



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
January 13, 2020**

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

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes of the November 12, 2019 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.
 - A. Planned Development – PD-26
Name: International Logistics Park of North Carolina
Applicant: Buddy Seymour
Tax Parcel: A portion of 01400008
Location: 4601 Andrew Jackson Hwy (US 74/76)
Description: The International Logistics Park of North Carolina is a proposed Industrial Planned Development that is proposing an Industrial Park with four lots with up to 1,182,640 square feet of industrial space on a gross site of 96.03 acres.
 - B. Planned Development – PD-27
Name: Goose Marsh (Modification)
Applicant: Coastal Land Design
Tax Parcels: 15300014, 153MA001-003, 153MB001-070, 15400061, 1540006102-105, 1540006109
Location: Located on Gilbert Road SE (SR 1501)
Description: Goose Marsh is a proposed Planned Development to modify the existing Goose Marsh Major Subdivision which will consist of 669 single family lots on a gross site of 316.17 acres creating an overall density of 2.11 dwelling units per acre.
 - C. Proposed Amendment to the Unified Development Ordinance
Add a Definition and Limited Standards for "Model Homes."
- 10) Other Business.
 - Planning Board Case Update.
- 11) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Tuesday
November 12, 2019

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
William Bittenbender
Alvin Nobles
Ron Medlin
Tom Simmons

MEMBERS ABSENT

Richard Leary
Brett Riggs, Alternate

STAFF PRESENT

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

OTHERS PRESENT

Tim Farmer
Edward Ingram

Constance Padgett Reeves

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:01 p.m. He asked for a moment of silence in remembrance of Mr. Bobby Long, former Planning Board member.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Richard Leary and Mr. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES OF THE 14-OCT-19 MEETING.

Mr. Bittenbender made a motion to approve the 14-Oct-19 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Rezoning Z-782 – Beckington Land Group, LLC

Request rezoning of approximately 16.64 acres located off Old Fayetteville Road NE (SR 1437) from R-6000 (High Density Residential) to MR-3200 (Multifamily Residential) for Tax Parcel 02900087.

Mr. Pages addressed the Board. He stated that the Planning Board held a Public Hearing on this zoning change on 12-Aug-19 and recommended for approval to the Board of Commissioners. He stated that the Board of Commissioners held a Public Hearing on 21-Oct-19 and they remanded the matter to the Planning Board citing concerns regarding traffic, buffers, stormwater, and building heights. Mr. Pages re-read the Staff Report (attached) that was presented at the 12-Aug-19 Planning Board meeting. He proceeded to read supplemental information (attached) addressing site conditions discussed at the Board of Commissioners' meeting.

Ms. Bunch addressed the Board. She stated that the applicant must apply to North Carolina Department of Transportation (NCDOT) for a driveway permit and other road improvements such as a turn lane may be required. Ms. Bunch said there are concerns at the intersection of Old Fayetteville Road NE (SR 1437) and Lanvale Road NE (SR 1438). She further stated that there are several schools in the area that has caused an increase in traffic. As a result, NCDOT has planned for intersection improvements including full traffic signalization with additional lanes. However, funding has been delayed by NCDOT due to Hurricane Florence and Matthew's impacts on the NCDOT budget and the projected date of completion is uncertain at this time. Mr. Pages proceeded to address stormwater, building heights in MR-3200 zoning, zoning history of the subject property, and other developments that have been approved in the area. 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 MR-3200 (Multifamily Residential) for Tax Parcel 02900087.

Ms. Easley clarified that there are no known capacity deficiencies for Old Fayetteville Road NE (SR 1437) and Mr. Pages concurred.

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

Ms. Constance Padgett Reeves, 1314 Old Fayetteville Road NE, addressed the Board. Ms. Reeves said she has spoken with Mr. Stonewall Mathis, NCDOT Deputy Division Traffic Engineer, regarding traffic concerns on Old Fayetteville Road NE (SR 1437) and in the immediate area. She stated Mr. Mathis acknowledged that funding has been delayed, but a traffic accident study was completed between February 1, 2012 and January 2017 and that study confirmed 23 wrecks at the intersection of Lanvale Road NE (SR 1438) and Old Fayetteville Road NE (SR 1437) during that time. Ms. Reeves said she asked that a new traffic study be conducted for Old Fayetteville Road NE (SR 1437) from North Brunswick High School to the stop sign at Lanvale Road NE (SR 1438). Ms. Reeves also expressed concerns with excessive speeding and motorists passing vehicles illegally (on marked solid line) in the area and she intends to address these issues with the Sheriff's Office. Ms. Reeves was also concerned with excessive traffic in the area as well as current flooding conditions. She suggested that a meeting be held between the neighbors of Old Fayetteville Road NE (SR 1437), the developer and staff to discuss their concerns prior to a decision being made on the zoning change.

Mr. Dunham reminded Ms. Reeves that NCDOT has plans to improve the intersection of Old Fayetteville Road NE (SR 1437) and Lanvale Road NE (SR 1438). Ms. Reeves interjected that the installation of a stop light and turn lane have been in NCDOT's road improvement plan for this intersection for a decade and neither has been installed. Ms. Reeves felt that Old Fayetteville Road NE (SR 1437) cannot handle the potential traffic (approximately 300 cars per day) that will be generated by the proposed development (136 multifamily units). Ms. Reeves proceeded to read a letter presented at the Board of Commissioners' 21-Oct-19 meeting requesting road improvements be in place prior to the approval of this zoning change. She also expressed concern with wildlife being forced out of their environment as a result of the proposed zoning change should the property be developed.

Mr. Edward Ray Ingram, owner of Tax Parcel 02900090, addressed the Board. Mr. Ingram said he has a farm on his property. He concurred with Ms. Reeves regarding several accidents in the area as a result of the excessive traffic in this area for several years. Mr. Ingram said there is a high school in the area and more young drivers in the area that have added to traffic congestion. Mr. Ingram felt that more people on Old Fayetteville Road NE (SR 1437) should be made aware of the proposed development to the community.

Mr. Dunham asked staff about NCDOT funding for the intersection of Lanvale Road NE (SR 1438) and Old Fayetteville Road NE (SR 1437). Ms. Bunch said funding for this project has been delayed due to hurricanes and the financial demands for other projects to be completed. Ms. Bunch reiterated that a driveway permit will have to be issued by NCDOT and a traffic analysis study will be conducted to determine if any road improvements need to be made by the developer prior to developing the subject property. Mr. Dunham asked if staff has any knowledge regarding the intended use of the property? Ms. Bunch stated that it would be inappropriate for the Board to discuss the intended use at the zoning approval phase because the Board has to consider all uses in the MR-3200 zoning district. Mr. Dunham clarified that such will occur post the zoning change and Ms. Bunch concurred.

Mr. Ingram re-addressed the Board. He reiterated that there are flooding issues in the area when there is a major rain event. Mr. Dunham stated that stormwater issues are addressed by the County's Stormwater Engineer (Brigit Flora) and the State, if applicable.

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

Ms. Easley made a motion to recommend to the Board of Commissioners to approve Tax Parcel 02900087 to MR-3200 (Medium Density Residential) based on additional information from NCDOT regarding future improvements to the intersection of Lanvale Road NE (SR 1438) and Old Fayetteville Road NE (SR 1437) that will be addressed at a later date due to unavailability of funding at the current time. She further stated that NCDOT will have to issue a driveway permit for development of the subject property and the motion was unanimously carried.

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

APPROVAL – 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 property is currently classified as MDR (Medium Density Residential).

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

Multifamily housing is needed in the area. There is public water and sewer available and there are no known capacity deficiencies for Old Fayetteville Road (SR 1437) in the immediate area.

VIII. PUBLIC HEARINGS.

A. Rezoning Z-786 – Tim Farmer

Request rezoning of approximately 1.54 acres located at 8551 Ocean Hwy W (US 17) from C-LD (Commercial Low Density) to R-7500 (Medium Density Residential) for a portion of Tax Parcel 21000010.

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 from C-LD (Commercial Low Density) to R-7500 (Medium Density Residential) for Tax Parcel 21000010.

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

Mr. Tim Farmer addressed the Board. Mr. Farmer said he owns the property south (Tax Parcel 2100001004) of the subject property. He stated that he intends to use a portion of Tax Parcel 21000010 for residential purposes, but he do not want the entire parcel to be zoned residential. Mr. Farmer further stated that he is in the process of subdividing that portion of the property that is considered for a zoning change to R-7500 out of the subject parcel.

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

Mr. Bittenbender made a motion to recommend to the Board of Commissioners to approve a portion of Tax Parcel 21000010 to R-7500 (Medium 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 recommended to the Board of Commissioners for

APPROVAL – 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 property is currently classified as Commercial.

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

There is commercial zoning remaining as the residential portion of the property will be subdivided out of the larger parcel and there were no objections to the zoning change.

IX. OTHER BUSINESS.

- Planning Board Cases Update

Mr. Pages addressed the Board. He stated that Zoning Case Z-781 was tabled at the 21-Oct-19 Board of Commissioners meeting because they want a written statement from the Department of Defense stating they have no objections to the zoning change and the matter will be considered at the Board of Commissioners 18-Nov-19 meeting. Mr. Pages further stated that Zoning Case Z-783, Z-784 and Z-785 were approved at the 21-Oct-19 Board of Commissioners' meeting.

- Planning Projects Update

Ms. Bunch addressed the Board. She stated that the County is holding a public transportation forum on 20-Nov-19 at the Cooperative Ext. Training Room regarding transportation needs and funding for upcoming projects. Ms. Bunch said Mr. Chad Kimes, NCDOT Division 3 Engineer, will speak at the meeting with a question and answer period. Mr. Bunch further stated that the Holden Beach Causeway Study has been delayed and staff will let the Board know when that project will begin when more information becomes available.

X. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-26
Applicant: Buddy Seymour
Project Name: International Logistics Park of North Carolina
Property Location: 4601 Andrew Jackson Highway (US 74/76)
Parcel Number(s): A Portion of 01400008
Zoning District: IG (Industrial General)
Surrounding Zoning **North:** IG and CLD (Commercial Low Density) **South:** IG
East: IG **West:** Columbus County Jurisdiction
Proposed Use: The International Logistics Park is a proposed Industrial Planned Development that is proposing an industrial park with four lots and up to 1,182,640 square feet of industrial space on a gross site of 96.03 acres.

Approval Criteria

- The International Logistics Park will be located on a 96.03-acre portion of Tax Parcel 01400008 which is comprised of a total of 397.88 acres.
- The majority of the surrounding uses consists of agricultural and vacant land. The Future Land Use Map denotes this area as Industrial.
- A 30-foot, 0.6 opacity peripheral buffer is proposed for the project area of 96.03 acres.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure will include:
 1. **Water** will be provided by Columbus County.
 2. **Sewer** will be provided by Brunswick County.
 3. **Roads** will be public and will be dedicated to NCDOT.
- The Common Area for the development is 16.33 acres of the total project area.
- The Exceptional Design elements to be included in the project are as follows:
 1. 30' Buffer along Andrew Jackson Highway (US 74/76).
 2. The International Logistics Park is a partnership between Columbus and Brunswick County and has been in development for many years. The project is projected to provide needed employment opportunities in the region.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on December 12, 2019.
- An updated NCDOT driveway permit will be required prior to recording of the individual lots.

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:

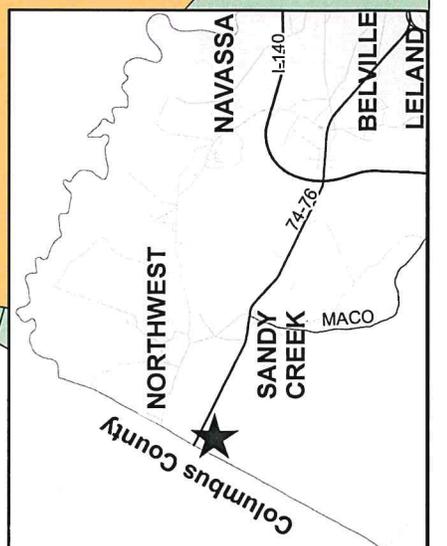
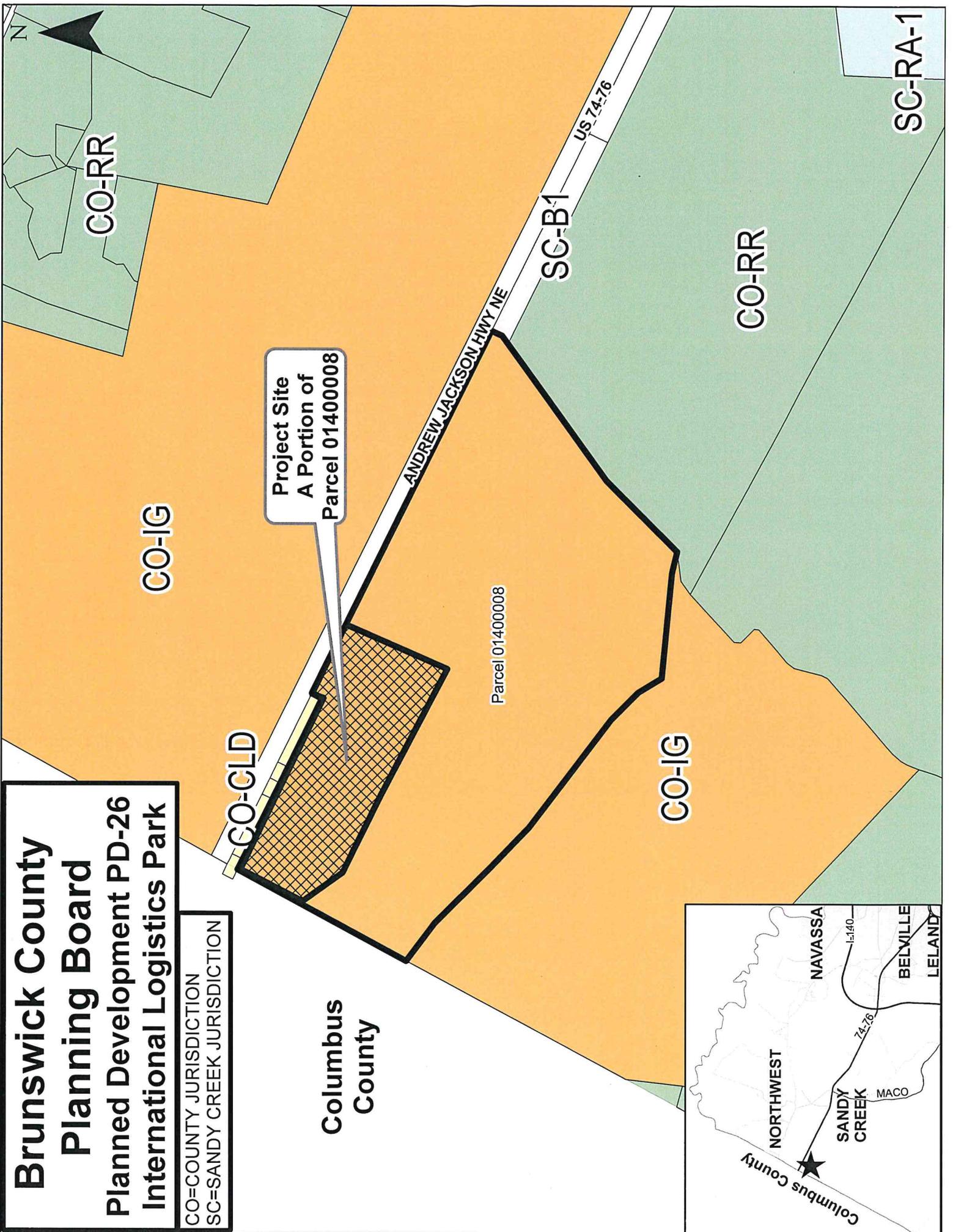
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the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

Brunswick County Planning Board

Planned Development PD-26 International Logistics Park

CO=COUNTY JURISDICTION
SC=SANDY CREEK JURISDICTION

Columbus
County



Brunswick County Planning Board

Planned Development PD-26 International Logistics Park

CO=COUNTY JURISDICTION
SC=SANDY CREEK JURISDICTION

Columbus
County

CO-CLD

CO-IG

CO-RR

Project Site
A Portion of
Parcel 01400008

Parcel 01400008

ANDREW JACKSON HWY NE

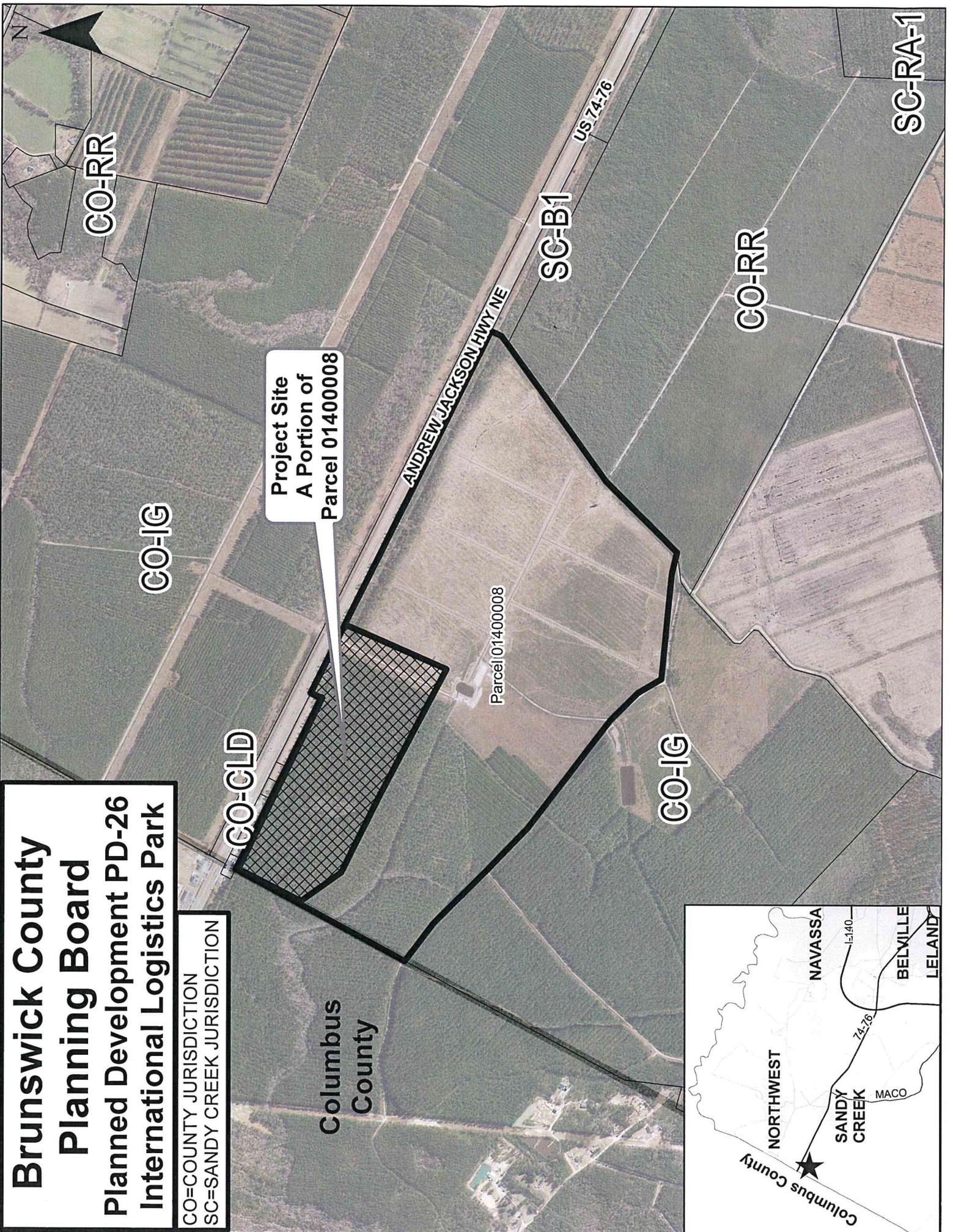
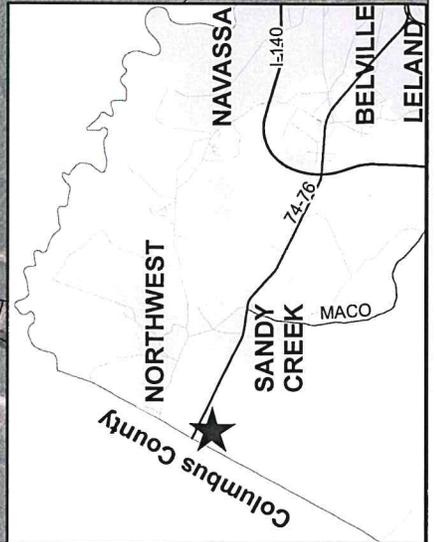
SC-B1

US 74-76

CO-RR

CO-IG

SC-RA-1



Columbus County

PUBLIC UTILITIES

TELEPHONE
910-642-5257



FAX
910-642-1041

December 18, 2019

Brunswick Business & Industry Development
Bill Early, Executive Director
1175 Turlington Avenue, Suite 202
Leland, N.C. 28451

Dear Mr. Early:

The purpose of this letter is to confirm that under the Inter-Local Agreement between Columbus and Brunswick Counties, it is the responsibility of Columbus County to provide water service to the International Logistics Park of North Carolina, which is located on an approximate 1200 acre tract bridging the Columbus and Brunswick County line. A 16 inch main is already in place near the county line. An elevated water tank is also located less than a mile away to ensure adequate water pressure to meet the needs of those locating in the park, as well as the residents of the Delco and Riegelwood areas.

Engineering designs and project cost estimates have been developed to further extend the 16 inch water main from its current terminus point near the county line down Hwy 74/76 to the entrance of the ILP and into the park itself. Columbus County is able to supply limited water to any new construction planned for the park prior to the end of the second quarter of 2020. Funding for the line extension will be provided through one or more funding sources. These include: 1) any remaining funds from the sewer project currently underway at the park, 2) US EDA Grant funds through a grant being submitted this year, or 3) reserve funds from either Economic Development funds (Article 44).

If there are any questions, please feel free to contact me at the Columbus County Public Utilities Department or the Columbus County Economic Development Office.

Sincerely,

Harold Nobles
Director of Public Utilities



Planned Unit Development (PUD) - Master Plan

Application and Checklist
Fee: \$500

For Office Use Only	
File # <u>11-26</u>	Receipt # <u>835-885019</u>
Date Submitted: <u>11-22-19</u>	

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>Brunswick-Columbus International</u>	Phone	<u>910-762-2676</u>
	Address	<u>P.O. Box 158</u>	Fax	<u>910-762-2680</u>
	City, St, Zip	<u>Bolivia, NC 28422</u>	Email	<u>bcameroniv@cameronco.com</u>

Applicant or Representative	Name	<u>Buddy Seymour</u>	Phone	<u>336-282-3550</u>
	Address	<u>5603 New Garden Village Dr.</u>	Fax	<u>336-282-9991</u>
	City, St, Zip	<u>Greensboro, NC 27410</u>	Email	<u>bseymour@windsorcommercial.com</u>

Property Information	Address	<u>4601 Andrew Jackson Hwy.</u>
	Tax Parcel(s)	<u>01400008</u>
	Acreage	<u>397.89</u>
	Current Zoning	<u>IG</u>
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

Project Information	Project Name	<u>International Logistics Park</u>
	Modification or Expansion Of Existing PUD?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<input type="text"/> Lots <u>4</u>
	Multi-Family Acres	<input type="text"/> Units <input type="text"/>
	Commercial Acres	<u>96.03</u>

Authorization	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>11/20/19</u>
	Property Owner Signature	<u>[Signature]</u> <u>Brunswick-Columbus ILP Board</u>	Date	<u>11/20/2019</u>

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



Brunswick County Economic Development & Planning
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia, NC 28422
(910) 253-2025

December 13, 2019

Greg Wayne
Hanover Design Services
1123 Floral Parkway
Wilmington, NC 28403

**RE: International Logistics Park Planned Development
File # PD-26**

Dear Mr. Wayne,

The Technical Review Committee (TRC), at their December 12, 2019 meeting, reviewed the preliminary plans for the above referenced project.

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

- Please provide documentation from Columbus County Utilities that they will be providing water services to the project.
- Please specify the peripheral buffer with an opacity of 0.6.
- Please note that existing vegetation will be preserved in the buffer areas with supplemental landscaping where necessary.
- Please show the temporary turnaround on Logistics Parkway.
- Please label the fire lanes and indicate that they will be constructed consistent with fire code.
- Please note that all buildings will be subject to site specific review.
- Note that the Property Owners Association will be responsible for the maintenance of all stormwater and common areas within the development.
- Please provide a copy of the completed Traffic Impact Analysis.
- Begin discussions for the Driveway Permit and utility easement process from NCDOT. Please contact Angel Hammers with NCDOT for additional details 910-398-9100 or akhammers@ncdot.gov.
- Indicate that trash areas and utility areas (pump station) will be screened per Sections 6.4 and 6.18 of the UDO.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO. An approved lighting plan will be required prior to the issuance of building permits."
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 23, 2019. Please accompany the paper plans with a digital set. This may be in the form of a CD or via e-mail. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

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

Sincerely,

Marc Pages

A handwritten signature in cursive script that reads "Marc C. Pages". The signature is written in black ink and is positioned below the typed name.

CASE PD-26

ADJACENT PROPERTY OWNER(S)

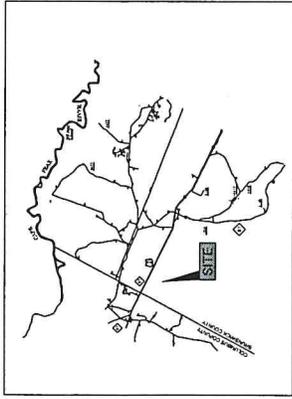
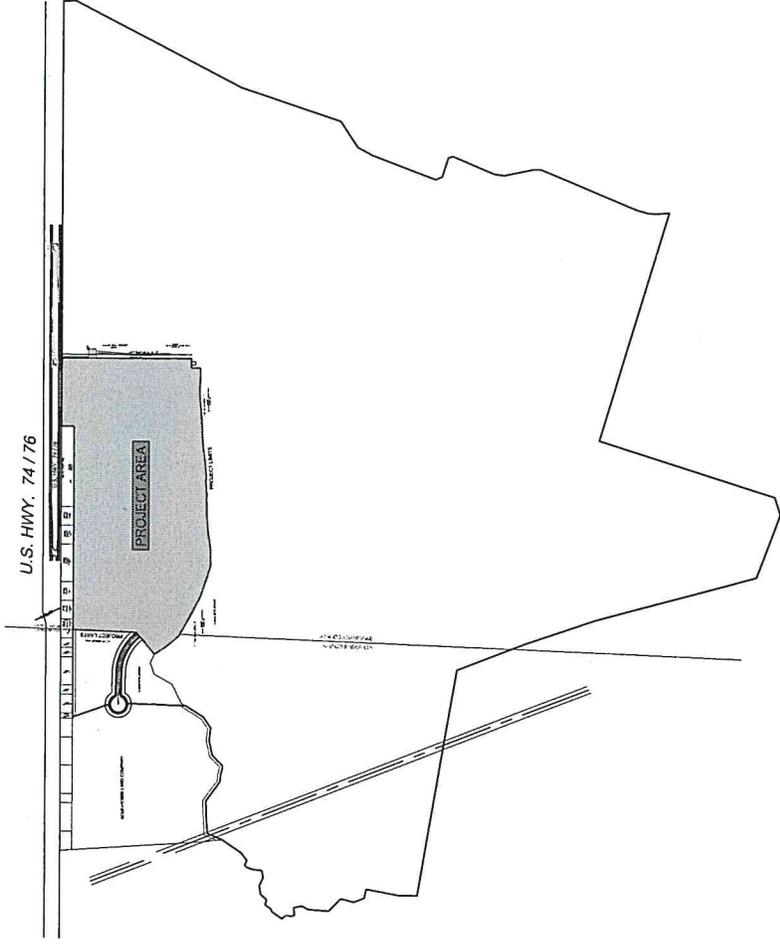
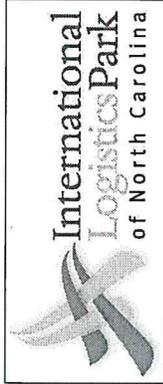
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
140001405	HEDRICK JANET MILLS	1888 BYRDVILLE-FREEMAN RD	DELCO	NC	28436
1400014	M1 LLC	PO BOX 1	BOLTON	NC	28423
140001409	M1 LLC	PO BOX 1	BOLTON	NC	28423
140001411	MILLSTAR LTD	PO BOX 360	WILMINGTON	NC	28402
140001403	BROWN ANGELA B	3063 WACCAMAW SHORES RD	LAKE WACCAMAW	NC	28450
140001404	BROWN ANGELA B	3063 WACCAMAW SHORES RD	LAKE WACCAMAW	NC	28450
140001402	QUICK STOP DELCO LLC	362 RL HONEYCUTT DR	WILMINGTON	NC	28412-7189
140000801	BRUNSWICK COLUMBUS INTERNATIONAL	1007 EVANGELINE DR	Ielamd	NC	28451-7992
1400001	WALTERS MICHAEL P ETALS	PO BOX 457	TABOR CITY	NC	28463
140001414	SHARON COMPANIES LLC THE	2002 HAWTHORNE PLACE	WILMINGTON	NC	28403
1400007	CORBETT D SCOTT & JOANNE K TRUSTEES	1931 HAWTHORNE RD	WILMINGTON	NC	28403-5328

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
01400008	BRUNSWICK COLUMBUS INTERNATIONAL	1007 EVANGELINE DR	Ieland	NC	28451-7992

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1400008	Buddy Seymour	5603 New Garden Village Dr.	Greensboro	NC	27410



VICINITY MAP
(NOT TO SCALE)

- NOTES:
1. WATER TO BE PROVIDED BY COLUMBIAN COUNTY.
 2. ALL UTILITIES TO BE DEEPENED TO 48" BELOW FINISHED GRADE AND 10' FROM PROPERTY LINE.
 3. ALL UTILITIES TO BE DEEPENED TO 48" BELOW FINISHED GRADE AND 10' FROM PROPERTY LINE.
 4. ALL UTILITIES TO BE DEEPENED TO 48" BELOW FINISHED GRADE AND 10' FROM PROPERTY LINE.

ADDITIONAL NOTES:

Project to be built to County specifications for water and sewer. A utility plan showing the location of all utilities shall be submitted to the County Engineer. County and State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed. There shall be a note on the final plan, master comments, and sheets showing the location of all utilities. All utilities shall be installed in accordance with the Department of Environment and Natural Resources and/or the U.S. Army Corps of Engineers. All construction shall be in accordance with the Department of Environment and Natural Resources and/or the U.S. Army Corps of Engineers. The Department of Environment and Natural Resources shall be notified of all construction activities. All roads will be built to NCDOT minimum standards for subdivision roads.

SITE DATA	
ZONED	IG
SETBACKS	
FRONT	50 FT
REAR	50 FT
SIDE	10 FT
STREET SIDE YARD	25 FT
HEIGHT	50 FT
LOT AREAS	
LOT 1	16.29 AC.
LOT 2	14.52 AC.
LOT 3	15.71 AC.
LOT 4	25.86 AC.
COMMON AREA	16.33 AC.
PUBLIC R/W	7.32 AC.
TOTAL PROJECT AREA	96.03 AC.

PRELIMINARY PLAN

PHASE 1 SITE PLAN OF
**International Logistics Park
of North Carolina**
LOCATION: 11 NORTHWEST CORNER, HANOVER COUNTY, VIRGINIA

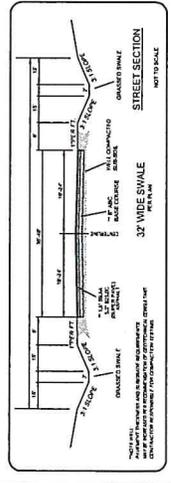
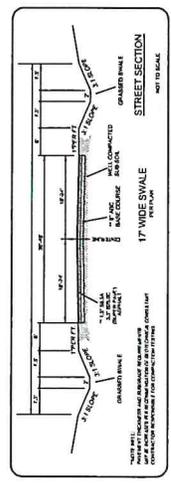
OWNER: INTERNATIONAL LOGISTICS INTERNATIONAL PARK, INC.
11000 WOODBURN DRIVE
INDUSTRIAL, VA 23022

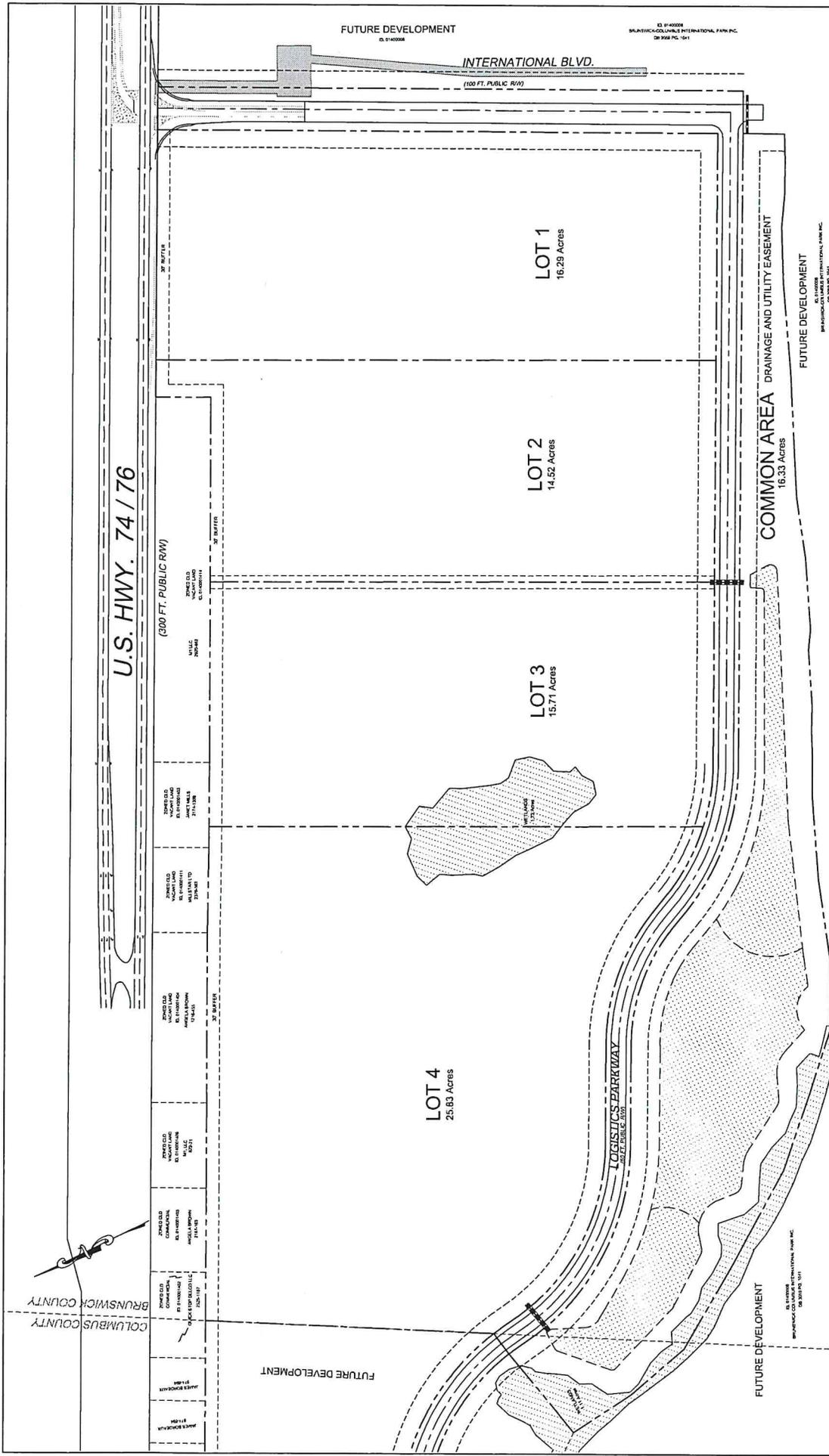
DESIGNED BY:
HANOVER DESIGN SERVICES, P.A.
LANDSCAPE ARCHITECTS & LAND PLANNERS
11000 WOODBURN DRIVE
INDUSTRIAL, VA 23022
LICENSE NO. 10000

DATE: 10-30-19
SCALE: 1" = 600'
SHEET: 3 OF 3



NO.	REVISION	DATE





DATE: 12/17/18

OWNER: BRUNSWICK COLUMBIA INTERNATIONAL PARK, INC.
 10000 INTERNATIONAL PARKWAY
 RICHMOND, NC 28840

DESIGNER: HANOVER DESIGN SERVICES, P.A.
 10000 INTERNATIONAL PARKWAY
 RICHMOND, NC 28840

SCALE: 1" = 100'

PROJECT NO: 18-001

DATE: 12/17/18

PRELIMINARY PLAN

SCALE: 1" = 100'

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUANCE	

LOT AREAS	PROPOSED BLDG. AREA	PROPOSED PARKING
LOT 1	AC LOT 1	SF LOT 1
LOT 2	AC LOT 2	SF LOT 2
LOT 3	AC LOT 3	SF LOT 3
LOT 4	AC LOT 4	SF LOT 4
TOTAL	TOTAL PROPOSED	TOTAL PROPOSED

WAREHOUSE AND STORAGE: 1.57 PER 1,000 SF OF FLOOR AREA
 LIGHT INDUSTRIAL: 1.57 PER 1,000 SF OF ENCLOSED FLOOR AREA

International Logistics Park of North Carolina

10000 INTERNATIONAL PARKWAY
 RICHMOND, NC 28840

18-001

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-27

Applicant: Coastal Land Design (Drapac)

Project Name: Goose Marsh (Modification)

Property Location: Gilbert Road SE (SR 1501)

Parcel Number(s): 15300014, 153MA001-003, 153MB001-070, 15400061, 1540006102-105, 1540006109

Zoning District: R-7500 (Medium Density Residential)

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

Proposed Use: Goose Marsh was originally approved as a Major Subdivision on October 10, 2005 for 794 single-family lots on 400 acres. 73 single-family lots were recorded and seven lots were sold to individuals and now have single-family homes. The developer is not proposing any changes to these existing lots. The new owner and developer of Goose Marsh is proposing to modify the development by making it a planned development consisting of 669 single-family lots on 316.17 acres creating an overall density of 2.11 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, agricultural and vacant land. The Future Land Use Map denotes this area as MDR (Medium 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 required Open Space for the development is 63.33 acres. The developer is proposing 131.8 acres of dedicated open space.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 20.5 acres of recreation space where as 9.5 acres are required.
 2. Approximately 3 miles of trails will be provided that will interconnect the development and the existing lots.
 3. Sidewalks are provided throughout the development.
 4. Accommodates mail kiosk off the street.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on December 12, 2019.
- A neighborhood meeting was held on December 10, 2019.

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.

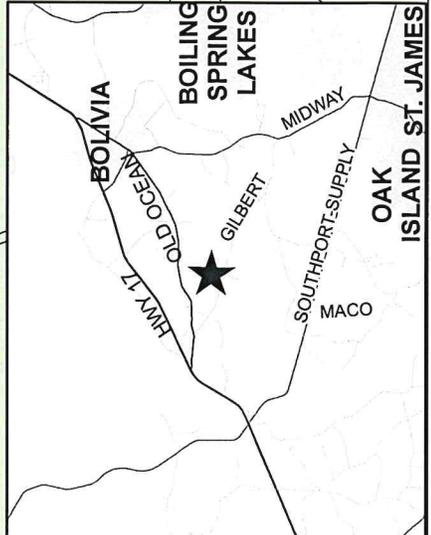
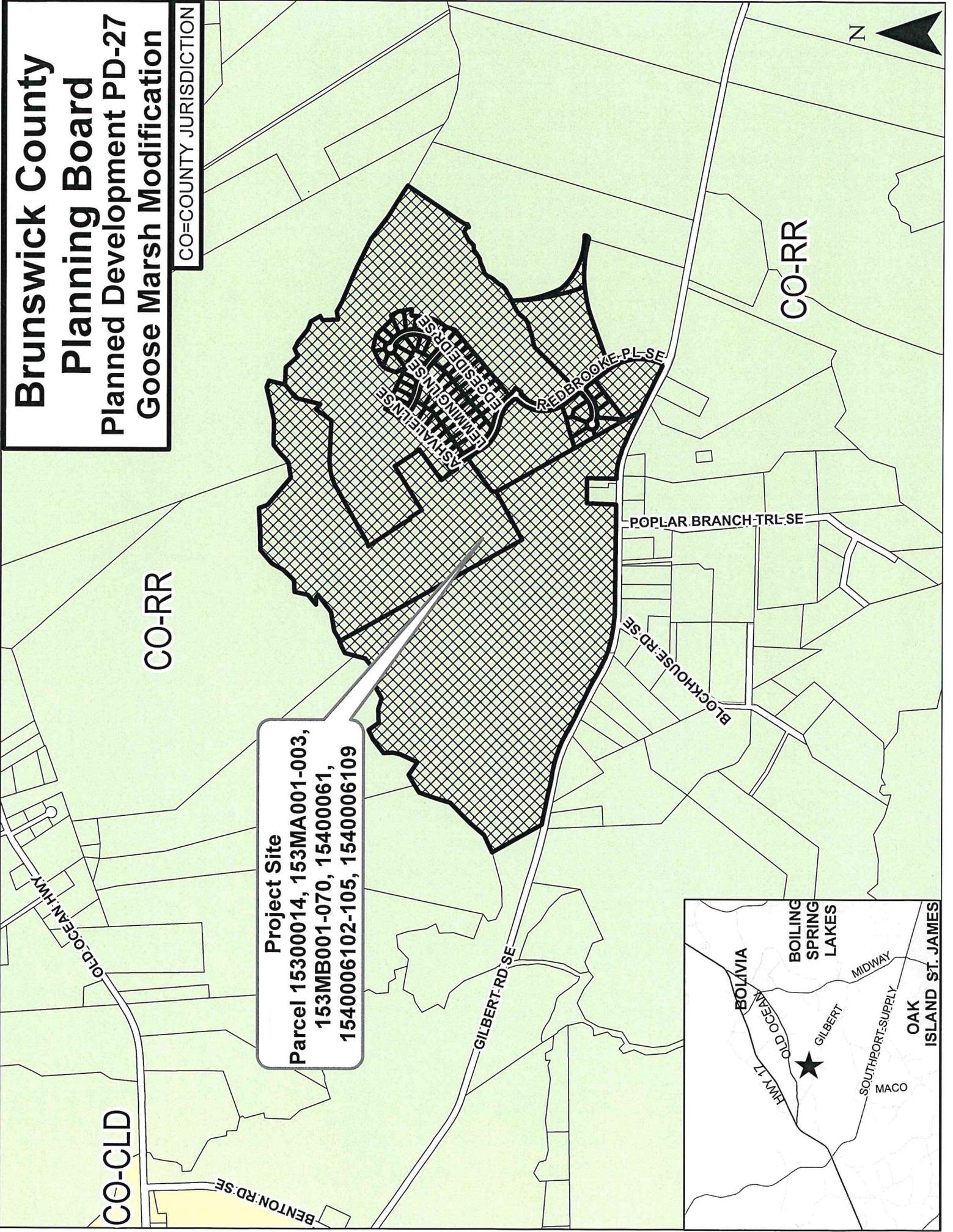
Staff recommends approval based on the following conditions:

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-27 Goose Marsh Modification

CO=COUNTY JURISDICTION

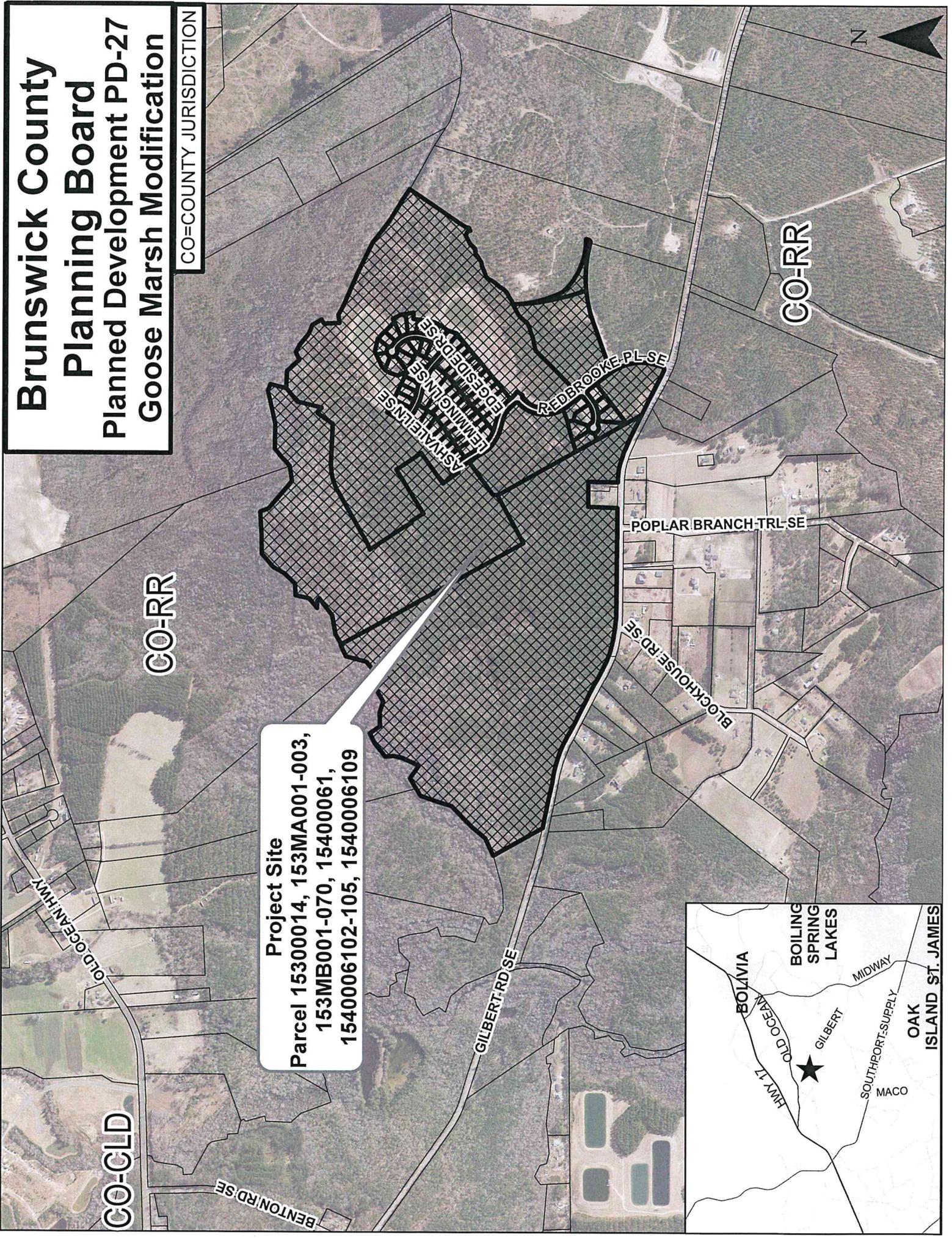
Project Site
Parcel 15300014, 153MA001-003,
153MB001-070, 15400061,
1540006102-105, 1540006109



Brunswick County Planning Board Planned Development PD-27 Goose Marsh Modification

CO=COUNTY JURISDICTION

Project Site
Parcel 15300014, 153MA001-003,
153MB001-070, 15400061,
1540006102-105, 1540006109



CO-RR

CO-RR

CO-CLD

GILBERT RD SE

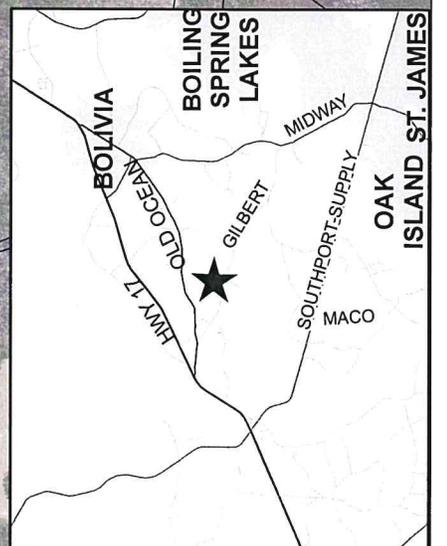
REDBROOKE PL SE

POPLAR BRANCH TRL SE

BLOCKHOUSE RD SE

OLD OCEAN HWY

BENTON RD SE





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

For Office Use Only
 File # PD-287 Receipt # 5992
 Date Submitted: 12/3/19

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>Goose Marsh NC, LLC</u>	Phone	<u>303-434-6365</u>
	Address	<u>P.O. Box 2249</u>	Fax	
	City, St, Zip	<u>Cumming, GA 30028</u>	Email	<u>Andrew@stbourne.com</u>

Applicant or Representative	Name	<u>Coastal Land Design, PLLC</u>	Phone	<u>910-254-9333</u>
	Address	<u>P.O. Box 1172</u>	Fax	<u>910-254-0502</u>
	City, St, Zip	<u>Wilmington, NC 28402</u>	Email	<u>fbraxton@cldeng.com</u>

Property Information	Address	<u>Gilbert Road SE</u>
	Tax Parcel(s)	<u>15300014, 15300061, 1530006102-105 +109</u>
	Acreage	<u>316.17</u>
	Current zoning	<u>R-7500</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	<u>Goose Marsh PUD</u>
	Modification or Expansion Of Existing PUD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>139.58</u> Lots <u>669</u>
	Multi-Family Acres	Units
	Commercial Acres	

Authorization	Property Owner Signature	<u>C. M.</u>	Date	<u>12/2/2019</u>
	Applicant/Representative Signature	<u>J. Frank Braxton</u>	Date	<u>12/2/2019</u>

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



Brunswick County Economic Development & Planning
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia, NC 28422
(910) 253-2025

December 13, 2019

Frank Braxton
Coastal Land Design
PO Box 1172
Wilmington, NC 28402

**RE: Goose Marsh Planned Development
File # PD-27**

Dear Mr. Braxton,

The Technical Review Committee (TRC), at their December 12, 2019 meeting, reviewed the preliminary plans for the above referenced project.

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

- Please remove the periphery buffer from lots 512-520 and 574-578.
- Please specify the peripheral buffer depths with an opacity of 0.6.
- Please list the approximate length of the entire trail system.
- Please indicate mail kiosk locations.
- Please specify active open space uses.
- Please indicate the proposed cul-de sac radius.
- Please add pavement base specifics to street detail.
- Please indicate project phases.
- Please renumber the existing lot number to those as they are legally recorded.
- Please correct the lot number alignment.
- Note that the Homeowners Association will be responsible for the maintenance of all stormwater and open space areas within the development.
- Please note that a TIA will be completed prior to the recording of the final plats.
- Please note that existing vegetation will be preserved in the buffer areas with supplemental landscaping where necessary.
- Indicate that trash areas and utility areas (pump station) will be screened per Sections 6.4 and 6.18 of the UDO.
- A Heritage Tree Survey will be required. See Section 6.1.3.A. of the UDO for standards. If no heritage trees are on site, please note on the site plan.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO. An approved lighting plan will be required prior to the issuance of building permits."
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.

- The Engineering Department provided the following comments:
 - Water and sewer usage based on 210 gpd for a 3-bedroom house existing sewer NCDEQ permit from August 2011 has 3 pump stations for the development.
 - Existing gravity sewer, would prefer rest of development be gravity as well existing 8" watermain throughout current development with 8" stubouts at Redbrook Pl near Newgate Ct (possibly into land no longer owned by 'Goose Marsh'), Redbrook Pl & Cayhill Ln, Cayhill Ln & Ashvale Ln and at the end of Ashvale Ln.
 - Make sure watermain is looped throughout the development and ties into Gilbert Rd at the proposed new entrance.
- The Emergency Services (911) Department provided the following comments:
 - 1) Need separate street names for R/W servicing:
 - a. Lots 497-511
 - b. Lots 527-528-537
 - c. Lots 512-520, 538-546, 553-560
 - d. Lots 561-580
 - e. Lots 547-552
 - f. Lots 225-233
 - g. Lots 241-263 [appropriate to use same name for 241-245 as rest]
 - h. Lots 160-166
 - i. Lots 99, 275-279
 - j. Lots 117-141
 - k. Main Entry Boulevard
 - l. Lots 1-37, 55-58
 - m. Lots 59-67
 - n. Lots 38-51
 - o. Access R/W from Main Boulevard to Cemetery Area lots
 - p. Lots 384-403
 - q. Lots 581-585
 - r. Lots 295-479
 - s. Lots 350-355, 421-433
 - t. Lots 368-371
 - u. Lots 435-461
 - v. Lots 293-294, 355-362
 - 2) Please extend naming of Lots 18-33 to existing Edgeside Drive
 - 3) Please extend naming of Lots 187-214 to existing Ashvale Lane
 - 4) Please extend naming of Lots 186
 - 5) Please extend naming of Lots 223, 224, 278-284, 100-11, 69-79 to Cahill Lane
 - 6) Please extend naming of Lots 80-98, 112-116, 142-159, 168-186 to Mansfield Ave or provide signage plan for the name change points on the continuous loop that will create both Mansfield and Ashvale.
 - 7) Note that this general area floods heavily during major events such as hurricanes and becomes inaccessible quickly for entry/exit in any direction of travel. The Lockwood Folly River has been known to ignore demarcations and go beyond its established zones turning this area of Brunswick County into an effective island. During Hurricane Florence chest deep floodwaters from the river were witnessed on Old Ocean Hwy directly upstream from this area and a heavy-duty fire department 4x4 was swept off the road downstream from it.

Hurricane education and flooding awareness for incoming residents and HOA should be established.

General concern for residential loss on boundary lots such as 5-11, 20-31, 124-174, 198-214, 570-574 if they are built at ground level and with disregard to potential flooding.

- 8) Will signage and any identifiable names be provided for:
 - a. Trail Accesses (Maps would be awesome)
 - b. Cemetery Area
 - c. 12.43 Amenity Area
 - d. Pocket Park
 - e. River Access

- Begin discussions for the Driveway Permit and utility easement process from NCDOT. Please contact Angel Hammers with NCDOT for additional details 910-398-9100 or akhammers@ncdot.gov.
- 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.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 23, 2019. Please accompany the paper plans with a digital set. This may be in the form of a CD or via e-mail. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

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

Sincerely,

Marc Pages

A handwritten signature in cursive script that reads "Marc A. Pages". The signature is written in black ink and is positioned below the typed name "Marc Pages".

CASE PD-27

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1530000601	WARD JOHN D AND	11 BRIERWOOD RD	SHALLOTTE	NC	28470-4404
1530001001	HALL ANDREW	PO BOX 1346	WRITSVILLE BCH	NC	28480-1346
1530001403	CARSON DONALD L	68 BENTON RD SE	BOLIVIA	NC	28422-8893
1530001404	SEENES SHIRLEY ETUX	9372 CENTERWAY DR	GLEN ALLEN	VA	23059-7403
1530001502	CREECH JANE (LT)	1087 HOLLYWOOD ROAD	SANFORD	NC	27332
1530001504	GILBERT BILLY WORTH ET	713 GILBERT RD	BOLIVIA	NC	28422
1530001511	WHEELER TRACY DALE ETUX	1625 POPLAR BRANCH TRL	BOLIVIA	NC	28422-8400
1530001603	CHATTANOOGA OOLTEWAH INVESTORS ETAL	PO BOX 6022	OCEAN ISLE BEACH	NC	28469
1540006108	OETZEL STACEY L	176 N TAMENEND AVENUE	NEW BRITAIN	PA	18901
1700001602	CUMBEE JOSHUA N ETUX	737 GILBERT RD SE	BOLIVIA	NC	28422-8755
1700001609	CUMBEE JOSHUA N ETUX	737 GILBERT RD SE	BOLIVIA	NC	28422-8755
1530001008	BROWN JOYCE BELL	1010 STONE CHIMNEY RD SW	SUPPLY	NC	28462
1530001009	BELL JULIAN RAY	1745 OLD OCEAN HWY	BOLIVIA	NC	28422
1530001401	SPENCER DONALD P ETUX MADELINE P	581 GILBERT ROAD	BOLIVIA	NC	28422
1530001402	RUSH DAVID CLARK ETUX	696 GILBERT RD SE	BOLIVIA	NC	28422-8756
1530001407	CRABTREE VAN CHADWICK ET	575 GILBERT RD SE	BOLIVIA	NC	28422-8949
1530001408	BILLMAN STEVEN D	567 GILBERT ROAD SE	BOLIVIA	NC	28422
1530001409	BECK WILLIAM DAVID ET NORMA	591 GILBERT RD SE	BOLIVIA	NC	28422
1530001410	KELLY ALEXUS	1382 TURKEY HILL RD	WINSTON SALEM	NC	27106-3279
15300015	WHEELER TRACY DALE ETUX	1625 POPLAR BRANCH TRAIL	BOLIVIA	NC	28422
1530001501	ANDERSON LYNDA ET RELMON	1650 BLOCKHOUSE RD SE	BOLIVIA	NC	28422
1530001506	PELTON KRISTIAN T ETUX	655 GILBERT RD SE	BOLIVIA	NC	28422-8757
1530001509	MOONEY FAMILY IRREVOCABLE ASSET PROTECTION TRUST	PO BOX 306	BOLIVIA	NC	28422-0306
1530001510	BELLAMY MALISSA B	PO BOX 10283	SOUTHPORT	NC	28461
1530001513	STURM BARBARA C ETVIR	685 GILBERT ROAD	BOLIVIA	NC	28422
1530001517	MOONEY FAMILY IRREVOCABLE ASSET PROTECTION TRUST	PO BOX 306	BOLIVIA	NC	28422-0306
1530001518	GILBERT T J ET VIRGINIA	696 GILBERT RD	BOLIVIA	NC	28422
1530001602	ORROCK JAMES FRANCIS (LT) ETUX	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1530001606	ORROCK JAMES FRANCIS (LT) ETUX	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1530001611	ORROCK BRANDON J	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1540006107	CAISON DONALD ERIC ETUX	880 GILBERT ROAD SE	BOLIVIA	NC	28422

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1530000601	WARD JOHN D AND	11 BRIERWOOD RD	SHALLOTTE	NC	28470-4404

15300014	GOOSE MARSH NC LLC	PO BOX 2249	CUMMING	GA	30028-6501
153MA001	SAVAGE KIMBERLY A & JAN E COATS	585 NEWGATE COURT SE	BOLIVIA	NC	28422
153MA002	BARRETT MICHAEL B ETUX PAMELA KAYE	581 NEWGATE COURT	BOLIVIA	NC	28422
153MA003	SMITH JOSEPH PRESTON	582 NEWGATE COURT SE	BOLIVIA	NC	28422
153MB001	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB002	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB003	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB004	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB005	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB006	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB007	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB008	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB009	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB010	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB011	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB012	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB013	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB014	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB015	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB016	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB017	ZECCHINO CARMINE AND	712 EDGESIDE DR SE	BOLIVIA	NC	28422
153MB018	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB019	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB020	FALL JENNIFER	535 MINNIEFORD AVE APT 1	BRONX	NY	10464-1231
153MB021	BERGAMINE THOMAS ETUX DEBORAH	139 DEBROOKE PLACE	ST SIMONS ISLAND	GA	31522
153MB022	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB023	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB024	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB025	DRAPAC GROUP 31 LLC	6161 SANTA MONICA BLVD # 102	LOS ANGELES	CA	90038-4404
153MB026	DILSHEIMER BRIAN D	229 RIGHTERS MILL ROAD	GLADWYNE	PA	19035
153MB027	KEFALIS JOAN	675 EDGESIDE DR SE	BOLIVIA	NC	28422-7477
153MB028	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB029	PETOSKY LESLIE A ETUX CLAUDIA M	1754 JACKSON STREET	LINESVILLE	PA	16424
153MB030	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB031	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB032	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
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153MB036	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB037	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB038	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB039	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028

153MB040	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
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153MB042	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
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153MB044	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
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153MB058	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB059	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB060	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB061	DILSHEIMER THOMAS S	421 TREGARON RD	BALA CYNWYD	PA	19004-2706
153MB062	JOHNSON MAURICE H	119 RIDGEWOOD DR	LANDENBERG	PA	19350-9101
153MB063	BAAS RICHARD T ETUX DEBRA A	648 EDGESIDE DR SE	BOLIVIA	NC	28422-7477
153MB064	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB065	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB066	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB067	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB068	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB069	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB070	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
15400061	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006102	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006103	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006104	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006105	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006109	GOOSE MARSH LLC	401 E CITY AVE STE 107	BALA CYNWYD	PA	19004-1116

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	COASTAL LAND DESIGN	PO BOX 1172	WILMINGTON	NC	28402



**Brunswick County Planning Department
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia, NC 28422**

MEMORANDUM

DATE: October 24, 2019

TO: Brunswick County Planning Board

**FROM: Helen Evans Bunch, Clerk
Brunswick County Board of Adjustment**

RE: Development of a Definition for a "Model Home"

On September 12, 2019 and October 17, 2019, the Brunswick County Board of Adjustment heard a case appealing the staff determination of what is considered a "model home". After the Board rendered its decision, it was recommended that the term "model home" be included in the Definition Section of the Ordinance and that consideration be given to the following definition.

A **model home** (AKA show home) is a term for a "display" version of a home within a new development or new section of development that is furnished and decorated to show to prospective buyers the living space and features of homes that are available. An office may be provided within the home or within the garage for staff hosting the model. Model homes are available for purchase and are typically at a location for the time during which the section is being developed.

Recommended conditions for the use include the following:

1. The model home is considered a residential use and must maintain the residential character of the community.
2. A separate parking lot is not allowed for a model home. Parking is to take place within the existing driveway, with no vehicle turnaround space contiguous to the driveway.
3. An employee presence is typical at a model home. Brunswick County will allow for two full-time regularly scheduled employees on site during standard business hours (8:30 a.m. to 5:00 p.m.). Other personnel shall also be permitted to be on site at various times throughout the day on a limited basis for business associated with clients.
4. There shall be no events or gatherings held in the model home other than open houses.

5. Customary model home signage for a temporary nature indicating an open house or an agent on duty shall be allowed., such as what is commonly called a "sandwich board". No permanent sales signage in any form is permitted.
6. There shall be no more than two (2) workstations in the model home.

We are happy to answer any questions that you may have.

/heb