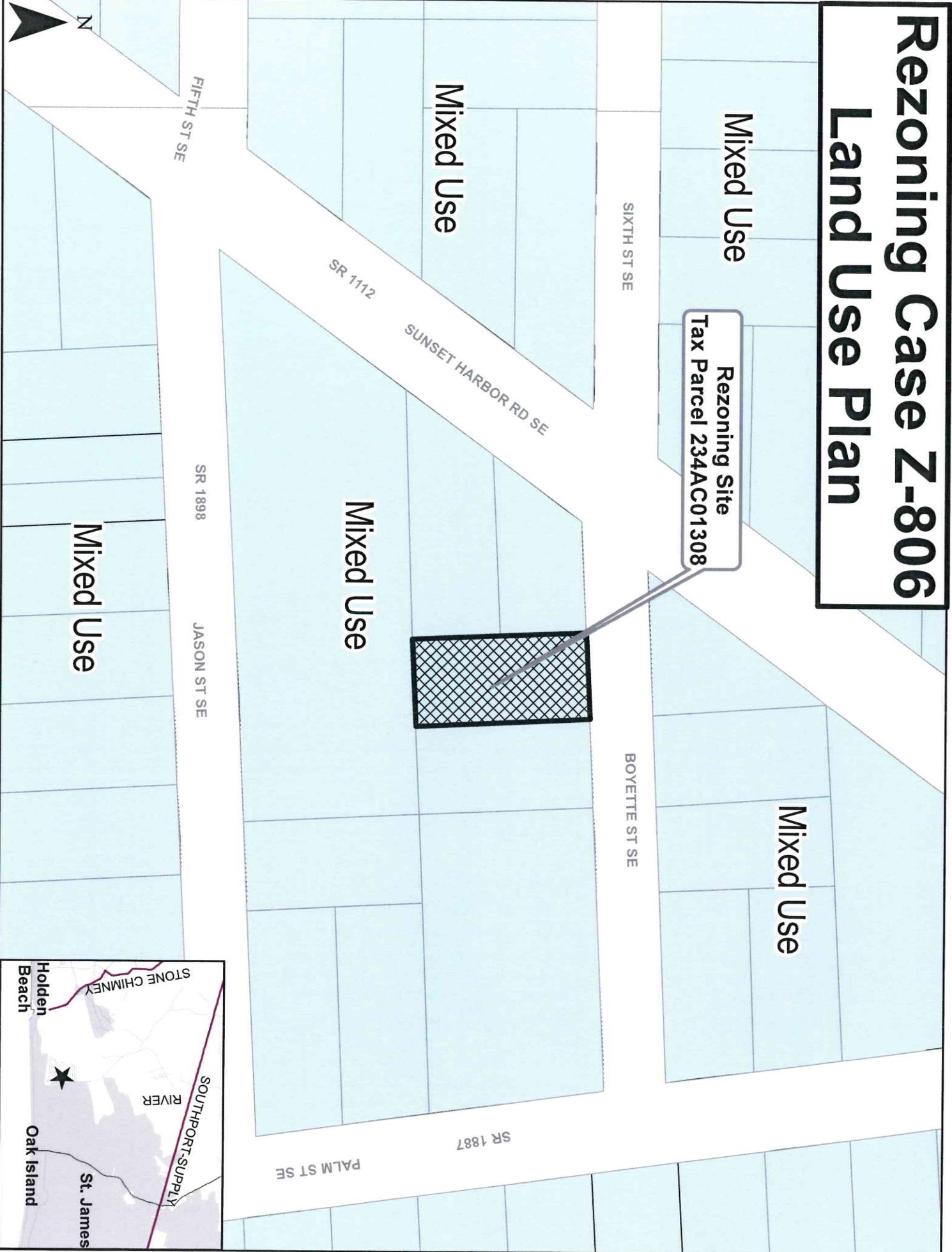
BOYETTE ST SE

SR 1887

PALM ST SE



Rezoning Case Z-806 Land Use Plan





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 806

Invoice # 486322

Date Received 11/17/2020

Northwest Jurisdiction YES NO

Brunswick County Planning • PO Box 249, Bolivia, NC 28422
• Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740

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

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

Applicant Name(s): Paulette Sheville

Mailing Address: 3491 Seven Lakes West, West End, NC 27376

Phone: 9106384450

Email: paulettesheville@gmail.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): C. Adam Ratcliffe & E. Paulette Sheville

Mailing Address: 3491 Seven Lakes West, West End, NC 27376

Phone: 9106384450

Email: paulettesheville@gmail.com

PROPERTY INFORMATION

Property Address and/or Description of Location: 679 Boyette St, Bolivia NC 28422 (all wooded and undeveloped to include Boyette Street).

Parcel Tax ID #(s): 234AC01308

Total Site Acreage: 1 lot, size < 1 acre (55x110)

Current Zoning District(s): MH SUBDIVISION
R-6000

Proposed Zoning District(s): COMMERCIAL
CLD

Conditional Zoning Request YES NO

Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

STATEMENT OF REASONABLENESS

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

This area is undeveloped. The 2 lots (3648 and 3656 Sunset Harbor Rd) that this lot backs up to on Sunset Harbor Rd are zoned commercial) and is consistent with our use for all 3 lots. The road that runs in front of this lot, doesn't even exist, it is undeveloped. The adjacent lots are all wooded and undeveloped.

LAND USE COMPATIBILITY

Future Land Use Map Classification: ~~Commercial~~ *Mixed Use*

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: *E. Paulette Steville* Date: *16 Nov 20*
Owner Signature: *E. Paulette Steville* Date: *16 Nov 20*
Owner Signature: *C. Ann Potter* Date: *16 Nov 2020*

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

CASE Z-806

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
234AC01309	COX HARRY M	2079 ZION HILL ROAD SE	BOLIVIA	NC	28422
234AC01304	KAYSER NICOLE A	681 OLD STAGE RD	GROTON	NY	13073-9411
234AC01305	KAYSER NICOLE A	681 OLD STAGE RD	GROTON	NY	13073-9411
234AC01314	BOLING PHILIP ETUX	561 LOCKWOOD FOLLY ROAD	BOLIVIA	NC	28422
234AC01306	RATCLIFFE C ADAM & PAULETTE SHEVILLE	3491 7 LKS W	WEST END	NC	27376-9316
234AC01307	RATCLIFFE C ADAM & PAULETTE SHEVILLE	3491 7 LKS W	WEST END	NC	27376-9316

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
234AC01308	RATCLIFFE C ADAM & PAULETTE SHEVILLE	3491 7 LKS W	WEST END	NC	27376-9316

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	RATCLIFFE C ADAM & PAULETTE SHEVILLE	3491 7 LKS W	WEST END	NC	27376-9316

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-808

January 11, 2021

APPLICATION SUMMARY

The applicant, Susan S. McGee, requests to rezone Tax Parcel 1850001502 from NC (Neighborhood Commercial) to RR (Rural Residential). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Southport Supply Road SE (NC 211)
near Bolivia

Tax Parcel

1850001502

Current Zoning

NC (Neighborhood Commercial)

Proposed Zoning

RR (Rural Residential)

Surrounding Zoning

RR, R-7500 (Medium Density Residential)

Current Use

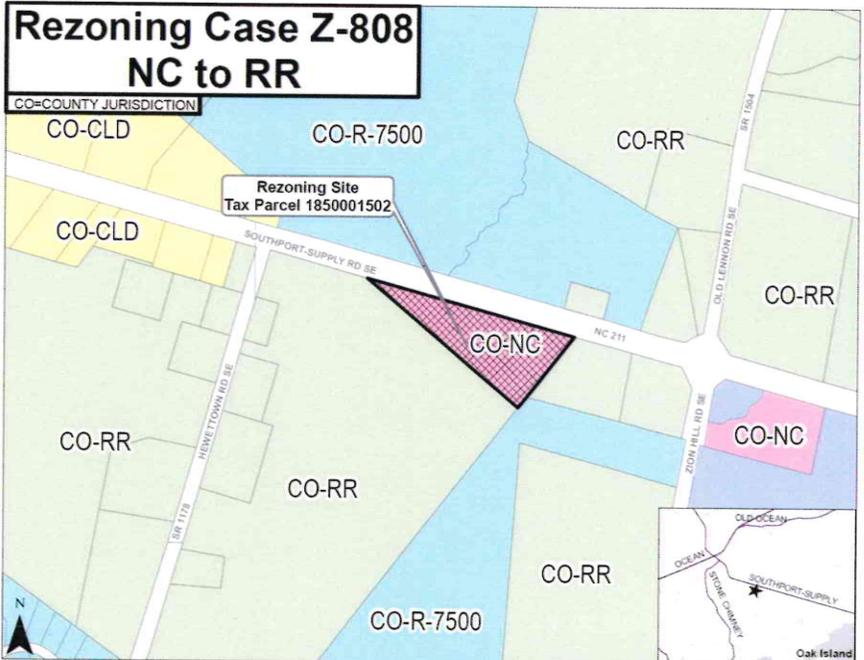
Vacant Land

Surrounding Land Uses

Residential, Commercial, Vacant Lands

Size

3.92 acres



SITE CONSIDERATIONS

Zoning History: This parcel was rezoned from RU (Rural) to NC (Neighborhood Commercial) in June 2007 as part of Rezoning Case Z-580.

Buffers: If rezoned to RR, project boundary buffers shall be a 0.2 opacity buffer adjacent to R-7500 areas. If non-residential uses are proposed adjacent to RR areas, then a 0.4 opacity buffer will be required.

Traffic: There are no capacity deficiencies for this section of Southport-Supply Road (NC 211). The developer shall be responsible for obtaining an NCDOT driveway permit prior to construction.

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

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

CIP Projects in Area: NC 211 R-5021 NCDOT Utility Relocation (FY 2020), New Early College High School (FY 2022)

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

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: 0 out of 10. No portions of the rezoning site contain environmentally sensitive areas.

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: *Mixed Use*

- Proposed Zoning is NOT consistent with CAMA Land Use Plan
- Land Use Amendment (LUM-808) proposed from Mixed Use to LDR (Low Density Residential)

Applicable CAMA Land Use Policies:

- P.9 states that Brunswick County supports mixed use development of residential and supporting non-residential land uses.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO RR IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO LDR FOR TAX PARCEL 1850001502** 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 OR CASE NUMBER: Z-808



THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of 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: _____

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

DENIED

- 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 interest 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-808

NC to RR

CO-COUNTY JURISDICTION

CO-CLD

CO-R-7500

CO-CLD

SOUTHPORT-SUPPLY RD SE

CO-NC

Rezoning Site
Tax Parcel 1850001502

NC 211

CO-RR

CO-RR

CO-RR

CO-RR

CO-R-7500

CO-NC

SR 1504

OLD LENNON RD SE

ZION HILL RD SE

SR 1178

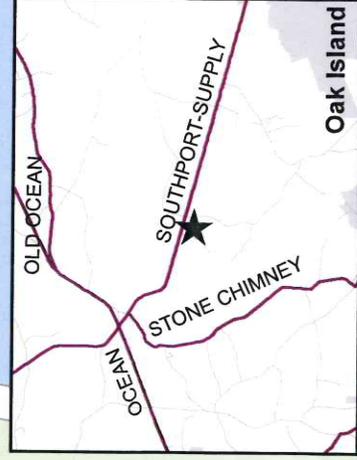
HEWETTOWN RD SE

OLD OCEAN

STONE CHIMNEY

SOUTHPORT-SUPPLY

Oak Island



Rezoning Case Z-808 NC to RR

CO=COUNTY JURISDICTION

CO-CLD

CO-R-7500

CO-RR

CO-CLD

SOUTHPORT-SUPPLY RD SE

CO-RR

NC 211

CO-NC

Rezoning Site
Tax Parcel 1850001502

HEWETTOWN RD SE

SR 1178

CO-RR



CO-R-7500

CO-RR

ZION HILL RD SE

CO-NC

SR 1504

OLD LENNON RD SE

CO-RR

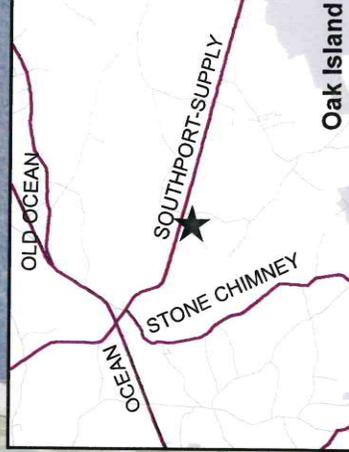
OLD OCEAN

OCEAN

STONE CHIMNEY

SOUTHPORT-SUPPLY

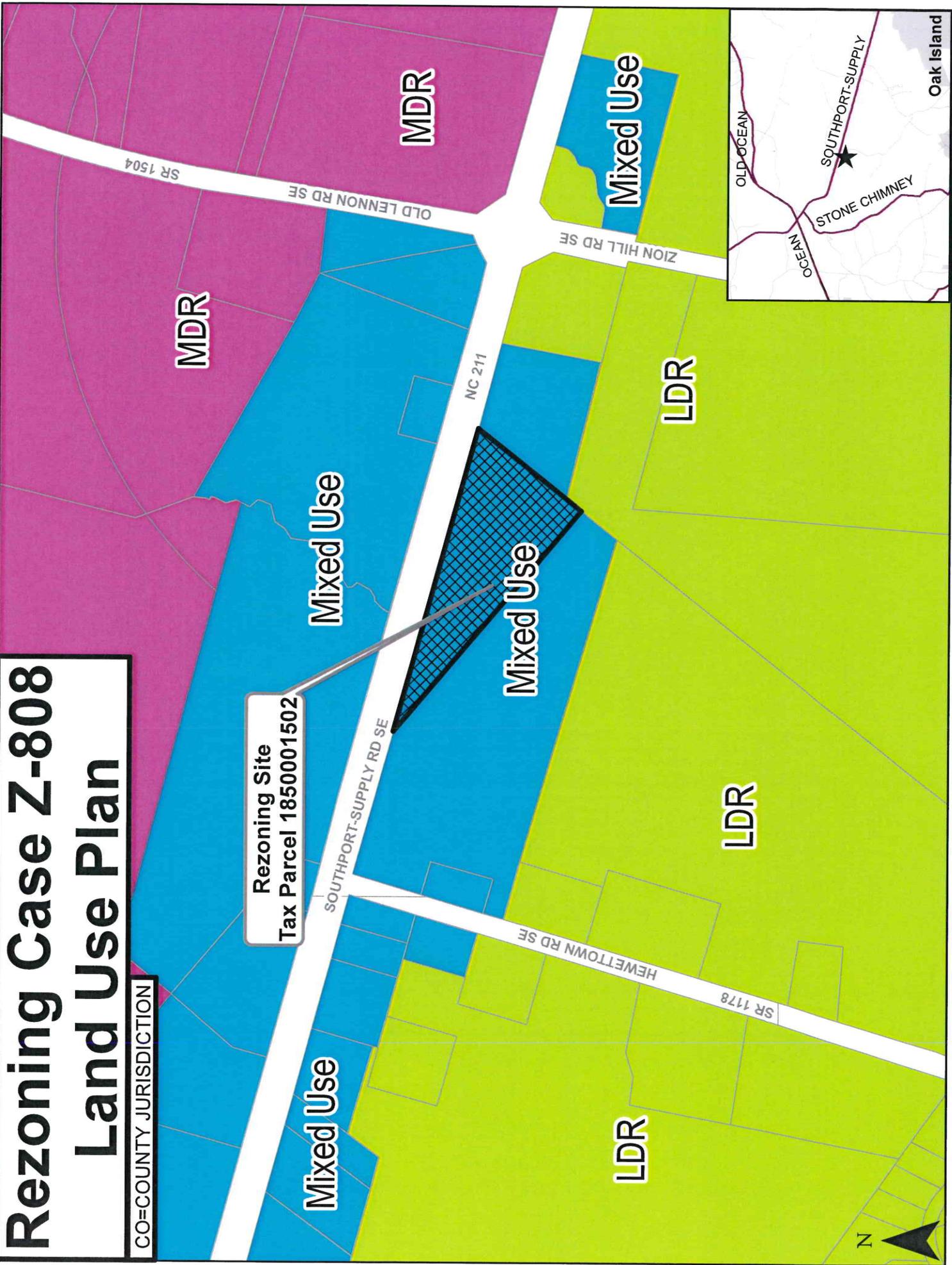
Oak Island



Rezoning Case Z-808 Land Use Plan

CO=COUNTY JURISDICTION

Rezoning Site
Tax Parcel 1850001502



Oak Island



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>808</u>	Invoice # <u>486686</u>
Date Received: <u>12/7/2020</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) 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): Susan S McGee

Mailing Address: PO Box 15072
Wilmington, NC 28408

Phone: 910 616 2648 Email: cvee3866@aol.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): Curry Martin + Jennifer Martin

Mailing Address:

Phone: 843 957 5961 Email: c.martin@tidelandcommercial.com

PROPERTY INFORMATION

Property Address and/or Description of Location:
1085 Southport Supply Road Bolivia, NC

Parcel Tax ID #(s): <u>1850001502</u>	Total Site Acreage: <u>3.92</u>
--	------------------------------------

Current Zoning District(s): <u>NC</u>	Proposed Zoning District(s): <u>RR</u>
---------------------------------------	--

Conditional Zoning Request YES NO

Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

STATEMENT OF REASONABLENESS

Please explain why the proposed zoning is reasonable for the area. Possible reasons could be the rezoning is consistent with the character of the area, the rezoning will match the surrounding zoning, or the rezoning is consistent with the Land Use Plan:
The rezoning of this parcel is consistent with the area and location.
The surrounding property neighbors have RR zoning.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Mixed Use

Is the proposed rezoning consistent with the Land Use Plan? YES NO 88M 12/9/20

If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:
The area is rural in nature.

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: X Date: _____
Owner Signature: X Date: _____
Owner Signature: X 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.

See Attached Signature Page

STATEMENT OF REASONABLENESS

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

The rezoning of this parcel is consistent with the area and location. The surrounding property neighbors have RB zoning.

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.

Not applicable

NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA GORE 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: 12/17/2020

Owner Signature: [Signature] Date: 12/17/2020

Owner Signature: [Signature] Date: 12/17/2020

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 (\$1,750)
- 5.0 to <25 acres (\$1,870)
- 25 to <50 acres (\$2,030)
- 50+ acres (\$2,200)
- Conditional Zoning (Add \$530)

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

CASE Z-808

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18500016	HEWETT ROBERT & GEORGE HRS	670 HEWETTOWN ROAD	BOLIVIA	NC	28422
18500015	SHADE LLC THE	1094 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7670
1850001502	MARTIN CURRY ETUX	404 FAIRWAY RD	MYRTLE BEACH	SC	29572-4717
1850001508	MOORE NANCY L AND	1255 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7689
1690001301	WAYNES BACKHOE SERVICE INC	20 THOMASBORO RD SW	CALABASH	NC	28467-2806
1690001302	SHADE LLC THE	168 ENGLEWOOD CT SE	BOLIVIA	NC	28422-8360
1850001507	COLE DONALD J & DEBORAH A REV LIV	4348 LOBLOLLY CIRCLE	SOUTHPORT	NC	28461

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850001502	MARTIN CURRY ETUX	404 FAIRWAY RD	MYRTLE BEACH	SC	29572-4717

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	SUSAN S MCGEE	PO BOX 15072	WILMINGTON	NC	28408