



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
November 9, 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 October 12, 2020 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.
  - A. Planned Development – PD-34

Name: Hickmans Branch Cove Planned Development  
Applicant: J. Phillip Norris/Norris & Tunstall  
Tax Parcel: 22500136 and portions of 22500132 and 2250013208  
Location: 993 Calabash Rd NW (SR 1300)  
Description: Hickmans Branch Cove is a proposed planned development consisting of 65 single family units on a gross site of 16.84 acres creating an overall density of 3.86 units per acre.
  - B. Planned Development – PD-35

Name: Demarest Park Planned Development  
Applicant: Scott D. Stewart  
Tax Parcel: 0570006539  
Location: On Maco Rd NE (NC 87) Near the Intersection of I-140 and Ocean Hwy E (US 17)  
Description: Demarest Park is a proposed planned development consisting of 90 townhome lots on a gross site of 38.11 acres creating an overall density of 2.36 units per acre.
  - C. Rezoning Z-800

Proposed rezoning of approximately 135.7 acres located at 3940, 3950, and 3954 Southport-Supply Road SE (NC 211) from CLD (Commercial Low Density) to C-I (Commercial Intensive) for Tax Parcels 20400048, 20400014, 20400013, 20400012, 20400011, 20400010 and 20400009.

D. Rezoning Z-801

Proposed rezoning of approximately 24.21 acres located at 341 Shingletree Road NW (SR 1302) from Undesignated to R-7500 (Medium Density Residential) for Tax Parcel 2250003911.

LAND USE PLAN MAP AMENDMENT LUM-801:

Request to amend Tax Parcel 2250003911 located at 341 Shingletree Road NW (SR 1302) from Undesignated to LDR (Low Density Residential).

9) Other Business.

- Blueprint Brunswick Project Update.
- Planning Board Case Update.

10) Adjournment.

**MINUTES**

**PLANNING BOARD**

**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday  
October 12, 2020**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
Richard Leary  
William Clark

MEMBERS ABSENT

Ron Medlin  
William Bittenbender  
Eileen Shake  
Brett Riggs, Alternate

STAFF PRESENT

Kirstie Dixon, Director  
Helen Bunch, Zoning Admin.  
Marc Pages, Senior Planner  
Connie Marlowe, Admin. Asst. II  
Justin Brantley, Project Planner  
Bryan Batton, Asst. County Attorney  
Jennifer Skaggs, Zoning Tech.

OTHERS PRESENT

John Hankins  
Brian Slattery, Brunswick Beacon  
Jeanette England  
Maripat Kline  
Wayne Mayo  
Eugene Bonstein  
Kim Mayo  
Stan Rogoff  
Sharon Williams  
Jon Trainor  
Phil Norris  
Jim Villa  
Samantha Chavis

Russell Baltzer  
Richard Skorny  
Lawrence Kline  
Melody LaMonica  
James Williams  
Jason Caines  
Robert Brown  
Ellen Rogoff  
Gene Vasile  
Margaret Kidder  
Teresa Gore  
Kevin Somerset

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:03 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.

Mr. Ron Medlin, Mr. William Bittenbender, Ms. Eileene Shake and Mr. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES OF THE 14-SEP-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 staff is moving Item A (PD-32 Bricklanding Plantation), under VIII., Public Hearings, before Old Business (UDO Text Amendment for Model Home, Neighborhood Sales Home and Real Estate Sales Center.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARING.

A. Planned Development – PD-32

Name: Bricklanding Plantation (Modification)  
Applicant: Swan Partners, LLC – Russ Baltzer  
Tax Parcels: 244CA06803  
Location: Colonist Square SW, Ocean Isle Beach NC  
Description: Bricklanding Plantation is an existing Planned Development consisting of 506 single-family lots and 312 multifamily units. The applicant is proposing to modify the development by adding one (1) additional single-family lot adjacent to 1671 Colonist Square SW. The resulting total approved units would be 507 single-family lots and 312 multifamily units on a total of 345.62 acres and a density of 2.37 dwelling units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). He stated that staff received 10 emails in opposition to the proposed modification to Bricklanding Plantation (PD-32) and 7 emails that were either in support or they rescinded their previous opposition regarding this matter (attached). Mr. Pages identified the subject property and surrounding properties on a visual map. He stated that the proposed additional lot will be where the #3 golf hole tee box is currently located. Mr. Pages further stated that the golf hole will be reconfigured and the tee box will be relocated to the west of its current location.

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.

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

Mr. Russell Baltzer, 1868 Portage Lane, addressed the Board as a Managing Member of Swan Partners, LLC. Mr. Baltzer stated that the golf course is comprised of approximately 130 acres that Swan Partners, LLC purchased earlier this year. He stated that the majority of the property is in negotiations with Community Golf Partners, LLC to preserve the golf course. He further stated that they have renovated the club house and the restaurant is operational within the club house. Mr. Baltzer said they want to subdivide one lot out of a portion of Tax Parcel 244CA06803 for residential purposes and the subdivided lot will be compatible with other lots in the neighborhood. He concluded that they intend to leave the existing vegetation in place to the fullest extent possible.

Mr. Richard Skorny, President of Bricklanding Plantation Master Community Association, addressed the Board. Mr. Skorny said there are 11 neighborhoods in Bricklanding Plantation. He stated that the Board of Directors is in favor of the additional lot and that particular property will be a part of the Lake Forest community (currently approximately 122 lots) and the lot will be subject to the covenants and architectural standards in that section of Bricklanding Plantation. Mr. Leary asked Mr. Skorny if the developer is aware that the lot will be subject to the covenants and architectural standards of the Lake Forest community? Mr. Skorny said the Board of Directors voted on the matter at 3:00 p.m. today and he has not had an opportunity to discuss the matter with the developer.

Ms. Jeanette England, owner of Tax Parcels 244CA037 and 244CA038 (Lots 37 and 38), addressed the Board. Ms. England said she was informed by her real estate agent that her lots (currently vacant) will decrease in value if the proposed additional lot is allowed. She said she approached the applicant about purchasing 1 of her lots to no avail, but she is willing to sell both lots. Mr. Dunham asked Ms. England why her real estate agent felt that her lots will decrease in value? Ms. England said the proposed residential dwelling will block the view to the rear of Lot 37. She stated that the Tee Box is currently in that location, but it will be relocated behind Lot 38.

Mr. Lawrence and Maripat Kline, owners of Tax Parcel 244CA035, addressed the Board. Mr. Kline felt that the proposed project will decrease their property value by approximately \$8,000. He felt that this approval will create a domino effect and allow for developers to request changes to previously approved planned developments, which could potentially alter the character of

established neighborhoods. Ms. Kline addressed the Board. She provided photos (attached) of a view of the third tee from their living room. She further stated that they live off the first Tee Box. Ms. Kline read a statement (attached) in opposition to the proposed modification to Bricklanding Plantation.

Ms. Melody LaMonica addressed the Board. Ms. LaMonica said the golf course in Bricklanding Plantation has been struggling to survive as it has been closed for a while. She stated that her home is for sale, but it could not be marketed as being in a golf course community due to the closure of the golf course. As a result, her property has lost some value, but the reopening of the golf course, as proposed, will appreciate her property value. Ms. LaMonica said the developers of the golf course are homeowners in Bricklanding Plantation and have good intentions for maintaining the community by reviving the golf course.

Mr. Dunham asked the minimum setback from the golf course for a residential dwelling? Mr. Baltzer said he intends to keep the residential structure 50' from the golf course and Mr. Skorny said there is a 40' minimum setback for a residential dwelling from the golf course. Mr. Baltzer added that the subject lot is approximately 170' deep. He further stated that he is pleased to know the property will be a part of the Lake Forest community in Bricklanding Plantation.

Mr. Wayne Mayo, owner of Tax Parcel 244CA014, addressed the Board. Mr. Mayo said the proposed modification will block his view of the golf course. He felt that the applicant can purchase another lot in the community because there are other lots for sale in Bricklanding Plantation.

Mr. James Williams, owner of Tax Parcel 244CA036, addressed the Board. Mr. Williams provided the Board with a packet (attached) and a petition (attached) of 187 homeowners in Bricklanding Plantation that are opposed to the proposed modification to Bricklanding Plantation. Mr. Williams felt that the planned development should protect the value of homeowners and the proposed modification will minimize the protection afforded by the homeowners living in a planned development. He asked that the Board deny the proposed modification.

Mr. Eugene Bonstein, owner of Tax Parcel 244CA042, addressed the Board. Mr. Bonstein read a statement (attached) on behalf of Community Partners Golf, LLC regarding the purchase of the golf course in Bricklanding Plantation, which they feel is in the best interest of the community as a whole. He concluded that, if the applicant's request is denied, it may jeopardize their ability to complete the acquisition.

Ms. Kim Mayo, 1660 Colonist Square, addressed the Board. Ms. Mayo spoke in opposition to the proposed modification.

Mr. Robert Brown, 1653 Carriage Place, addressed the Board. Mr. Brown expressed concern with what will happen to the golf course if the proposed modification is not approved. He stated that there were individuals in the community that felt pressured to sign the petition presented to the Board by Mr. James Williams. He felt that approval of the proposed modification will be in the best interest of Bricklanding Plantation.

Mr. Stan Rogoff, President of Oak Brooke One Association, addressed the Board. Mr. Rogoff was concerned with the golf course being sold within an approved planned development. He stated that they are opposed to the proposed modification. Mr. Dunham stated that it is not uncommon for portions of a planned development to be sold due to economic reasons.

Ms. Ellen Rogoff addressed the Board. Ms. Rogoff said she is a golfer and she appreciates the attempts to maintain the golf course. She stated that members in the community purchased their property for protection. Ms. Rogoff further stated that the door knockers were not harassing people to sign the petition presented to the Board; rather, they were presenting the case that the planned development was in place to protect property owners.

Ms. Sharon Williams, 1643 Tidewater Court SW, addressed the Board. Ms. Williams said they were told at the 02-Oct-20 Neighborhood Meeting that the golf course would still happen if the proposed modification was denied.

Mr. Dunham asked Mr. Baltzer why he chose to add the additional lot rather than purchase an existing lot for sale? Mr. Baltzer said he is sure there are other lots available for sale, but they own the subject property.

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

Ms. Easley made a motion to approve PD-32 (Brunswick Plantation Planned Development Modification) with the noted conditions presented in the Staff Report and the motion was unanimously carried.

#### VIII. OLD BUSINESS – PUBLIC HEARING.

##### A. UDO Text Amendment for Model Home, Neighborhood Sales Home and Real Estate Center.

Ms. Dixon addressed the Board. She stated that the Planning Board Working Committee (Committee) held 3 virtual meetings and several email conversations. Ms. Dixon thanked the Committee for their time and input to reshape the proposed text amendment. She provided an overview via a PowerPoint presentation of the proposed text amendment (attached) for Model Home, Neighborhood Sales and Real Estate Center.

Ms. Dixon said staff recommends approval of the proposed text amendment to the Brunswick County Unified Development Ordinance (UDO).

Mr. Clark asked staff how the length of time (10 years with 2 extensions [5 years each]) was determined for neighborhood sales home? Ms. Dixon explained that the length of time was based on larger developments and potential economic impacts that may impede sales. She further stated that the Committee didn't want to place an imposition for a neighborhood sales office to relocate if the temporary use permit expiration date was less than 10 years. Ms. Dixon added that existing facilities are grandfathered.

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

Mr. Gene Vasile, 2076 Arnold Palmer Drive, addressed the Board on behalf of the ABCPOA (Alliance of Brunswick County Property Owners Association). Mr. Vasile read a statement (attached) to the Board in favor of the proposed text amendment.

Mr. Jon Trainor, President of Brunswick Plantation POA, addressed the Board. Mr. Trainor read a statement (attached) in favor of the proposed text amendment. However, he requested language be added stating the builder obtain approval of the governing entity of the community (POA

Board) prior to any proposed development of model homes, show homes or real estate offices in existing residential areas of any planned community. Mr. Dunham asked Mr. Trainor if he is requesting specific changes other than what was presented by staff. Mr. Trainor felt that Section 5.5.3.H. should not allow for a commercial use with a parking lot adjacent to property because the parking lot could be there more than a decade with a temporary use permit. He also felt that language should be added stating the builder obtain approval of the governing entity of the community (POA Board) prior to any proposed development of model homes, show homes or real estate offices in existing residential areas of any planned community. Ms. Dixon said the County does not get involved with property owners' association restrictions so language cannot be incorporated in the UDO addressing POA covenants. Mr. Trainor was concerned with planned communities having to deal with multiple sales offices when a general contractor subcontracts his work to another contractor to build homes in the planned community, which could potentially create another sales office in a planned community. He asked if Board approval will be required for show homes built in a planned community? Mr. Dunham said the proposed amendment would prevent such from happening in the same phase of a development.

Mr. Tyler Newman, Brunswick Alliance for a Sound Economy (BASE), addressed the Board. Mr. Newman said BASE is in favor of the proposed text amendment.

Ms. Margaret Kidder, resident and representative of Winding River ABCPOA, addressed the Board. Ms. Kidder asked if a model home will be permitted in an existing phase of a planned community if the lot is owned by a builder? Ms. Dixon said an undeveloped lot could potentially be used as a neighborhood sales home provided there is a 1 lot separation on each side of the proposed neighborhood sales home. Ms. Dixon clarified that model homes are not subject to the standards for a neighborhood sales home. Ms. Kidder said they support the proposed text amendment.

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

Mr. Leary made a motion to recommend to the Board of Commissioners to approve the proposed text amendments to the Brunswick County Unified Development Ordinance and the motion was unanimously carried.

**APPROVED – The proposed zoning amendment is APPROVED**

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

The proposed text amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it will not affect the Plan.

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

The amendment will clarify specific uses for Model Homes, Neighborhood Sales Home and Real Estate Sales Center.

IX. PUBLIC HEARINGS.

A. Planned Development – PD-33

Name: Grissettown Tract Planned Development  
Applicant: Norris and Tunstall Engineering  
Tax Parcels: 21100037  
Location: 210 Seaside Road NW (NC 904)  
Description: Grissettown Tract is a proposed Planned Development consisting of 104 single family lots on a gross site of 31.86 acres creating an overall density of 3.26 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;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance; and
- Correct the required open space calculations in the site data.

Mr. Dunham asked if the Dollar General is in close proximity to the subject property? Mr. Pages said the Dollar General is to the south (Tax Parcel 21100077) of the subject property.

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

Mr. Phil Norris, Norris and Tunstall Consulting Engineers, addressed the Board. Mr. Norris added that they will be applying for all of the appropriate permits, including but not limited to, an NCDOT Driveway Permit and State and County Stormwater permits. He further stated that there will be a wetland crossing that will require a nationwide permit and they are proposing a 30' periphery buffer on the site.

Mr. Dunham asked Mr. Norris if the stormwater pond is in the front of the property, which appears to be the highest part of the lot? Mr. Dunham said the property drains toward NC 904, which makes the area where the stormwater pond is proposed the lowest part of the parcel.

Ms. Teresa Gore, owner of Tax Parcel 21100038, addressed the Board. Ms. Gore expressed concern with potential stormwater runoff near her property, which is to the northeast of the subject property. Ms. Gore said there is a shallow ditch between their properties and there are beavers in the area. She stated that her pasture is currently under water and she wanted assurance that the proposed development will not compound the current drainage issues in the area. Mr. Dunham said the applicant will have to obtain a State and County stormwater permit prior to development. He suggested that Ms. Gore contact Ms. Brigit Flora, County Stormwater Engineer, to address her concerns.

Mr. Jim Villa, owner of Tax Parcels 2110004014 and 2110004007, addressed the Board. Mr. Villa was concerned with potential trespassers on his property fishing in his lake. Mr. Norris said there will be a 30' perimeter buffer on the site as well as undisturbed wetlands and existing vegetation that will be maintained. Mr. Villa said there is hunting in the area and he wanted assurance that it will not become a problem to the proposed development. Mr. Villa also expressed concern with a traffic light being installed in the area to manage the flow of traffic. Mr. Pages said the North Carolina Department of Transportation (NCDOT) will decide if a traffic light is necessary in the area. With no further comments, Ms. Easley made a motion to close the Public Hearing and the motion was unanimously carried.

Mr. Leary made a motion to approve the Grissettown Tract Planned Development with the noted conditions presented in the Staff Report and the motion was unanimously carried.

B. Rezoning Z-797 – Donald K. Somerset.

Request rezoning of approximately 2.13 acres located at 639 Russtown Road NW (SR 1315) from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1950000901.

LAND USE PLAN MAP AMENDMENT LUM-797:

Request to amend Tax Parcel 1950000901 located at 639 Russtown Road NW (SR 1315) 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 RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1950000901 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcel 1950000901.

Mr. Dunham asked if the adjacent property owners were contacted to be included in the zoning change and Mr. Pages said no. However, the adjacent property owners were notified via US Mail of the proposed zoning change.

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

Mr. Kevin Somersett addressed the Board. Mr. Somersett said the proposed zoning change is more appropriate for the area as there is commercial zoning across the street from the subject property.

Ms. Samantha Chavis, owner of Tax Parcel 1950000902, addressed the Board. Ms. Chavis said she and her husband have a deeded utility easement on the subject property and they are concerned with accessing the waterline if a business is placed on this parcel. She said there is a ditch at the tree line and a ditch in front of both properties. Ms. Chavis said they intend to develop their parcel for residential purposes and they have to put fill material on their site to accommodate an on-site wastewater system. Mr. Dunham suggested that Ms. Chavis contact Ms. Brigit Flora, County Stormwater Engineer, to address the potential stormwater drainage issues. Mr. Pages interjected that a State and County Stormwater Permit will be required if the subject property is developed for commercial purposes.

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

Ms. Easley made a motion to approve Tax Parcel 1950000901 from RR (Rural Low Density Residential) 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 classified 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 is commercial zoning to the south of the subject property and there is a potential for transition to the area.

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

There is commercial zoning to the south of the subject property.

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

C. Rezoning Z-798 – Brunswick County Planning Department.

Request rezoning of approximately 1.03 acres located at 986 Whiteville Road NW (NC 130) from Undesignated to I-G (Industrial General) for Tax Parcel 1810001306.

LAND USE PLAN MAP AMENDMENT LUM-798:

Request to amend Tax Parcel 1810001306 located at 986 Whiteville Road NW (NC 130) from Undesignated to Industrial.

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

Mr. Pages said staff recommends approval from Undesignated to I-G (Industrial General) for Tax Parcel 1810001305 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Industrial for Tax Parcel 1810001306.

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

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

Mr. Leary made a motion to approve Tax Parcel 1810001306 from Undesignated to I-G (Industrial General) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Industrial 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 classified as Undesignated. However, a CAMA Land Use Plan amendment has been requested to Industrial.

- 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:

The property is currently used for industrial purposes.

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

There was no zoning designation for the property and this zoning is consistent with the current use on the property.

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

D. Rezoning Z-799 – Jason Caines.

Request rezoning of approximately 2.10 acres located on Acres Lane SE from R-7500 (Medium Density Residential) C-LD (Commercial Low Density) for Tax Parcel 205PA04010.

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-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 205PA04010.

Mr. Leary made a motion to open the Public Hearing and the motion was unanimously carried. Mr. Jason Caines addressed the Board. Mr. Caines said he owns the 2 parcels (Tax Parcel 205PA4006 and 205PA4009) to the south of the subject property. He stated that this section of Acres Lane has become a dump site because it is a secluded wooded area. Mr. Caines said he intends to clean up the area and put in a road off either Acres Lane SE or Southport Crossing Way. He further stated that he may connect to public water and sewer via the shopping center off Southport Crossing Way.

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

Ms. Easley made a motion to approve Tax Parcel 205PA04010 from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) and the motion was unanimously carried.

**APPROVED – The proposed zoning amendment is APPROVED**

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

The proposed text amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it is a Mixed-Use area.

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

There is similar zoning nearby.

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

X. OTHER BUSINESS.

- Blueprint Brunswick Project Update.

Ms. Dixon addressed the Board. She stated that Blueprint Brunswick Project kicked off a couple of weeks ago and a site tour and Steering Committee session was completed with Planning Staff and Parks & Recreation. Ms. Dixon said the next step is Public Engagement and the Board will receive an email regarding the project. She further stated that there is a survey online that can be completed by citizens for input and feedback.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Z-791CZ, Z-794CZ, Z-795 and Z-796 were approved at the Planning Board's 14-Sep-20 meeting and no rezoning appeals were received so the Planning Board's decision stands.

XI. ADJOURNMENT.

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

DRAFT

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-34

Applicant: Norris and Tunstall

Project Name: Hickmans Branch Cove Planned Development

Property Location: 993 Calabash Road NW (SR 1300)

Parcel Numbers: 22500136 and portions of 22500132 and 2250013208

Zoning District: R-7500 (Medium Density Residential)

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

Proposed Use: Hickmans Branch Cove is a proposed Planned Development consisting of 65 single family lots on a gross site of 16.84 acres creating an overall density of 3.86 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 3.36 acres. The developer is proposing 4.82 acres of dedicated open space. The developer is also proposing 1.4 acres of recreation space of which 0.5 acres are required.
- The proposed 65 lots will generate approximately 622 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 4.82 acres of open space where as 3.36 acres are required.
  2. The developer is proposing 1.4 acres of recreation space where as 0.5 acres are required.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on October 15, 2020.

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

Staff recommends approval based on the following conditions:

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

# Planned Development Case PD-34 Hickmans Branch Cove

CO-COUNTY JURISDICTION

Project Site  
Parcels #22500136 and  
Portions of 22500132  
and 2250013208

CO-R-7500

CO-CLD

CO-CLD

CO-R-7500

CO-R-7500

Meadowlands

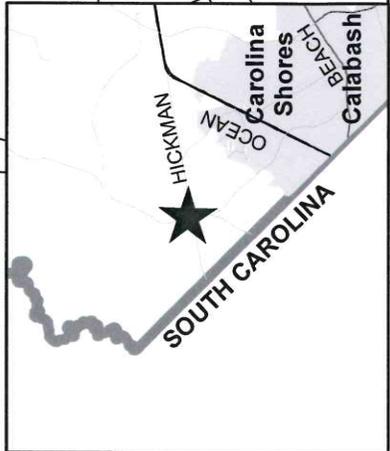
Farmstead

PUMP HOUSE LOOP NW

SR 1300 CALABASH RD NW

ASH-LITTLE RIVER RD NW SR 1300

HICKMAN RD NW SR 1303



# Planned Development Case PD-34 Hickmans Branch Cove

CO-COUNTY JURISDICTION

CO-R-7500

Project Site  
Parcels #22500136 and  
Portions of 22500132  
and 2250013208

CO-CLD

CO-CLD

CO-R-7500

Meadowlands

Farmstead

PUMP HOUSE LOOP NW

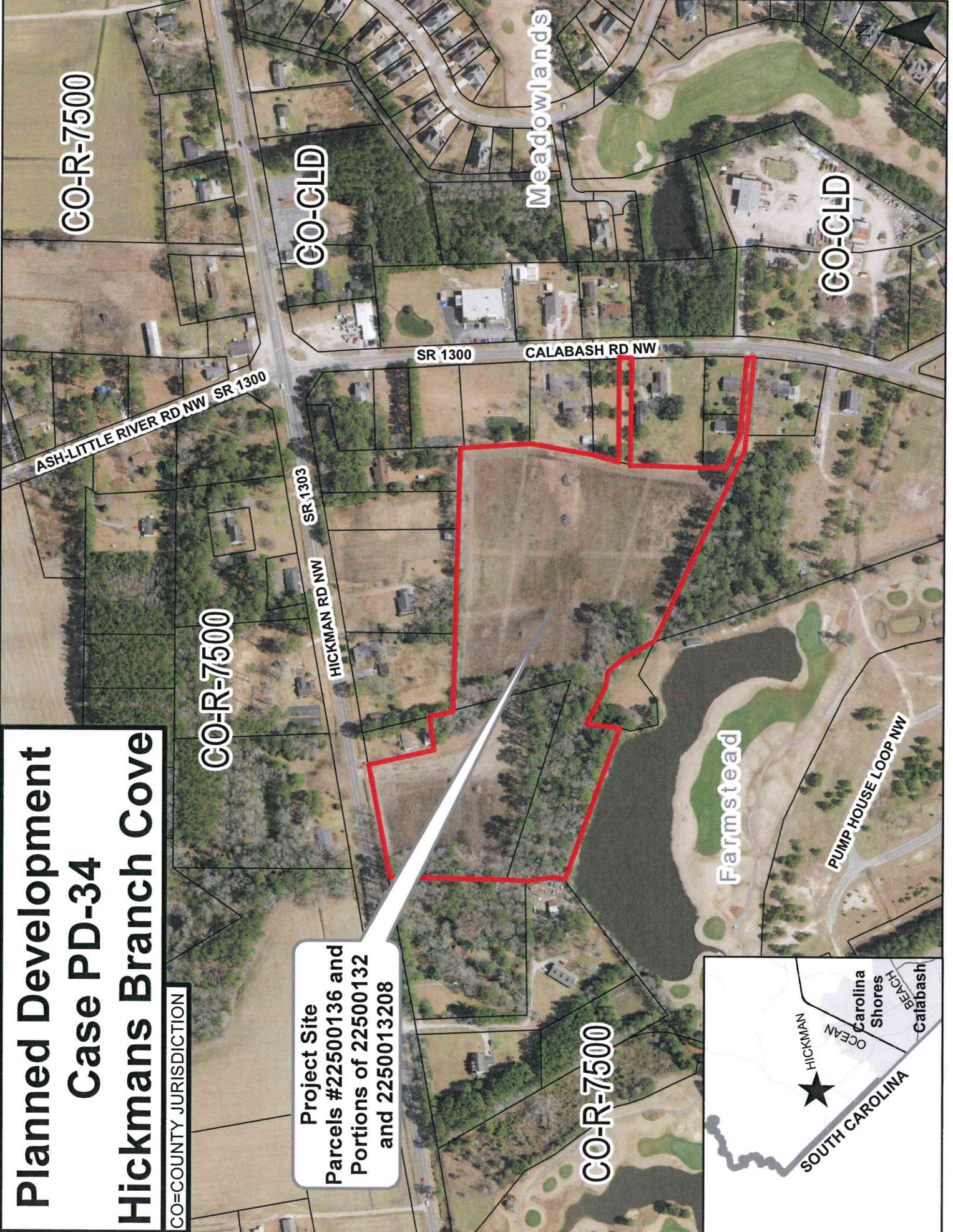
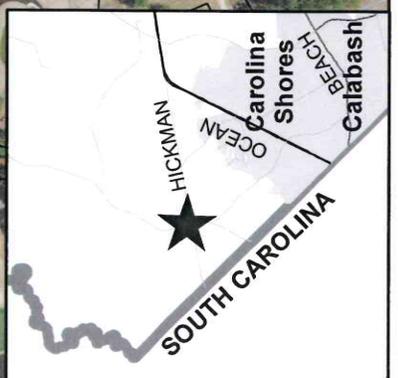
SR 1300

CALABASH RD NW

ASH-LITTLE RIVER RD NW  
SR 1300

SR 1303

HICKMAN RD NW



# 20093



# Planned Development (PD)

## Application and Checklist

Fee: \$500

Brunswick County Planning and Community Development Dept.  
910-253-2056

For Office Use Only	
File # _____	Receipt # _____
Date Submitted: _____	

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

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

Property Owner	Name	Harold Hickman / Donny Hickman	Phone	
	Address	990 Calabash Road NW	Fax	
	City, St, Zip	Calabash, NC 28467	Email	

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

Property Information	Address	Unknown - Adjacent to SR1300
	Tax Parcel(s)	22500136-22500132
	Acres	16.84
	Current Zoning	R-7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Hickman Tract Branch Cove		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	16.84	Lots	65
	Multi-Family Acres	N/A	Units	N/A
	Commercial Acres	N/A		

Authorization	Property Owner Signature	Danny Hickman	Date	9-30-2020
	Applicant/Representative Signature	Phil Norris	Date	9/30/2020

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

October 16, 2020

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

**RE: Hickmans Branch Cove Planned Development  
File # PD-34**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their October 15, 2020 meeting reviewed the preliminary plans for the above referenced project.

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

- Please indicate the existing cemetery access on the site plan.
- Please indicate that only a portion of Tax Parcel 22500132 is to be included in the PD.
- Please indicate the recreation space calculations and the areas to be considered recreational. Indicate specific uses of recreation spaces.
- Please label the peripheral buffer will have a 0.6 opacity.
- 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.
- The street name "Harolds Circle" cannot be used as these names are already used elsewhere in the county. Please contact Jan Clemmons with the GIS Department at 910-253-2392 to secure new street names.
- Please provide a street name for the entrance road of off Calabash Road.
- 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](mailto: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.
- The Engineering Department provided the following comments:
  - There are existing 12" watermains available for connection on Calabash and Hickman Roads.
  - Looping watermain is not necessary as long as you can show fire flow is adequate.
  - Move hydrant showing near Lot 7 closer to Lot 1/entrance to the neighborhood.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2025

- Near lot 44 call out 8" x 6" reducer (not 8" x 6" x 6" tee).
- Gravity sewer system to flow to existing Farmstead 1 Pump Station. Engineer will need to analyze permit to verify the downstream capacity (Pump station may need to be upgraded).
- Please show on the plans where the stormwater pond will discharge.
- Identify Hickman Branch on the plans.
- 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 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.
  - 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 October 23, 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-34

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
224MB005	FARMSTEAD DEVELOPMENT COMPANY	PO BOX 4159	CALABASH	NC	28467
22500132	HICKMAN HAROLD	990 CALABASH RD NW	CALABASH	NC	28467
2250013205	NORRIS SANDRA F	1424 ASH LITTLE RIVER RD	ASH	NC	28420
2250013206	NORRIS SANDRA F	1424 ASH LITTLE RIVER RD	ASH	NC	28420
2250013208	TEETERS THOMAS & DORIT	365 CASTLE FORD ROAD	BOONE	NC	28607
22500134	GOHEEN ASHLEY HICKMAN ETVIR	1171 HICKMAN RD	CALABASH	NC	28467
2250013401	GOHEEN ASHLEY HICKMAN ETVIR	1171 HICKMAN RD	CALABASH	NC	28467
22500138	BELLAMY JOSEPH K JR	1265 HICKMAN ROAD	CALABASH	NC	28467
2250012901	FARMSTEAD DEVELOPMENT CORP	PO BOX 4159	CALABASH	NC	28467-0359
22500001	HICKMAN F DONALD	4436 REGENT DR	WILMINGTON	NC	28412
2250012905	MCLAMB MICHAEL D	951 CALABASH RD	CALABASH	NC	28467
22500102	MCLAMB JIMMY A ETUX	450 DUNLEITH ST NW	CALABASH	NC	28467
22500002	LONG KIMRY V	1516 ASH LITTLE RIVER RD NW	ASH	NC	28420-1702
2250013402	GOHEEN ASHLEY H ETVIR	1171 HICKMAN RD NW	CALABASH	NC	28467-1907
2250012902	WHISPERING PINES CEMETERY				
22400009	BELLAMY FAMILY FARM LLC	950 PEA LANDING ROAD NW	ASH	NC	28420
2250013101	REGISTER JUNUS KELLY	961 CALABASH RD NW	CALABASH	NC	28467
2250013102	DAVIS LILLIE	971 CALABASH ROAD NW	CALABASH	NC	28467
2250013211	HICKMAN HAROLD ET LINDA G	990 CALABASH RD NW	CALABASH	NC	28467
22500135	CONLOGUE RODNEY A ETUX	1189 HICKMAN RD NW	CALABASH	NC	28467
2250000101	BELLAMY J K	1259 HICKMAN RD NW	CALABASH	NC	28467
2250013601	ADKINS KENNETH W ETALS	3319 WILLARD HENRY RD	FLORENCE	SC	29505-8335
2250013207	ROBERTS LINDA LEONARD	1001 CALABASH ROAD	CALABASH	NC	28467
2250013103	OSBORNE EDDIE M	965 CALABASH RD NW	CALABASH	NC	28467-1919

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500136	HICKMAN DANNY H ETUX	1504 BEXLEY DR	WILMINGTON	NC	28412-2041
22500132	HICKMAN HAROLD	990 CALABASH RD NW	CALABASH	NC	28467
2250013208	TEETERS THOMAS & DORIT	365 CASTLE FORD ROAD	BOONE	NC	28607

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500136	J. PHILLIP NORRIS/NORRIS & TUNSTALL	1429 ASH-LITTLE RIVER RD	ASH	NC	28420



**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-35

Applicant: Scott D. Stewart

Project Name: Demarest Park Planned Development

Property Location: On Maco Rd NE (NC 87) Near the Intersection of I-140 and Ocean Hwy E (US 17)

Parcel Numbers: 0570006539

Zoning District: CLD (Commercial Low Density)

Surrounding Zoning **North:** CLD  
**South:** CLD and BE-R10 (Belville Jurisdiction)  
**East:** CLD and RR (Rural Residential)  
**West:** CLD and RR

Proposed Use: Demarest Park is a proposed Planned Development consisting of 90 single family lots including townhomes on a gross site of 38.11 acres creating an overall density of 2.36 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) and Commercial.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by H2GO.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 9.53 acres. The developer is proposing 14 acres of dedicated open space. The developer is also proposing 6.5 acres of recreation space of which 1.43 acres are required.
- The proposed 90 lots will generate approximately 861 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 14 acres of open space where as 9.53 acres are required.
  2. The developer is proposing 6.5 acres of recreation space where as 1.43 acres are required.
  3. A 10' easement to be placed adjacent to NC 87 for a possible future greenway.
  4. Narrow streets and alleys will be utilized to reduce impervious surfaces.
  5. Sidewalks and walking trails to be used throughout.
  6. Heritage trees to be saved where possible.

- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on October 15, 2020.

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

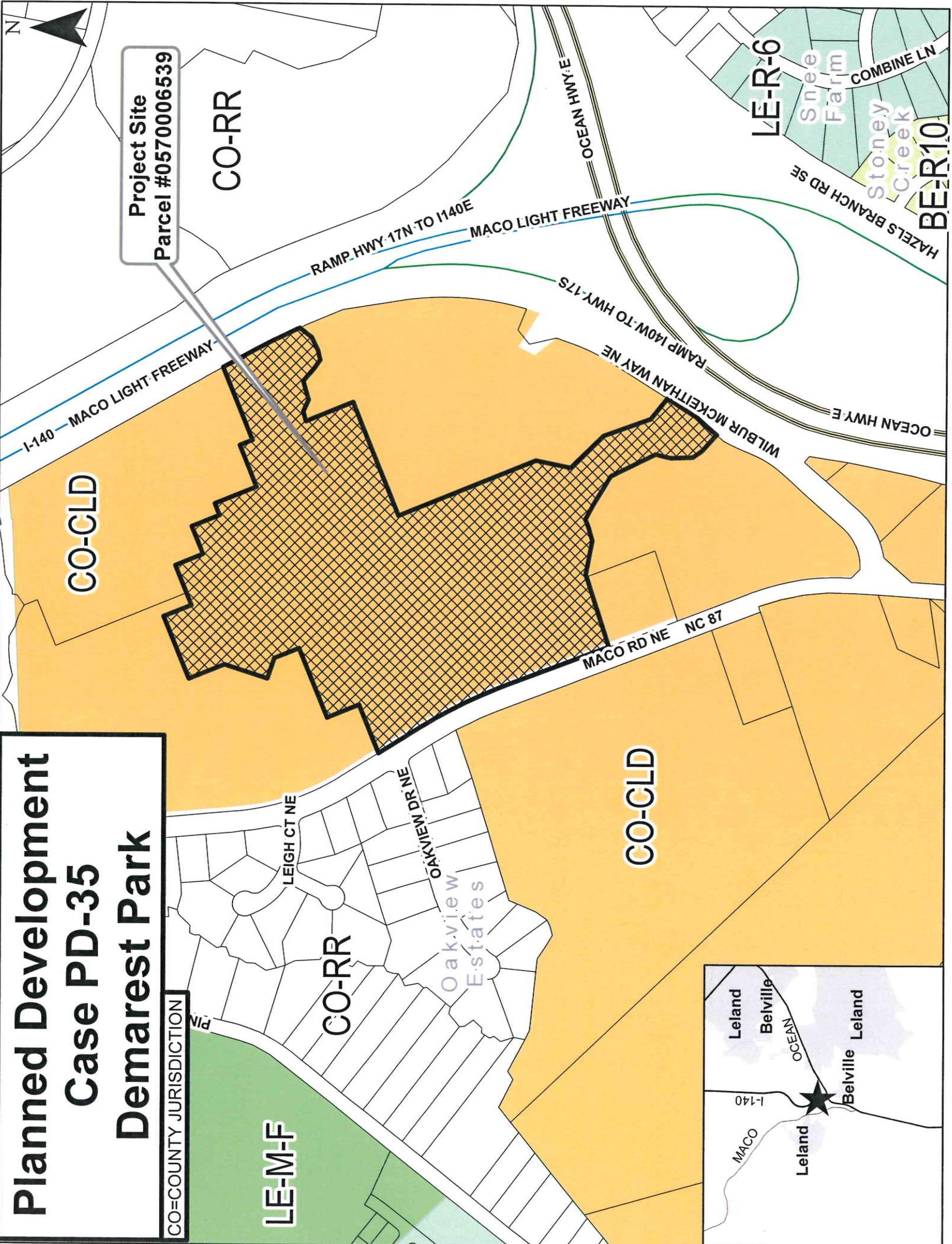
Staff recommends approval based on the following conditions:

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

# Planned Development Case PD-35 Demarest Park

CO=COUNTY JURISDICTION

Project Site  
Parcel #0570006539



CO-CLD

CO-RR

LE-R-6

BE-R10

CO-CLD

CO-RR

LE-M-F

Oakview  
Estates

Snee  
Farm

Stoney  
Creek

Leland  
Belville  
Leland  
Belville  
Leland

MACO

I-140

Leland

Belville

O

MACO

I-140  
MACO LIGHT FREEWAY

RAMP HWY-17N TO I140E

MACO LIGHT FREEWAY

RAMP 140W TO HWY-17S

WILBUR MCKEITHAN WAY NE

OCEAN HWY E

MACO RD NE NC 87

HAZELS BRANCH RD SE

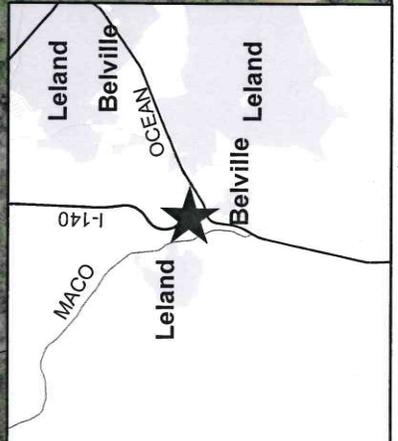
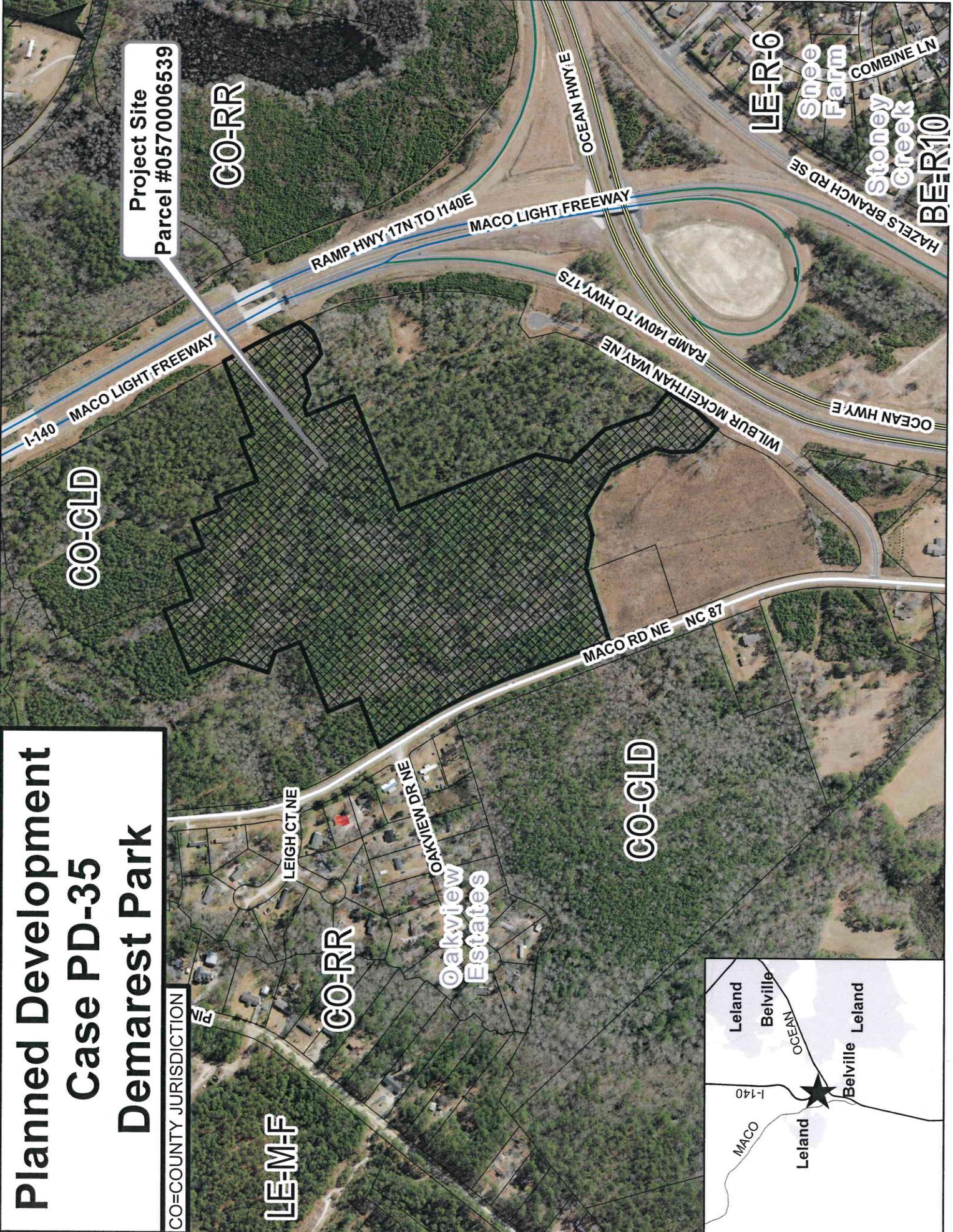
COMBINE LN



# Planned Development Case PD-35 Demarest Park

CO=COUNTY JURISDICTION

Project Site  
Parcel #0570006539





# Planned Development (PD)

## Application and Checklist

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

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>AD-35</u>	Invoice # _____
Date Received: <u>10/2/2020</u>	
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

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

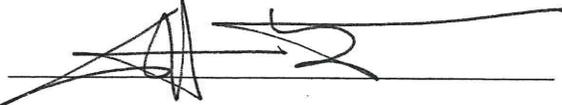
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	<u>DEMAZEST PARK LLC</u>	Phone	<u>910.231.2428</u>
	Address	<u>6933 RUNNING BROOK TERRACE</u>	Fax	
	City, St, Zip	<u>WILMINGTON, N.C. 28411</u>	Email	<u>SCOTTSTEWART6933@YAHOO.COM</u>

Applicant or Representative	Name	<u>SCOTT D. STEWART DLAASLA</u>	Phone	<u>910.231.2428</u>
	Address	<u>6933 RUNNING BROOK TERRACE</u>	Fax	
	City, St, Zip	<u>WILMINGTON N.C. 28411</u>	Email	<u>SCOTTSTEWART6933@YAHOO.COM</u>

Property Information	Address	<u>WILBUR WICKERTMAN WAY / MAZARD</u>
	Tax Parcel(s)	<u>0570006539</u>
	Acreage	<u>38.11</u>
	Current Zoning	<u>CLD</u>
	Public Utilities Available?	Water <u>YES</u> Sewer <u>YES</u>

Project Information	Project Name	<u>DEMAZEST PARK</u>
	Modification or Expansion Of Existing PD?	Yes <input checked="" type="checkbox"/> <u>NO</u>
	TOWNHOME + Single Family Acres	<u>16</u> Lots <u>90</u>
	Multi-Family Acres	Units
	Commercial Acres	

Authorization	Property Owner Signature		Date	<u>10.2.20</u>
	Applicant/Representative Signature		Date	<u>10.2.20</u>

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









**DUNBAR FOREST PARK**  
 A DIVERSITY OPPORTUNITY ZONE  
 10000 Old Forest Dr, Raleigh, NC 27617

**DEVELOPER**  
 DIVERSITY OPPORTUNITY ZONE  
 10000 Old Forest Dr, Raleigh, NC 27617

**SUBMITTER**  
 DIVERSITY OPPORTUNITY ZONE  
 10000 Old Forest Dr, Raleigh, NC 27617

**OWNER/LEASING**  
 DIVERSITY OPPORTUNITY ZONE  
 10000 Old Forest Dr, Raleigh, NC 27617

**LAND MANAGEMENT/REGULATORY**  
 DIVERSITY OPPORTUNITY ZONE  
 10000 Old Forest Dr, Raleigh, NC 27617

**PROJECT CONTACT**  
 DIVERSITY OPPORTUNITY ZONE  
 10000 Old Forest Dr, Raleigh, NC 27617

**PROJECT ID**  
 DIVERSITY OPPORTUNITY ZONE  
 10000 Old Forest Dr, Raleigh, NC 27617



**SCALE**  
 1 inch = 1 mile

**LEGEND**  
 DIVERSITY OPPORTUNITY ZONE

**DATE**  
 10/15/2014

**PROJECT NO.**  
 10000 Old Forest Dr

**PROJECT NAME**  
 DIVERSITY OPPORTUNITY ZONE

**PROJECT ADDRESS**  
 10000 Old Forest Dr, Raleigh, NC 27617

**PROJECT CITY**  
 Raleigh, NC

**PROJECT COUNTY**  
 Wake County, NC

**PROJECT STATE**  
 North Carolina

**PROJECT ZIP**  
 27617

**PROJECT PHONE**  
 919-997-1234

**PROJECT FAX**  
 919-997-1234

**PROJECT EMAIL**  
 info@diversityzone.com

**PROJECT WEBSITE**  
 www.diversityzone.com

**PROJECT STATUS**  
 Active











<p><b>LHMARREST PARK</b> A LITTLE DIFFERENT COMPANY 10000 LITTLE ROCK ROAD DALLAS, TEXAS 75243</p>	<p><b>DATE:</b> 08/15/2018 <b>PROJECT:</b> CDL Future Development Tracts 2, 3, &amp; 4 <b>SCALE:</b> 1" = 120'</p>	<p><b>OWNER:</b> CDL 10000 LITTLE ROCK ROAD DALLAS, TEXAS 75243</p>	<p><b>DESIGNER:</b> LHMARREST PARK 10000 LITTLE ROCK ROAD DALLAS, TEXAS 75243</p>	<p><b>LAND PLANNING ARCHITECTURE INC.</b> 10000 LITTLE ROCK ROAD DALLAS, TEXAS 75243</p>	<p><b>PROJECT NO.:</b> 18-001 <b>DATE:</b> 08/15/2018 <b>SCALE:</b> 1" = 120'</p>		<p><b>Property boundary</b> Parcel number Wetland to remain Isolated wetland to be filled</p>	<p><b>DATE:</b> 08/15/2018 <b>PROJECT:</b> CDL Future Development Tracts 2, 3, &amp; 4 <b>SCALE:</b> 1" = 120'</p>	<p><b>DATE:</b> 08/15/2018 <b>PROJECT:</b> CDL Future Development Tracts 2, 3, &amp; 4 <b>SCALE:</b> 1" = 120'</p>	<p><b>DATE:</b> 08/15/2018 <b>PROJECT:</b> CDL Future Development Tracts 2, 3, &amp; 4 <b>SCALE:</b> 1" = 120'</p>	<p><b>DATE:</b> 08/15/2018 <b>PROJECT:</b> CDL Future Development Tracts 2, 3, &amp; 4 <b>SCALE:</b> 1" = 120'</p>	<p><b>DATE:</b> 08/15/2018 <b>PROJECT:</b> CDL Future Development Tracts 2, 3, &amp; 4 <b>SCALE:</b> 1" = 120'</p>	<p><b>DATE:</b> 08/15/2018 <b>PROJECT:</b> CDL Future Development Tracts 2, 3, &amp; 4 <b>SCALE:</b> 1" = 120'</p>
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# CASE PD-35

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
570003901	SMITH NANCY S	2714 OLEANDER DR	WILMINGTON	NC	28403
570004301	KNOX EVA MAE (LT)	7883 OCEAN HWY E	LELAND	NC	28451
5700043	KNOX EVA MAE (LT)	7883 OCEAN HWY E	LELAND	NC	28451
570006505	VAUGHAN ESSIE CARTER	291 MACO ROAD NE	LELAND	NC	28451
570006502	MATTHEWS DEANNA LOVE	9155 HICKORY LN SE	WINNABOW	NC	28479-5245
4600010	GOODMAN JOSEPH HENRY AND	1309 LOVINGSTON LANE	WILMINGTON	NC	28409
570006702	GOODMAN JOSEPH H AND	318 GOODMAN RD NE	LELAND	NC	28451-8178
460001007	DEMAREST PARK LLC	6933 RUNNINGBROOK TER	WILMINGTON	NC	28411-9690
5700065	DEMAREST PARK LLC	6933 RUNNINGBROOK TER	WILMINGTON	NC	28411-9690
5700067	DEMAREST PARK LLC	6933 RUNNINGBROOK TER	WILMINGTON	NC	28411-9690
570006504	SELLERS BETTY JO KEEL ETALS	275 MACO RD NE	LELAND	NC	28451-8694
570006503	BAILEY LORI ANN MOTSU	261 MACO RD NE 6280 SUNNY POINT RD SE	LELAND SOUTHPORT	NC NC	28451-8694 28461

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0570006539	DEMAREST PARK LLC	6933 RUNNINGBROOK TER	WILMINGTON	NC	28411-9690

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
0570006539	SCOTT D. STEWART	6933 RUNNING BROOK TERRACE	WILMINGTON	NC	28411

# REZONING STAFF REPORT

Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-800

November 9, 2020



## APPLICATION SUMMARY

The applicant, Dan Weeks, requests to rezone Tax Parcels 20400048, 20400014, 20400013, 20400012, 20400011, 20400010 and 20400009 from CLD (Commercial Low Density) to C-I (Commercial Intensive). 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

3940, 3950, and 3954 Southport-Supply Road SE (NC 211)

### Tax Parcels

20400048, 20400014, 20400013, 20400012, 20400011, 20400010 and 20400009

### Current Zoning

CLD (Commercial Low Density)

### Proposed Zoning

C-I (Commercial Intensive)

### Surrounding Zoning

CLD, C-I and OK-CLD (Oak Island Jurisdiction)

### Current Use

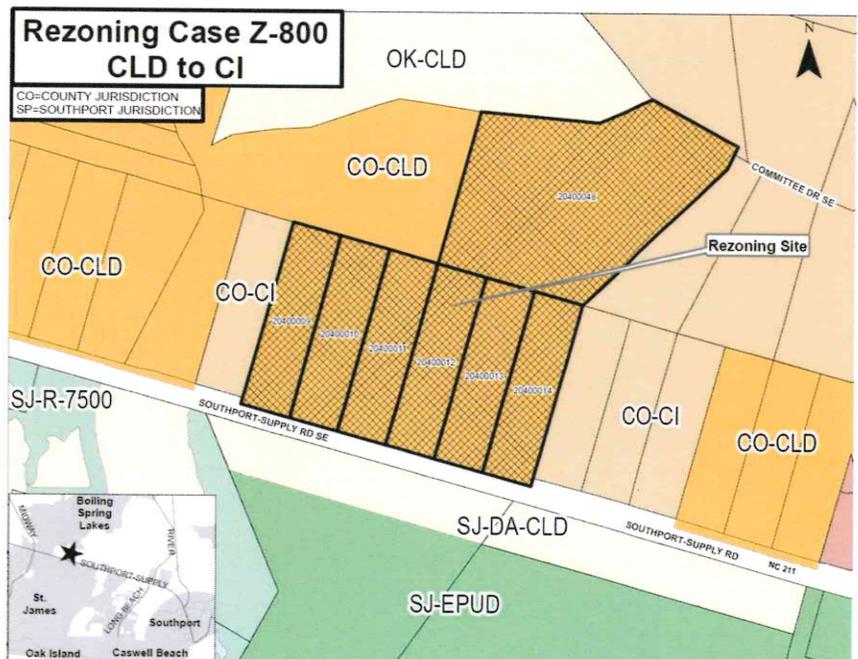
Vacant, Sand Mine

### Surrounding Land Uses

Vacant Land

### Size

135.7 Acres



## SITE CONSIDERATIONS

**Zoning History:** These parcels were rezoned in March 2015 from C-I to CLD as part of Rezoning Case Z-728. These parcels are also the site of the previously approved Mirasol Planned Development which was approved on June 8, 2015 and consisted of 200 single-family lots, 415 multifamily units and 28.33 acres of commercial space. That preliminary plan expired on June 8, 2020.

**Buffers:** If rezoned to C-LD, all non-residential uses will require a 0.2 (vacant) or 0.4 (developed) opacity buffer to CLD areas. A buffer is not required for adjacent non-residential uses zoned C-I unless there is existing residential then a 0.4 opacity buffer will be required.

**Traffic:** There are capacity deficiencies for this section of Southport -Supply Road (NC 211) however the road is scheduled to be widened in the near future. 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 (NC 211). It is the developer's responsibility to coordinate with Brunswick County Utilities to connect to the water and sewer system.

**Schools:** 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 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 2019 - 2021). 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 score a 9 out of 10 due to wetlands on site.

## ANALYSIS

*" The C-I District is intended for uses which require close access to major highways. Anticipated uses include those which are necessary to service more intensive commercial and industrial districts, such as warehousing, storage, moving, service and repair, distribution, wholesaling, marketing of specialty goods and light manufacturing plants."*

**CAMA Land Use Plan Classification:** Commercial

- Proposed Zoning is consistent with CAMA Land Use Plan.

**Applicable CAMA Land Use Policies:**

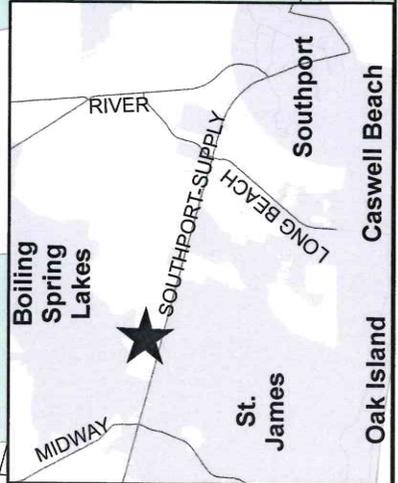
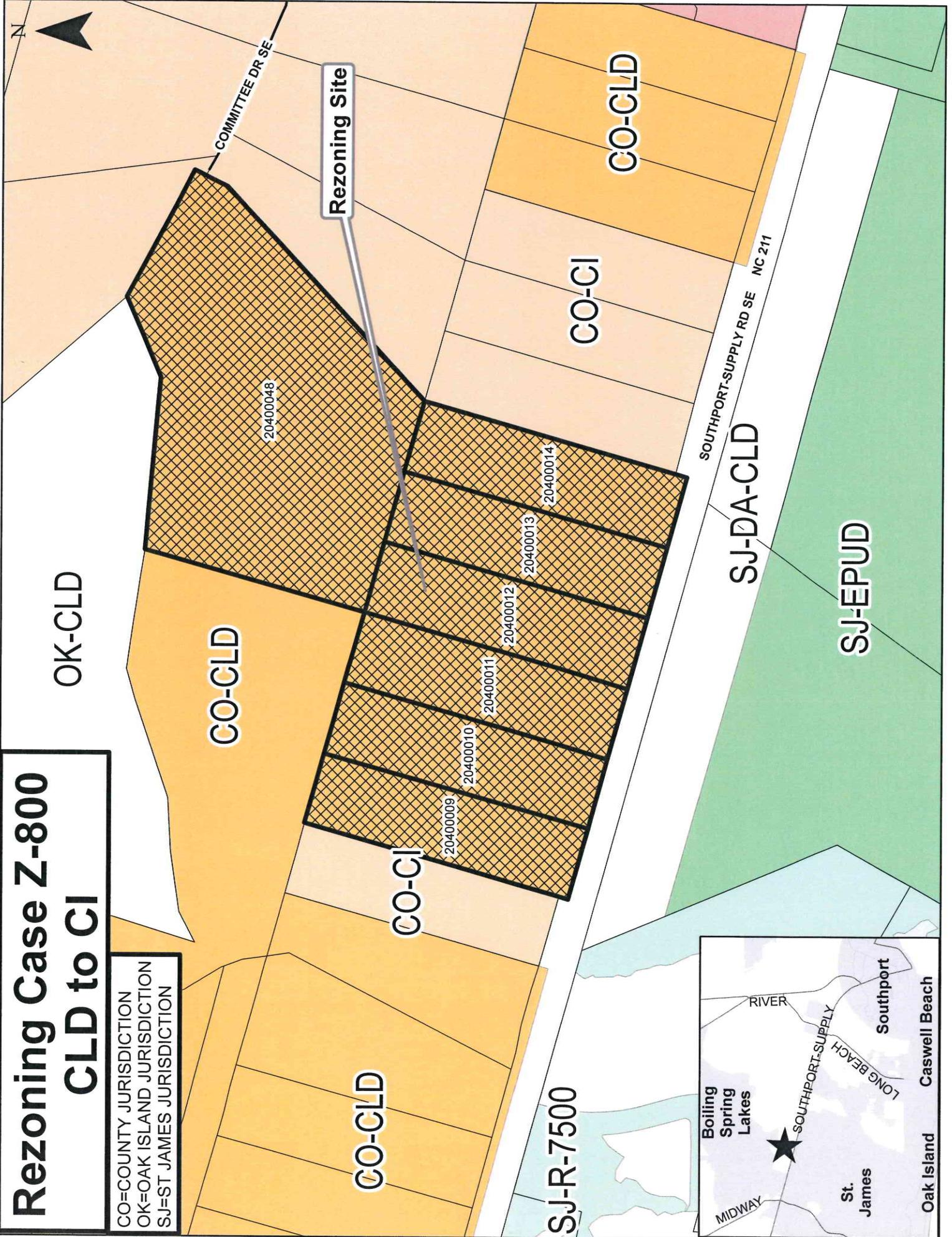
- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-I FOR TAX PARCELS 20400048, 20400014, 20400013, 20400012, 20400011, 20400010 AND 20400009** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

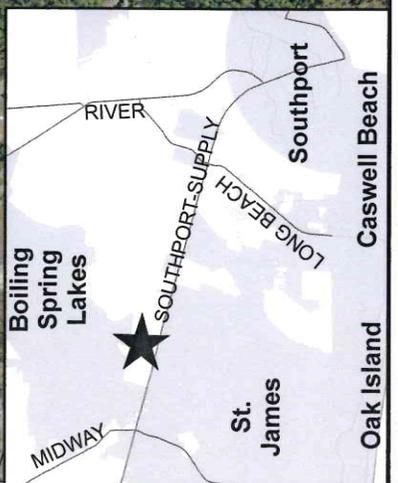
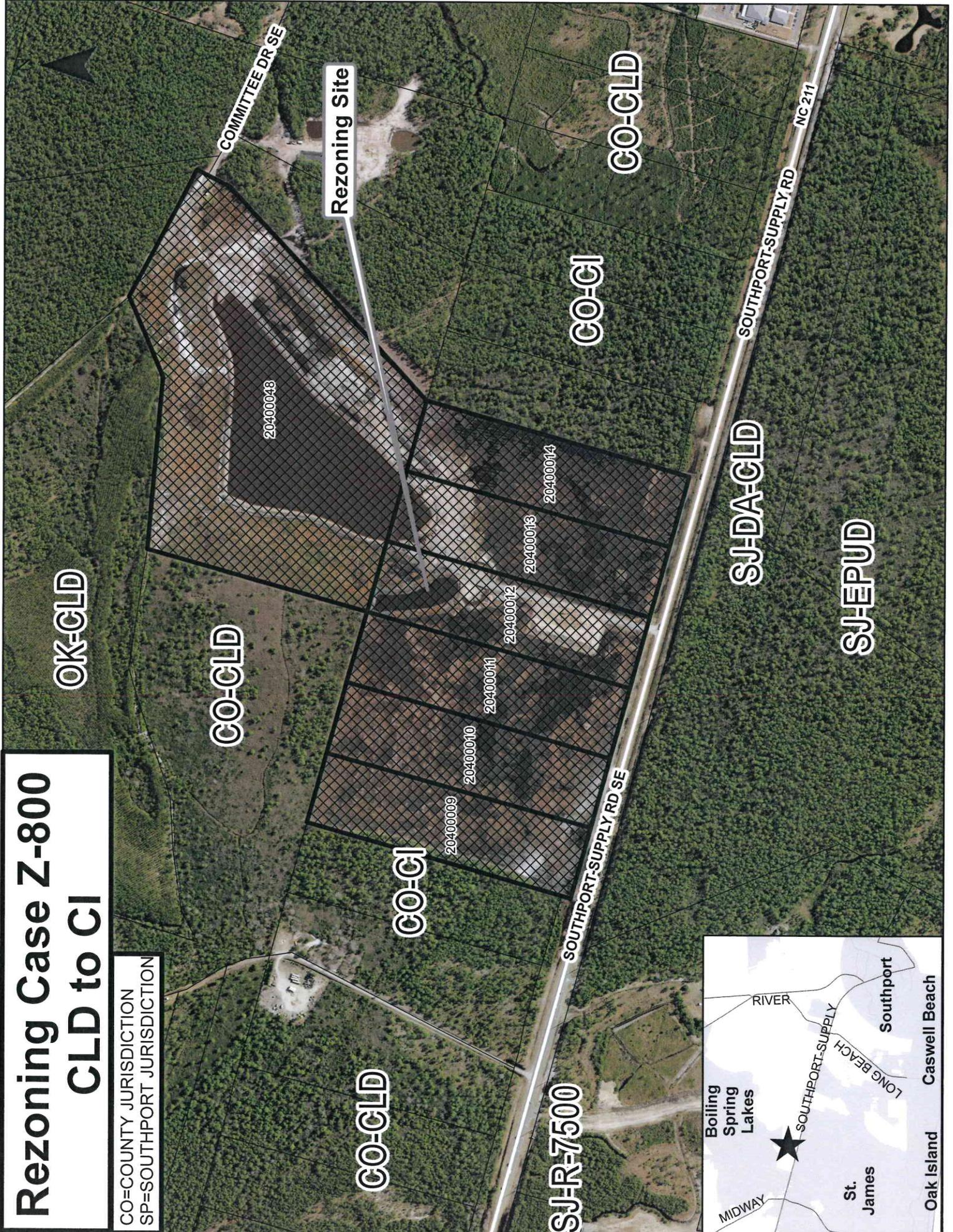
# Rezoning Case Z-800 CLD to CI

CO=COUNTY JURISDICTION  
OK=OAK ISLAND JURISDICTION  
SJ=ST JAMES JURISDICTION



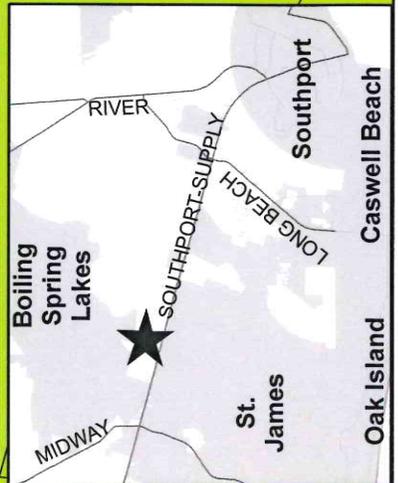
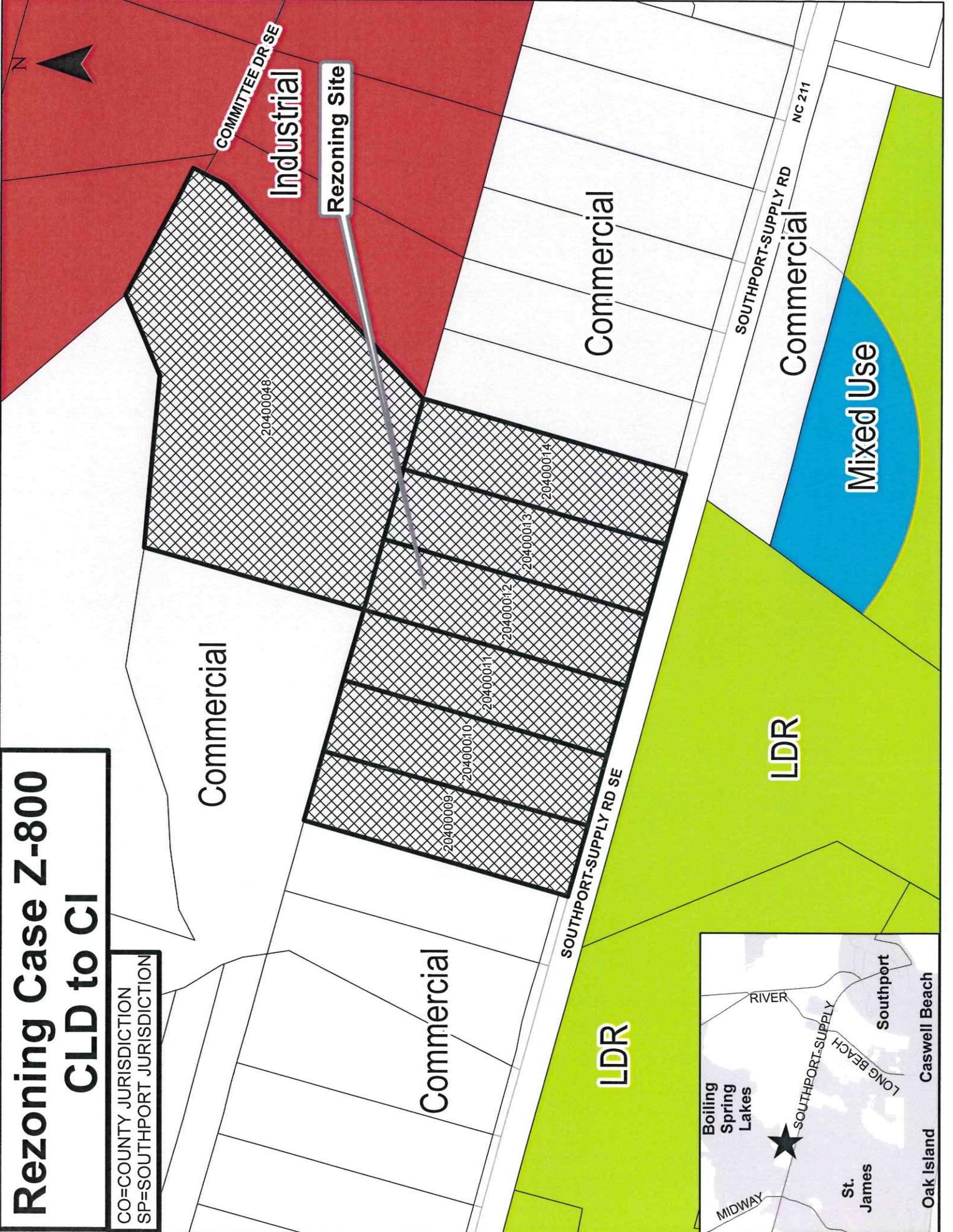
# Rezoning Case Z-800 CLD to CI

CO=COUNTY JURISDICTION  
SP=SOUTHPORT JURISDICTION



# Rezoning Case Z-800 CLD to CI

CO=COUNTY JURISDICTION  
SP=SOUTHPORT JURISDICTION





# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 800 Invoice # \_\_\_\_\_

Date Received 9/28/2020

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): DAN WEEKS  
H + W DESIGN

Mailing Address: 2512 INDEPENDENCE BLVD. STE 200  
WILMINGTON, NC 28412

Phone: 910 470 9383 Email: DWEEKS@H-WDESIGN.COM

**PROPERTY OWNER INFORMATION** (If different from above)

Owner Name(s): JONES HOLDINGS NC LLC  
MALCOLM JONES

Mailing Address: 150 SANTIAGO DRIVE  
JUPITER, FL 33458

Phone: 561 248 3505 Email: MJONES@ULTIMATECOMMUNITES.COM

**PROPERTY INFORMATION**

Property Address and/or Description of Location:

Parcel Tax ID #(s): 20400048, 20400014  
20400013, 20400012, 20400011  
20400010, 20400009

Total Site Acreage: 175.70

Current Zoning District(s): CLD Proposed Zoning District(s): C-1

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:

ADJACENT PROPERTY TO THE EAST IS ZONED C-1. SITE HAS SUFFICIENT INFRASTRUCTURE, DIRECT FRONTAGE ON HWY 211. ALL SURROUNDING LAND USES ARE ZONED CLO and C-1 and ARE BUFFERED TO RESIDENTIAL USES. THE C-1 ZONING IS A TRANSITIONAL ZONING TO THE CLO.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: COMMERCIAL - INDUSTRIAL

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:

0

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: 9/25/2020

Owner Signature: [Signature]

Date: 9/25/2020

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-800

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20400049	GILBERT SALLY P TRUSTEE	209 SHORT STREET	SOUTHPORT	NC	28461
20400060	ST JAMES DEVELOPMENT CO LLC	PO BOX 10879	SOUTHPORT	NC	28461
20400008	GRIFFIN D H SR ETUX	2022 SHIMER DRIVE	JAMESTOWN	NC	27282
20400015	SEAGLASS ENTERPRISES LLC	5609 CALTON DR	RALEIGH	NC	27612-2799
20400050	JOHN & PAULINE COMPOS LIVING TRUST AND	4809 DUNDEE PL	RALEIGH	NC	27612-3008
20400068	RESERVE DEVELOPMENT CO LLC	PO BOX 10879	SOUTHPORT	NC	28461-0879
20400047	T & G REAL ESTATE SERVICES INC	3424 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7952
18700023	EQUITY INVESTMENTS ASSOCIATES LLC	355 INDUSTRIAL PARK DRIVE	BOONE	NC	28607
	MOTSU	6280 SUNNY POINT RD SE	SOUTHPORT	NC	28461

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20400010	JONES HOLDING NC LLC	150 SANTIAGO DR	JUPITER	FL	33458-2721

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20400010	DAN WEEKS - H&W DESIGN	2512 INDEPENDENCE BLVD STE 20	WILMINGTON	NC	28412

# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-801

November 9, 2020

## APPLICATION SUMMARY

The applicant, The Brunswick County Planning Department, requests to rezone Tax Parcel 2250003911 consisting of 24.21 acres from Undesignated to R-7500 (Medium Density Residential). This rezoning request is conventional, therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

341 Shingletree Road NW (SR 1302)

### Tax Parcel

2250003911

### Current Zoning

Undesignated

### Proposed Zoning

R-7500 (Medium Density Residential)

### Surrounding Zoning

R-7500, CS-PRD, CS-CRD, CS-R8, CS-MFH II (Carolina Shores Jurisdiction)

### Current Use

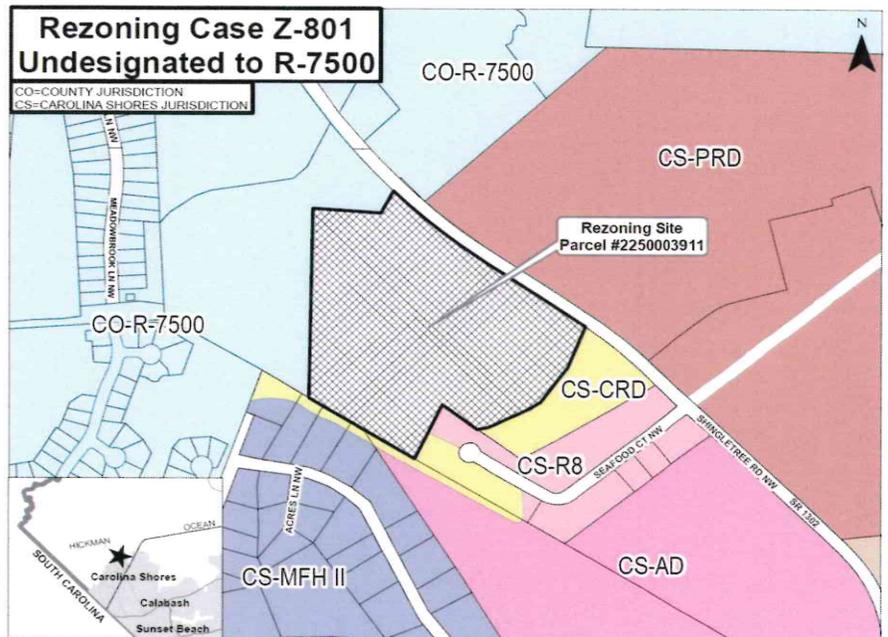
Vacant

### Surrounding Land Uses

Residential, Agricultural and Vacant Lands

### Size

24.21 Acres



## SITE CONSIDERATIONS

**Zoning History:** The subject parcel was recently under the jurisdiction of the Town of Carolina Shores as part of their ETJ (Extra Territorial Jurisdiction). The Town of Carolina Shores voted to release the property from its ETJ on September 17, 2020 and the property currently does not have a zoning designation. The property was previously zoned CS-CRD (Carolina Shores Conservation Recreation District).

**Buffers:** If rezoned to R-7500, buffers will not be required adjacent to R-7500 areas.

**Traffic:** There are no capacity deficiencies for this section of Shingletree Road NW (SR 1302).

**Utilities:** Water and Sewer is currently not in the immediate area of the property but may be extended from the Meadowlands Planned Development nearby via Brunswick County Utility lines. It is the developer's responsibility to coordinate with Brunswick County Utilities to connect to the water and sewer system.

**Schools:** There are no school capacity deficiencies at this time.

**CIP Projects in Area:** Brunswick Senior Center at Calabash (Completed 2018), West Brunswick Classroom Addition (FY 2021), Waccamaw School K-2 Building Replacement (FY 2021).

**NCDOT Road Improvements in Area:**

- New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase.

**Environmental Impacts:**

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

## ANALYSIS

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

**CAMA Land Use Plan Classification:** *Undesignated*

- Proposed Zoning is NOT consistent with CAMA Land Use Plan
- Land Use Amendment (LUM-801) proposed from Undesignated to LDR (Low Density Residential)

**Applicable CAMA Land Use Policies:**

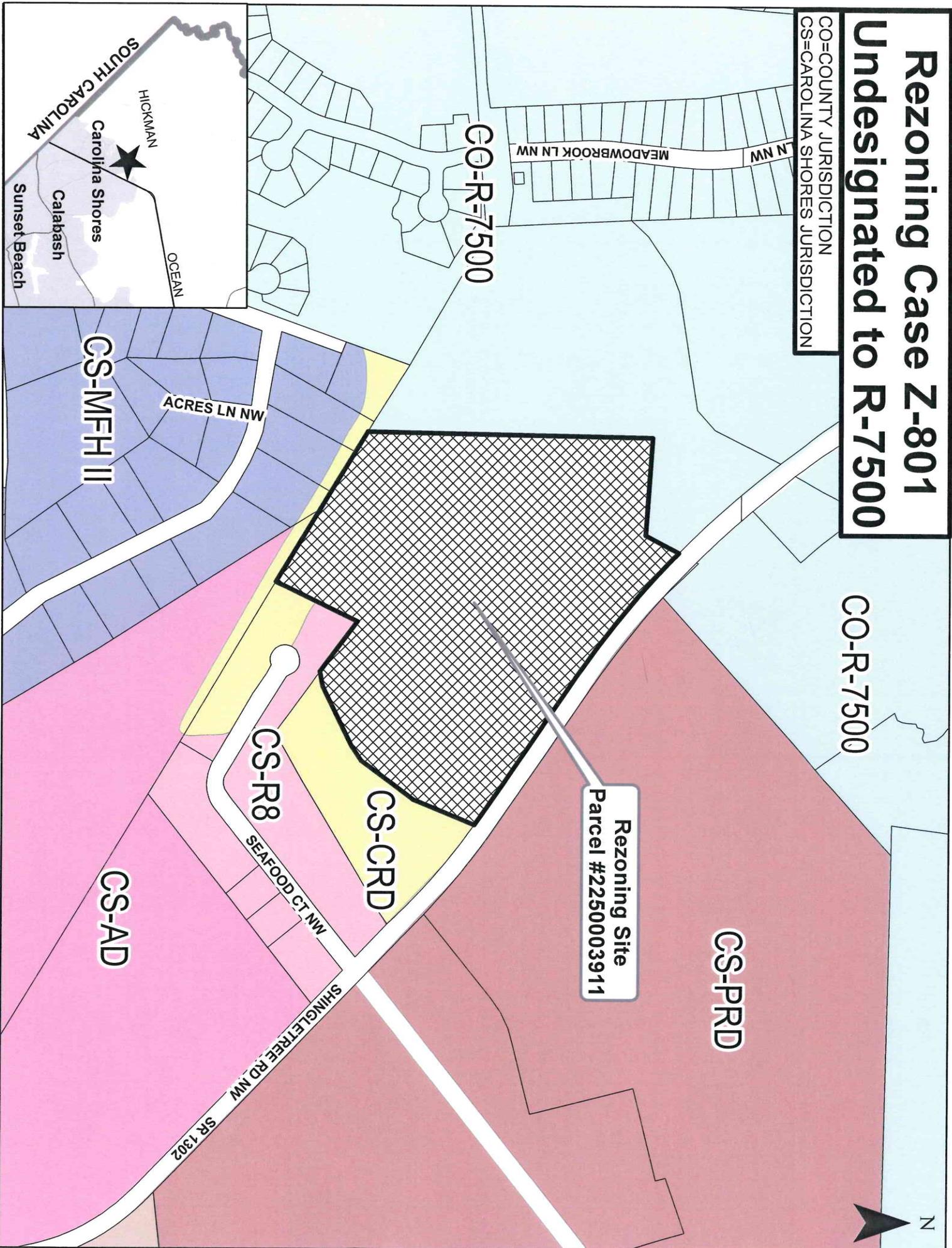
- P.15 states that Brunswick County supports greater residential densities in areas that are accessible to water and sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.
- P.49 states that Brunswick County supports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

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-7500 IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCEL 2250003911** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# Rezoning Case Z-801 Undesignated to R-7500

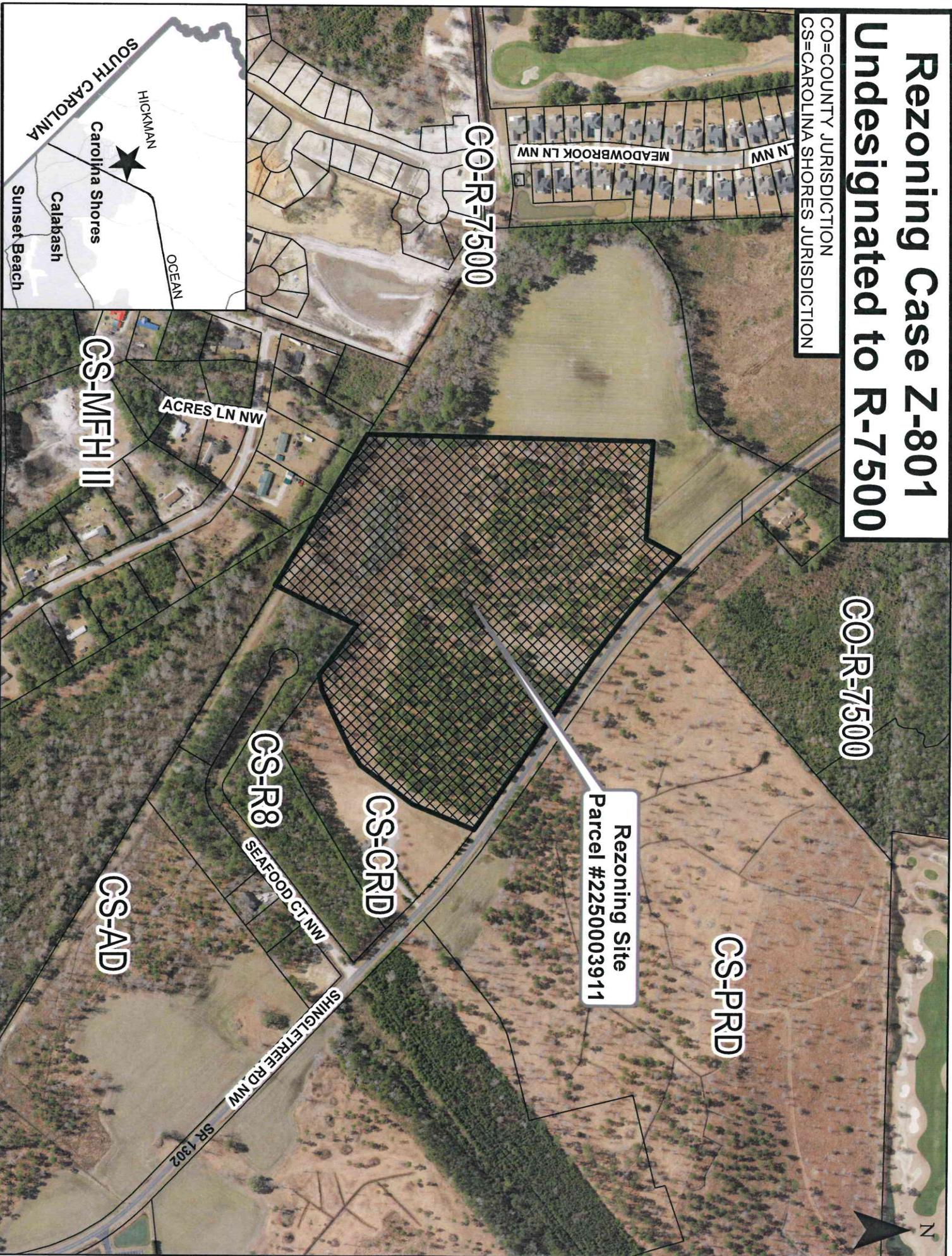
CO=COUNTY JURISDICTION  
CS=CAROLINA SHORES JURISDICTION



# Rezoning Case Z-801

## Undesignated to R-7500

CO=COUNTY JURISDICTION  
CS=CAROLINA SHORES JURISDICTION



Rezoning Site  
Parcel #2250003911

CO-R-7500

CO-R-7500

CS-MFH II

CS-R8

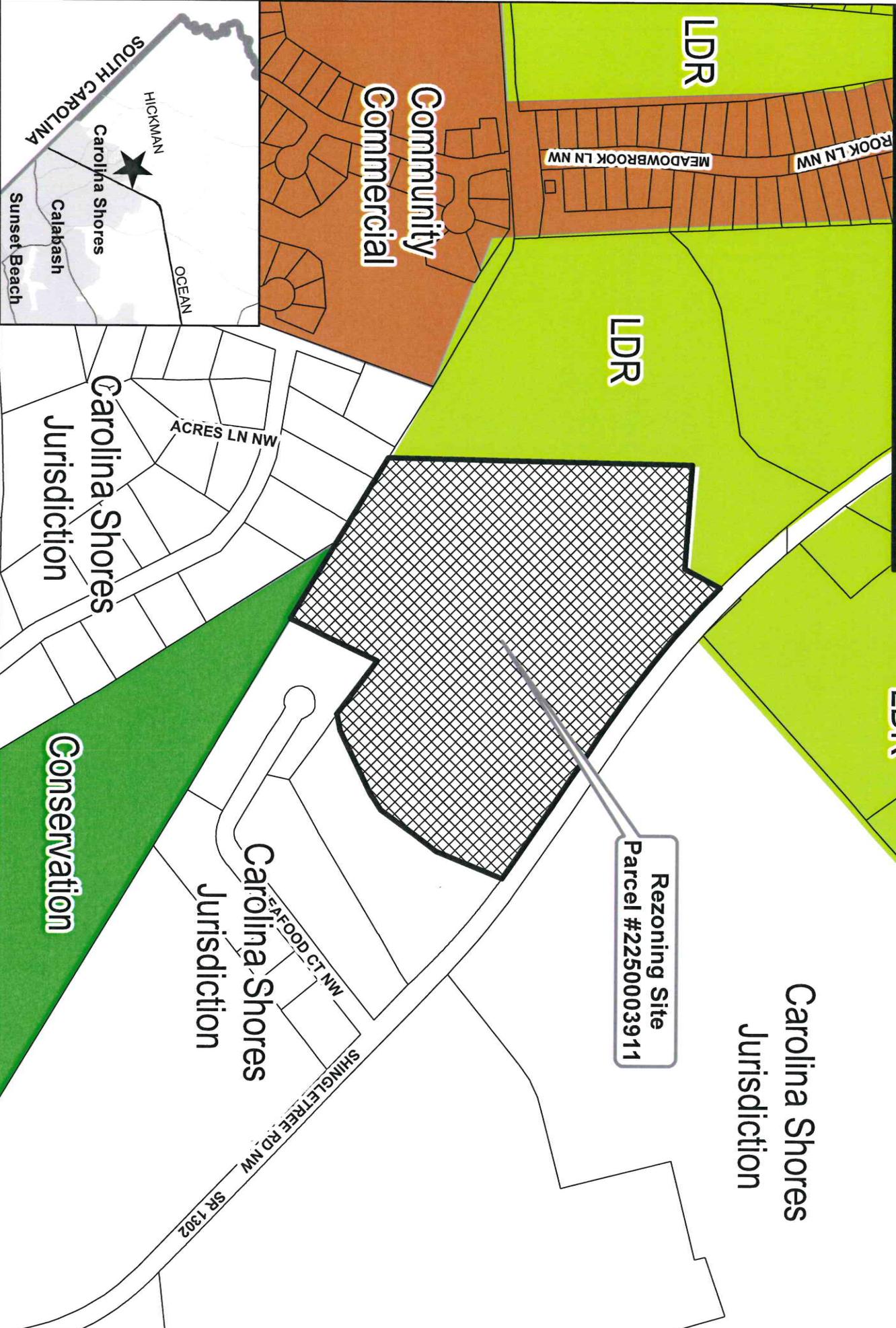
CS-AD

CS-CRD

CS-PRD



# Rezoning Case Z-801 Land Use Plan





# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>801</u>	Invoice # <u>N/A</u>
Date Received <u>10/14/20</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): Brunswick Co. Planning Dept

Mailing Address: PO Box 249 Bolivia, NC 28422

Phone: 910-253-2056 Email: marc.pages@brunswickcountync.gov

**PROPERTY OWNER INFORMATION** (If different from above)

Owner Name(s): Henry Bennett (Sheila McLamb)

Mailing Address: 6205 Old Shallotte Rd Ocean Isle Beach, NC 28469

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Property Address and/or Description of Location: 341 Shingletree Rd NW

Parcel Tax ID #(s): <u>225 000 3911</u>	Total Site Acreage: <u>24.21</u>
--	-------------------------------------

Current Zoning District(s): Undesignated Proposed Zoning District(s): R-7500

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:

Site has undesignated zoning due to ETS relinquishment by Carolina Shores. R-7500 is appropriate for area as there is a lot of R-7500 Zoning in vicinity.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: 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:

Requesting LDR - majority of area is currently LDR

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: M. Pige

Date: 10/14/2020

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

**Brunswick County Jurisdiction Fees**

- <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.



Nicole Hewett  
 townCS@atme.net

3  
 Return to Nicole Hewett  
 Total \$ 26 Hav type  
 Ck \$ 26 Ck # 2210 Cash \$  
 Refund Cash \$ Finance  
 Portions of document are illegible due to condition  
 Original  
 Document contains seals verified by original  
 and cannot be reproduced or copied

**ORDINANCE 21-2**

**AN ORDINANCE RELINQUISHING AN AREA OF EXTRATERRITORIAL JURISDICTION OF THE TOWN OF CAROLINA SHORES, NORTH CAROLINA**

**WHEREAS**, the Charter of the Town of Carolina Shores ("Town") provides a defined area of extraterritorial jurisdiction outside the Town's corporate limits wherein the powers granted by Article 19, Chapter 160A of the North Carolina General Statutes may be exercised by the Town;

**WHEREAS**, Meadowlands is a county-approved PUD residential development located in Brunswick County, North Carolina ("County");

**WHEREAS**, permits issued for and inspections of the Meadowlands development are within the County's jurisdiction;

**WHEREAS**, Meadowlands is being developed by the Meadowlands Golf Club, Inc. ("Petitioner");

**WHEREAS**, Petitioner also owns Brunswick County Parcel No. 2250003911 (the "Property"), a 24.21 acre tract more fully described in a survey plat dated May 11, 2020 (the "Map") and recorded in Map Cabinet 121 at Page 60 in the County's Register of Deeds, a copy of the Map being attached hereto and incorporated herein by reference;

**WHEREAS**, the Property is contiguous to the Meadowlands development;

**WHEREAS**, Petitioner has petitioned the Town to relinquish its extraterritorial jurisdiction over the Property;

**WHEREAS**, the Town of Carolina Shores Board of Commissioners ("Board") finds that without relinquishing extraterritorial jurisdiction, Petitioner's development of the Property could result in regulatory issues given the possibility of split jurisdictional authority between the Town and the County; and

**WHEREAS**, the Town has held a duly noticed public hearing on the question of relinquishing extraterritorial jurisdiction over the Property.



B4446 P0999 09-23-2020 13:48:05.000  
Brenda M. Clemmons PROP  
page 2 of 3

**NOW, THEREFORE, BE IT ORDAINED** by the Board, in a meeting duly noticed and assembled, that:

Section 1. The Property, as described by and shown on the Map, is hereby removed from the Town's extraterritorial jurisdiction.

Section 2. Staff is directed to record this ordinance in the Brunswick County Registry of Deeds.

Section 3. This ordinance shall be effective immediately upon its adoption.

In the COUNTY OF BRUNSWICK

Adopted this 17<sup>th</sup> day of September, 2020.

TOWN OF CAROLINA SHORES BOARD OF COMMISSIONERS

By: Joyce A. Dunn  
Joyce Dunn, Mayor

ATTEST:

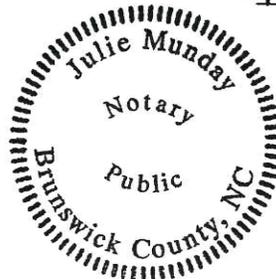
Nicole R. Hewett  
Nicole Hewett, Clerk to the Board



North Carolina, Brunswick County

I, Julie Munday, a Notary Public for Brunswick County, North Carolina, do hereby certify that Joyce Dunn and Nicole Hewett personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17<sup>th</sup> day of September, 2020.



Julie Munday

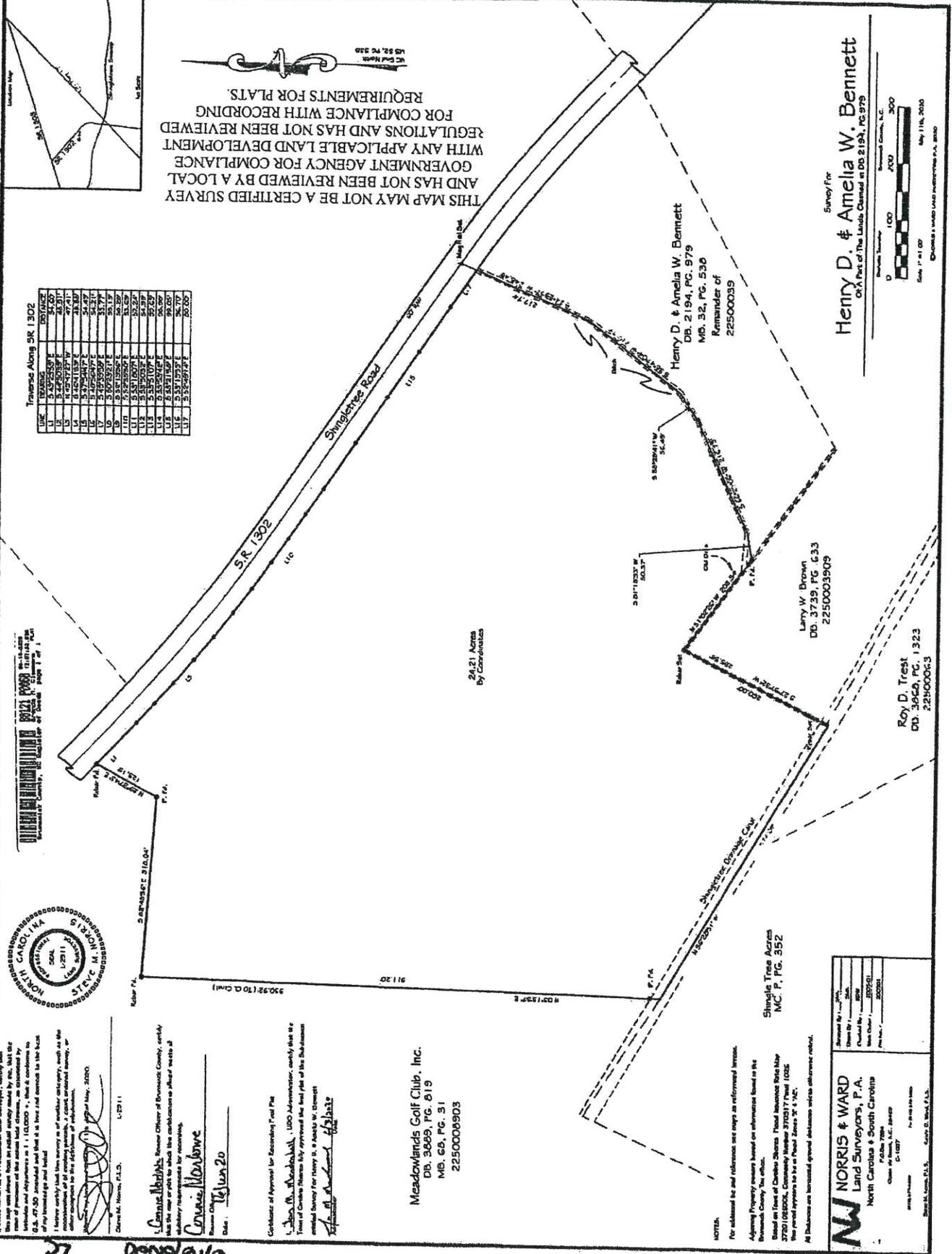
My commission expires: February 25, 2021.

09/1/16

Brunswick County, NC Register of Deeds  
Brenda M. Clemmons  
PROP 13:48:05.000  
09-23-2020  
B4446 P1000

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

NC Plat Number  
105 52, NC 530



Transverse Along SR 1302

LINE	BEARING	DISTANCE
U1	S 27° 00' 00" E	44.307
U2	S 27° 00' 00" E	47.41
U3	S 27° 00' 00" E	48.89
U4	S 27° 00' 00" E	51.37
U5	S 27° 00' 00" E	53.85
U6	S 27° 00' 00" E	56.33
U7	S 27° 00' 00" E	58.81
U8	S 27° 00' 00" E	61.29
U9	S 27° 00' 00" E	63.77
U10	S 27° 00' 00" E	66.25
U11	S 27° 00' 00" E	68.73
U12	S 27° 00' 00" E	71.21
U13	S 27° 00' 00" E	73.69
U14	S 27° 00' 00" E	76.17
U15	S 27° 00' 00" E	78.65
U16	S 27° 00' 00" E	81.13
U17	S 27° 00' 00" E	83.61
U18	S 27° 00' 00" E	86.09
U19	S 27° 00' 00" E	88.57
U20	S 27° 00' 00" E	91.05

BRUNSWICK COUNTY, NC REGISTER OF DEEDS  
Brenda M. Clemmons  
09/01/2016



I, **Shirley M. Morris**, a Professional Land Surveyor, certify that this map was drawn from an original survey made by me. I AM THE SURVEYOR OF RECORD FOR THIS SURVEY. My commission expires on 05/13/2020. I am authorized by the State of North Carolina to perform this survey. I have verified that this survey is in accordance with the provisions of the General Statutes of North Carolina, Chapter 42, Article 1, and the Rules and Regulations of the Board of Professional Land Surveyors. I have also verified that the survey is in accordance with the provisions of the General Statutes of North Carolina, Chapter 42, Article 1, and the Rules and Regulations of the Board of Professional Land Surveyors. I have also verified that the survey is in accordance with the provisions of the General Statutes of North Carolina, Chapter 42, Article 1, and the Rules and Regulations of the Board of Professional Land Surveyors.

Consent of **Henry D. & Amelia W. Bennett**  
Date: **10/16/20**

Consent of **Meadowlands Golf Club, Inc.**  
Date: **10/16/20**

Meadowlands Golf Club, Inc.  
DB, 3009, PG. 019  
MB, 65, PG. 31  
2250000903

Shingles Tree Acres  
MC, P, PG. 352

NOTICE  
For additional fee and reference see map as referenced herein.  
Adjoining Property owners based on information found in the Brunswick County tax rolls.  
Based on file of Census Sheets. Final location file by 3720 (08/2005). Community Number 370237 Parcel (005).  
The parcel appears to be as Parcel Zoned "R" & "NC".  
All Distances are horizontal ground distances unless otherwise noted.

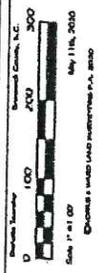
**NW NORRIS & WARD**  
Land Surveyors, P.A.  
North Carolina & South Carolina  
10000 W. Highway 101, Suite 100  
Charlotte, NC 28226  
Phone: 704.535.1000  
Fax: 704.535.1001  
www.nwnorris.com

Larry W. Brown  
DB, 3739, PG 633  
2250003909

Roy D. Trest  
DB, 3040, PG. 1323  
22500063

Henry D. & Amelia W. Bennett  
DB, 2194, PG. 979  
MB, 32, PG. 530  
Remainder of  
225000039

Survey For  
**Henry D. & Amelia W. Bennett**  
OTA Part of The Land Claimed in DB 2194, PG 979



Attachment  
6/16/2020  
12

Map Cabinet 121 Page 60

# CASE Z-801

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250009468	LIVINGSTON JANIE & JAMMERSON GORE	P O BOX 4853	CALABASH	NC	28467
2250009475	RELFORD FRANK JR & ELIZABETH M	PO BOX 4512	CALABASH	NC	28467
2250003802	BENNETT HENRY D ET	6205 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
22500039	BENNETT HENRY D ET	6205 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
2250008903	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467-0359
2250003909	BROWN LARRY W	PO BOX 881	SUPPLY	NC	28462
2250009462	RELFORD FRANK JR & MURDOCK ELIZABET	P O BOX 4512	CALABASH	NC	28459
2250008902	MONSOUR ROGER KEITH II ETUX	360 SHINGLETREE RD NW	CALABASH	NC	28467-2034
2250009464	VEREEN TENESHA	530 TREE ACRES CIR NW	CALABASH	NC	28467-1870
22500063	TREST ROY D	9640 OCEAN HWY W	CALABASH	NC	28467-2429

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250003911	BENNETT HENRY D ET	6205 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250003911	BRUNSWICK COUNTY PLANNING DEPT	PO BOX 249	BOLIVIA	NC	28422