



# AGENDA

## BRUNSWICK COUNTY

### PLANNING BOARD

**6:00 P.M. Monday**  
**November 13, 2018**

**Second Floor Training Room**  
**David R. Sandifer Administration Bldg.**  
**Brunswick County Government Center**

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Agenda Amendments.
- 6) Public Comment.
- 7) Old Business.
  - A. Rezoning Z-766 – Marva S. Moss and Edna S. Bryant (Tabled July 9, 2018)  
Proposed rezoning of approximately 1.15 acres located off Hazels Branch Road (SR 1619) near Leland from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcel 0570007203.  
  
LAND USE PLAN MAP AMENDMENT LUM-766:  
Request to amend Tax Parcel 0570007203 located off Hazels Branch Road (SR 1619) from LDR (Low Density Residential) to Commercial.
- 8) Public Hearings.
  - A. Planned Development Plan Approval - PD-20

Name:	Hawkeswater Planned Development (Revision)
Applicant:	DR Horton
Tax Parcel:	A Portion of 038KA00102
Location:	Seathwaite Lane SE off of River Road SE (NC 133)
Description:	Proposed revision to Hawkeswater Planned Development to convert 52 single-family lots to 78 townhomes for a total residential yield of 270 single-family lots and 162 townhome units on a gross site of 166.24 acres, creating an overall density of 2.6 dwelling units per acre.

B. Major Subdivision Plan Approval - SS-267

Name: Vineyard Grove Major Subdivision  
Applicant: Leland School Road, LLC  
Tax Parcel: 029AB023  
Location: Located on Leland School Road NE (SR 1441)  
Description: Vineyard Grove is a proposed major subdivision consisting of 31 single-family lots on a gross site of 6.45 acres creating an overall density of 4.74 units per acre.

C. Rezoning Z-775 – Jeremy Timco

Proposed rezoning of approximately 16.57 acres located off Holden Beach Road (NC 130) from CLD (Commercial Low Density) and R-6000 (High Density Residential) to CLD for Tax Parcels 232HC00802, 232HC00803 and 232HC00801.

LAND USE PLAN MAP AMENDMENT LUM-775:

Request to amend Tax Parcels 232HC00802 and 232HC00803 from LDR (Low Density Residential) and MDR (Medium Density Residential) to Commercial.

D. Rezoning Z-776 – Tim Moon

Proposed rezoning of approximately 0.19 acres located at 7040 Allred Street from R-6000 (High Density Residential) to CLD (Commercial Low Density) for Tax Parcel 243PI025.

E. Proposed Revisions to the Campground and RV Resort Standards in Section 5.3.8. of the Brunswick County Unified Development Ordinance.

8) Other Business.

- Planning Board Case Update

9) Adjournment.

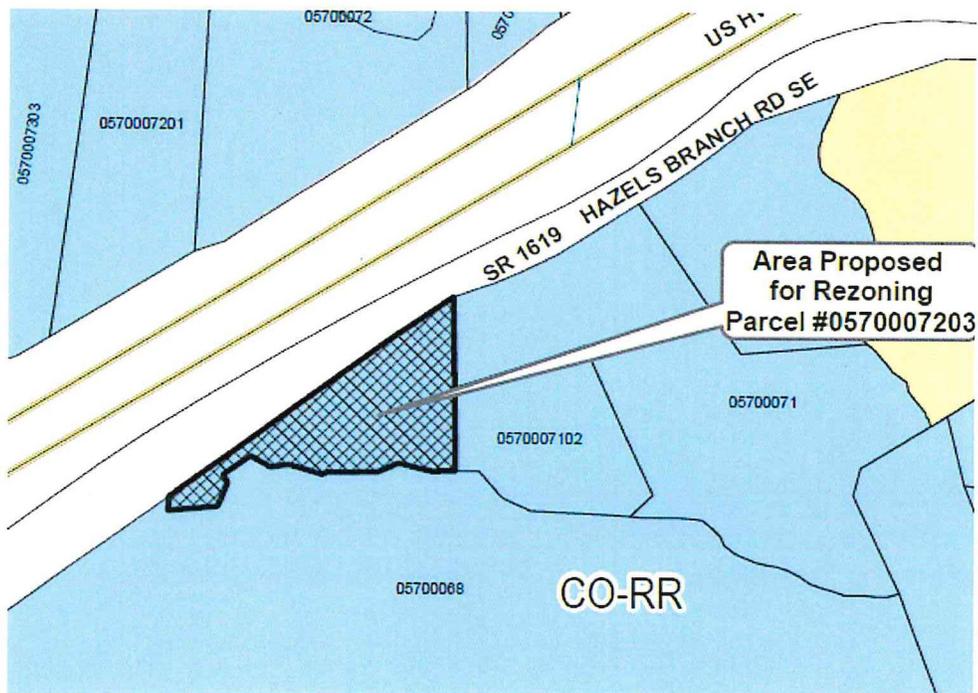


**Brunswick County Planning**  
P.O. Box 249  
75 Courthouse Drive N.E., Bldg I  
Bolivia NC 28422

**DATE:** November 2, 2018  
**TO:** Brunswick County Planning Board Members  
**FROM:** Marc A. Pages, Senior Planner  
**RE:** **Rezoning Case# Z-766 - Marva S. Moss and Edna S. Bryant**

**Background:**

Rezoning Case #Z-766 is a proposed rezoning that was tabled at the July 9, 2018 Planning Board Meeting. The applicant applied to rezone approximately 1.15 acres located off Hazels Branch Road (SR 1619) near Leland from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcel 0570007203. At the July 9<sup>th</sup> meeting, both staff and board members expressed concern that the rezoning request would be considered a spot zoning. The rezoning was tabled in order to give the applicant time to meet with adjacent property owners to possibly include their properties in the rezoning request. Mrs. Moss met with planning staff and indicated that she has been unsuccessful in persuading adjacent property owners to join her rezoning and indicated that she would like to proceed with her rezoning request as submitted.



# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-766

July 9, 2018

## APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 0570007203 from RR (Rural Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

Hazels Branch Road SE (SR 1619) off of Ocean Highway East (US 17)

### Tax Parcel(s)

0570007203

### Current Zoning

RR

### Proposed Zoning

CLD

### Surrounding Zoning

RR

### Current Use

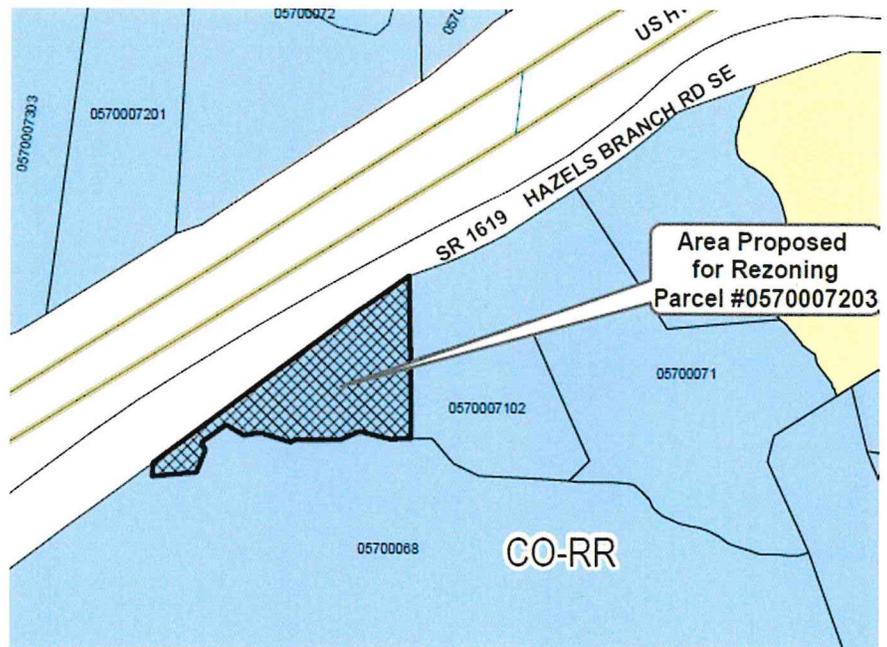
Vacant Land

### Surrounding Land Uses

Residential, Vacant Lands

### Size

1.15 acres



## SITE CONSIDERATIONS

**Zoning History:** There are not any known zoning changes to the rezoning site since introduction of zoning in 1994. Tax Parcel 05700087 located approximately 650' to the northeast was rezoned to CLD as part of Rezoning Case Z-298 on January 16, 2001.

**Buffers:** If rezoned to CLD, all uses will require a 0.6 (vacant) or 0.8 (developed) opacity buffer to RR areas.

**Traffic:** The average annual daily traffic count for this section of Ocean Highway East is 34,000 vehicle trips per day. Traffic count information for Hazels Branch Road is not available.

**Utilities:** Water is available from Brunswick County Utilities along Ocean Highway East. Sewer is not available.

**Schools:** Town Creek Elementary School is currently out of capacity. Leland Middle School is currently near capacity.

**CIP Projects in Area:** Northwest Water Plant Expansion-Phase 3 (FY 2020). New Town Creek Middle School (FY 2019).

**NCDOT Road Improvements in Area:** US Interstate I-140 with Mt. Misery Rd interchange (completed 2017).

**Environmental Impacts:** Biodiversity & Wildlife Habitat Assessment Score: The entire rezoning site scores a 5 or 6 out of 10 due to wetlands classified as substantial. The site is also located in the Flood Hazard Area due to the proximity of Clay Mill Branch.

## ANALYSIS

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

**CAMA Land Use Plan Classification:** *Conservation*

- Proposed Zoning is **not** consistent with CAMA Land Use Plan.
- Associated Land Use Plan Amendment (LUM-766):  
Request to amend Tax Parcels 0570007203 from Conservation to Commercial.

**Applicable CAMA Land Use Policies:**

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.17 states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.

## STAFF RECOMMENDATION SUMMARY

Based on the information provided, size of the rezoning, surrounding area, current land uses, general planning principles and practices, and the Brunswick County CAMA CORE Land Use Plan policies, Planning Staff recommends **DENIAL** of the rezoning request to CLD (Commercial Low Density) for Tax Parcel 0570007203.

*The following is the basis of the recommendation:*

- The rezoning request is not consistent with the Brunswick County CAMA CORE Land Use Plan:
  - The rezoning request is not consistent with the Brunswick County CAMA CORE Land Use Plan Map which denotes the site as *Conservation*.
  - The rezoning request is not consistent with Brunswick County CAMA CORE Land Use Plan Policies:
    - P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
    - P.17 states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.

## **STAFF RECOMMENDATION SUMMARY (CONTINUED)**

- This rezoning request consists of only one small parcel that encompasses 1.15 acres and is not located at a commercial node or at a major intersection or currently being used for commercial uses.
- The potential for this rezoning to be being classified as spot zoning is high due to small size of the parcel, the number of parcels and owners involved, not being located at an intersection, surrounding land uses, existing land uses, and not being consistent with the Brunswick County CAMA CORE Land Use Plan.
- The entire rezoning site scores 5 – 6 (out of 10) on the Biodiversity & Wildlife Habitat Assessment Score. This high score is reflective of existing wetlands on the site classified as substantial, the existing Flood Hazard Area as well as being located along Clay Mill Branch (A.K.A. Middle Mill Branch, Thornton's Branch).

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-766



### THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

*THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the ZONING AMENDMENT be recommended to the Board of Commissioners for*

**APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is consistent with the CAMA Land Use Plan (Comprehensive Plan)* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public interest* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment *is NOT consistent with the CAMA Land Use Plan (Comprehensive Plan)* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_
- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: \_\_\_\_\_  
\_\_\_\_\_
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public interest* for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN**

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

**TABLED**

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

Excerpt from N.C.G.S. § 153A-341:

*Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations shall be made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.*



# REZONING APPLICATION

*For Office Use Only*  
 Planning Project #: 301090  
 Rezoning Case Z: 7160

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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Marva S. Moss</u> <u>Edna S. Bryant</u>	
Mailing Address: <u>51 Mimosa Trail, NE.</u> <u>Leland, NC 28451</u>	
Phone: <u>910-547-2081</u> <u>910-253-6369</u>	Email: <u>owlcottage@attmc.net</u> <u>edna1bryant@aol.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>(same)</u>	
Mailing Address: <u>51 Mimosa Tr, NE</u> <u>Leland, NC 28451</u>	
Phone: <u>see above</u>	Email: <u>see above</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): <u>057 000 7203</u>	Total Site Acreage: <u>1.15</u>
Current Zoning District(s): <u>Residential Rural</u>	Proposed Zoning District(s): <u>Commercial L.D.</u> <u>(C.L.D.)</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (R.R.)	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

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

The rezoning is consistent with the character of the area. It will match the surrounding zoning - north and south of the property site. This is an "off-road" - not located on Hwy 17, Hazel Branch is the "off-road."

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

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

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

Use of this land by its owners will allow it to create an income ~~by~~ to provide financial payment of county taxes. This is the land use plan. Planning staff is aware of this proposed rezoning request.

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: Marva S. Moss

Date: June 4, 2018

Owner Signature: Edna Bryant

Date: 6/4/2018

Owner Signature: Marva S. Moss

Date: June 4, 2018

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

**OFFICE USE ONLY**

DATE RECEIVED: June 4, 2018

RECEIPT #: 191979

<5.00 acres (\$300)

5.00 to 49.99 acres (\$500)

50.00 to 99.99 acres (\$750)

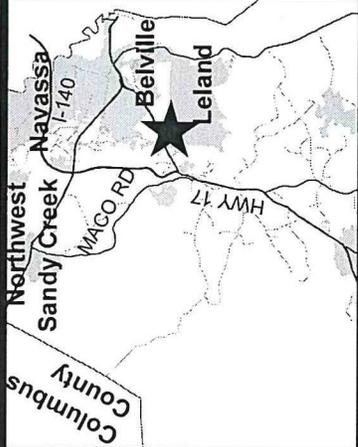
>100 acres (\$1,000)

Land Use Plan Amendment

Conditional Zoning

# Rezoning Case Z-766

## RR to CLD



CO=COUNTY JURISDICTION

CO-RR

CO-CLD

CO-CLD

CO-RR

SR 1414 GOODMAN RD NE  
HEWETT-BURTON RD  
SR 1416  
OCEAN HWY E  
US HWY 17

HAZELS BRANCH RD SE  
SR 1619

MORGAN CREEK

Area Proposed  
for Rezoning  
Parcel #0570007203

Tax Parcel 05700087  
Rezoning Z-298

05700071

05700071

05700071

05700872

0570007303

0570007201

0570006702

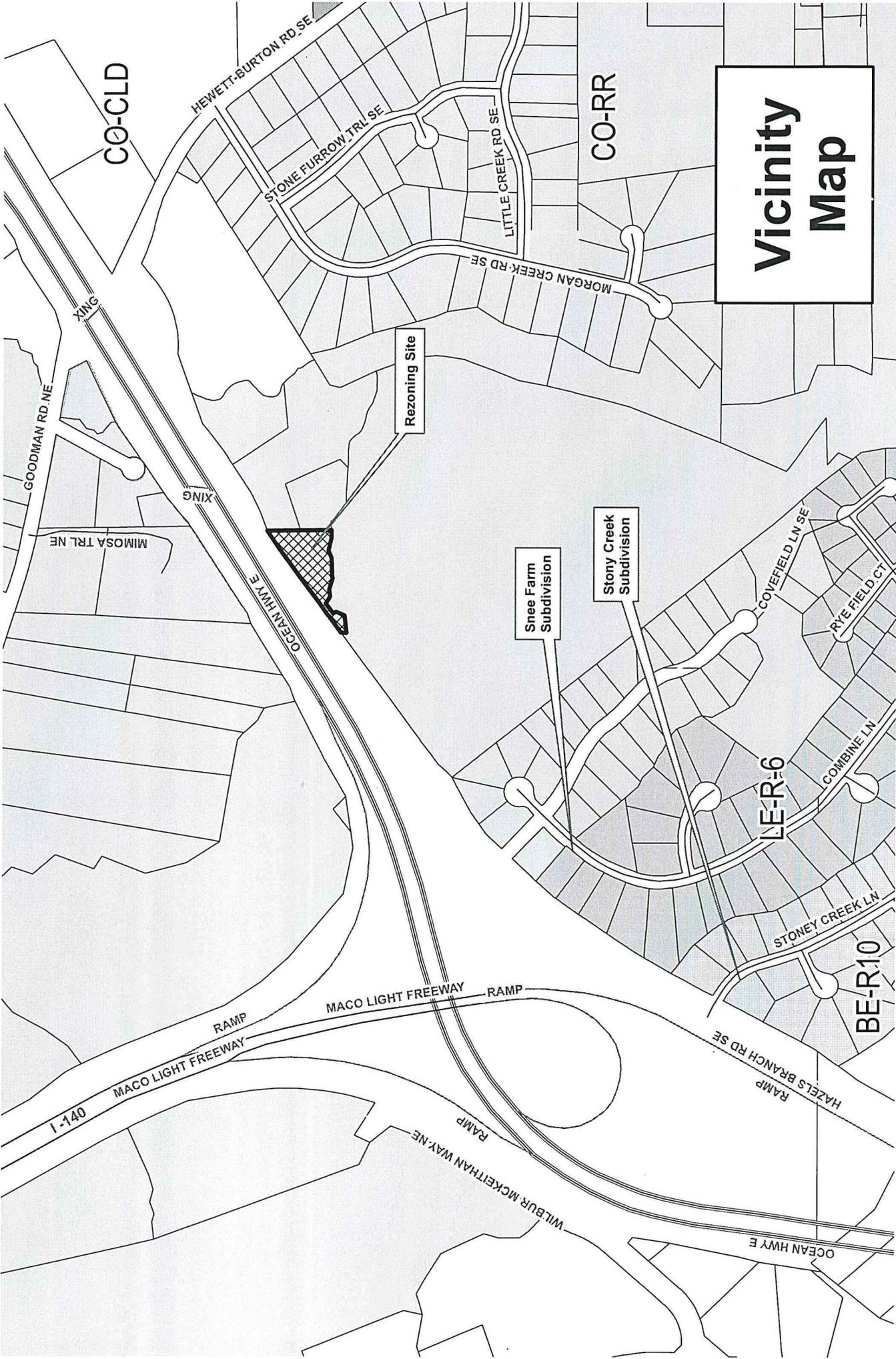
05700071

0570007102

05700068



# Vicinity Map



CO-CLD

CO-RR

Rezoning Site

Snee Farm Subdivision

Stony Creek Subdivision

LE-R-6

BE-R10

I-140

MACO LIGHT FREEWAY

MACO LIGHT FREEWAY

HAZELS BRANCH RD SE

OCEAN HWY E

HEWETT-BURTON RD SE

STONE FURROW TRL SE

LITTLE CREEK RD SE

MORGAN CREEK RD SE

XING

XING

MIMOSA TRL NE

OCEAN HWY E

COVERFIELD LN SE

RYE FIELD CT

COMBINE LN

STONEY CREEK LN

WILBUR MCKEITHAN WAY NE

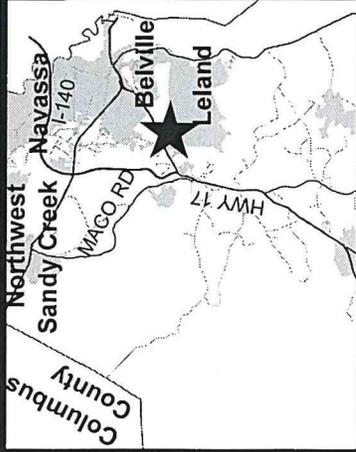
RAMP

RAMP

RAMP

# Rezoning Case Z-766

## RR to CLD



CO=COUNTY JURISDICTION

CO=CLD

SR1414 GOODMAN RD NE

HEWITT-BURTON RD  
14116

OCEAN HWY E

US HWY 17

HAZEL BR  
1619

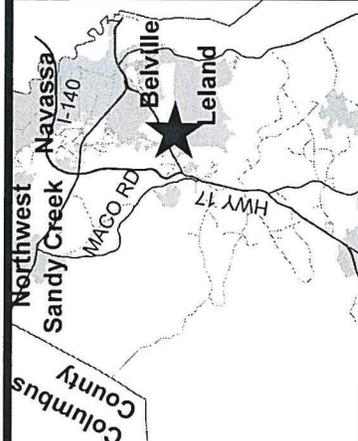
MORGAN CREEK

CO=RR

Area Proposed  
for Rezoning  
Parcel #0570007203



# Rezoning Case Z-766 LAND USE PLAN MAP



CO=COUNTY JURISDICTION

Commercial

SR 1414 GOODMAN RD NE

OCEAN HWY E

HEWETT-BURTON RD  
SR 1416

US HWY 17

HAZEL'S BRANCH RD SE

SR 1619

MORGAN CREEK

Commercial

LDR

Area Proposed  
for Rezoning  
Parcel #0570007203

Conservation

LDR

LDR



05700071

05700071

05700071

057006972

0570007201

0570007303

0570006702

05700071

0570007102

05700068

# CASE Z-766

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
570007102	YOUNG JAMES MARSHALL	81 GOODMAN RD NE	LELAND	NC	28451
5700071	YOUNG JAMES MARSHALL ETALS	81 GOODMAN RD NE	LELAND	NC	28451-8180
5700068	H I P III LLC	PO BOX 1550	JAMESTOWN	NC	27282
5700072	MOSS MARVA LOUISE SLOAN AND	7774 OWL HERITAGE TRAIL	LELAND	NC	28451
570006702	SELLERS MARILYN KNOX	1166 WILLOW POND LANE	LELAND	NC	28451
570007303	KING EUNICE H & ROCHELLE K CANTY	131 GOODMAN ROAD	LELAND	NC	28451
570007201	HILL OWEN HRS	862 71ST ST	BROOKLYN	NY	11228

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
570007203	MARVA MOSS AND EDNA BRYANT	51 MIMOSA TRAIL	LELAND	NC	28451

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
570007203	MARVA MOSS AND EDNA BRYANT	51 MIMOSA TRAIL	LELAND	NC	28451

# BRUNSWICK COUNTY STAFF REPORT AND RECOMMENDATION PLANNED DEVELOPMENT

Application No. PD-20

Applicant: D.R. Horton

Project Name: Hawkeswater (Revision)

Property Location: River Road SE (NC 133)

Parcel Number: A Portion of 038KA00102

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North** R-7500 **South** BE-R-10 (Belville Jurisdiction)  
**East** R-7500 and BE-R-10 **West** BE-R-10

Proposed Use: The developer of Hawkeswater is proposing to revise the existing planned development master plan by converting 52 single-family lots to 78 townhome units. The proposed revision will reduce the overall density from 2.7 to 2.6 dwelling units per acre and result in a total of 270 single-family lots and 162 townhome units on a gross site of 166.24 acres.

Prior Approval: Hawkeswater Planned Development was originally approved on November 28, 2005. The original approved project called for 317 single family lots and 138 townhome units on 166.24 acres for a density of 2.7 dwelling units per acre.

## Approval Criteria

- The majority of the surrounding uses consists of single family residential, residential townhomes and wetlands.
- The proposed project meets minimum vehicular access point requirements. The North Carolina Department of Transportation has confirmed that all conditions for the driveway permit have been met and that the proposed changes do not warrant additional improvements. A revised Traffic Impact Analysis was not required by NCDOT.
- The 78 proposed townhome units will generate approximately 453 vehicle trips per 24-hour weekday volume. The previously approved 52 single-family lots would generate approximately 497 vehicle trips per 24-hour weekday volume.
- The proposed project meets all street design requirements regarding construction and emergency service standards.
- Proposed infrastructure will include:

1. **Water** and **Sewer** will be provided by Brunswick Regional Water and Sewer (H2GO).
  2. **Roads** will be private.
- **Open Space** is unchanged from the 2005 approval. The developer is proposing the same 33.94 acres of open space that was indicated on the previously approved site plan. Additional open space is not required.
  - The Exceptional Design elements to be included in the project are as follows:
    1. The developer is increasing the periphery buffer adjacent to the subject area by providing a 0.6 opacity 30-foot buffer. Landscaping will be required where native vegetation does not meet the opacity requirements.
  - Adjacent property owners were notified via US mail.
  - **TRC** was held on October 4, 2018 in which all comments were addressed.
  - NCDOT project U-5914 is a proposed road widening project intended to address the traffic concerns on River Road. Construction is scheduled to begin in 2019.
  - A neighborhood meeting consistent with UDO Section 9.2 was held on October 25, 2018 at Belville Elementary School.

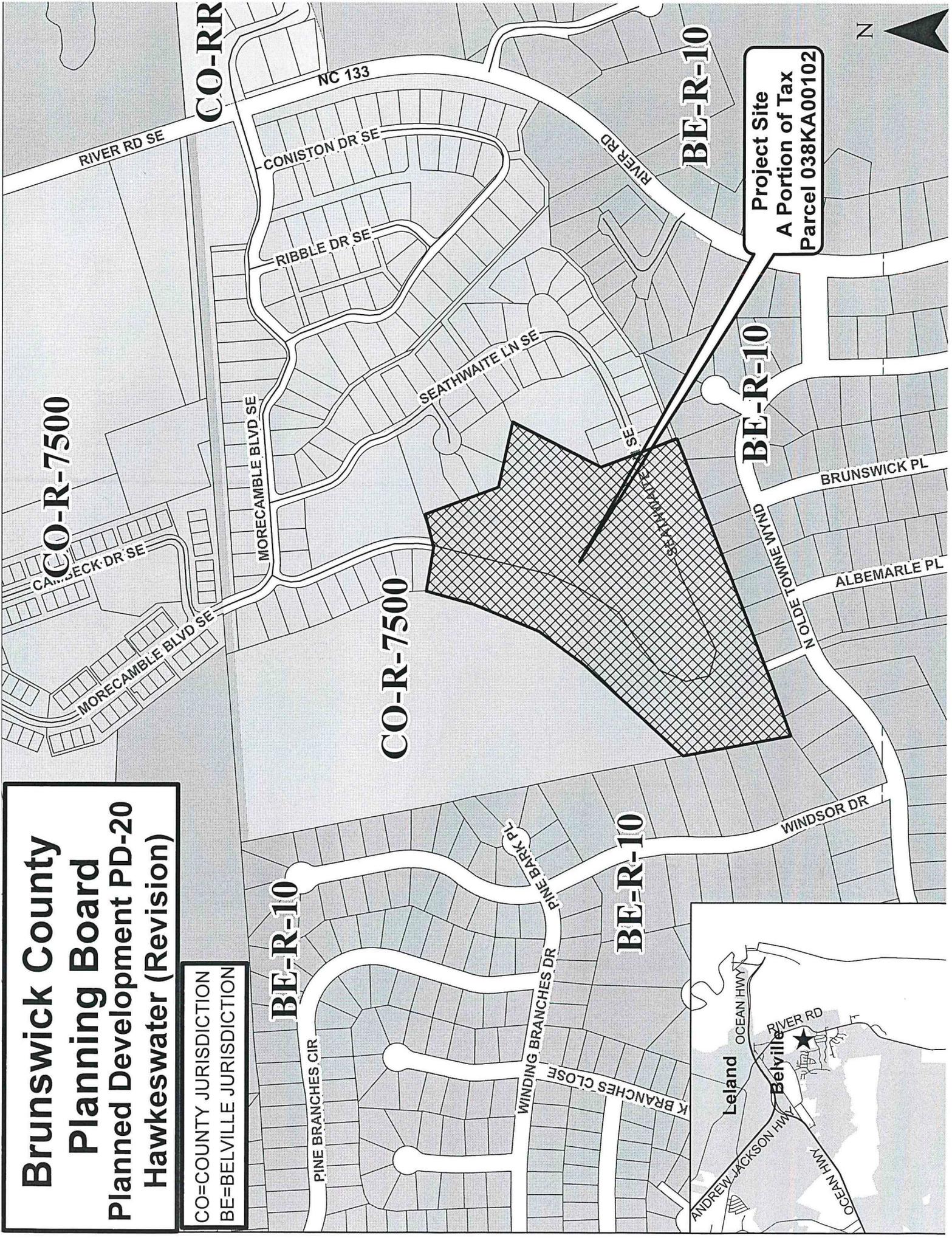
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

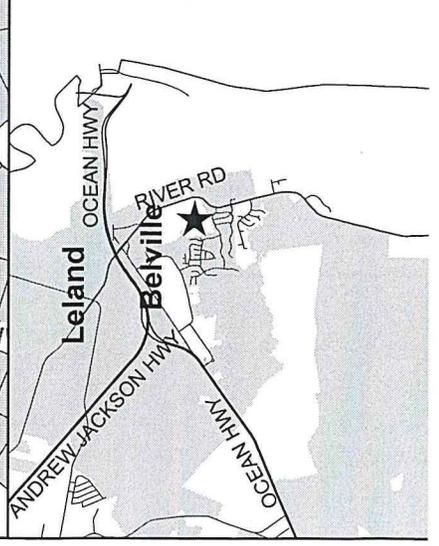
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the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

# Brunswick County Planning Board Planned Development PD-20 Hawkeswater (Revision)

CO=COUNTY JURISDICTION  
BE=BELVILLE JURISDICTION

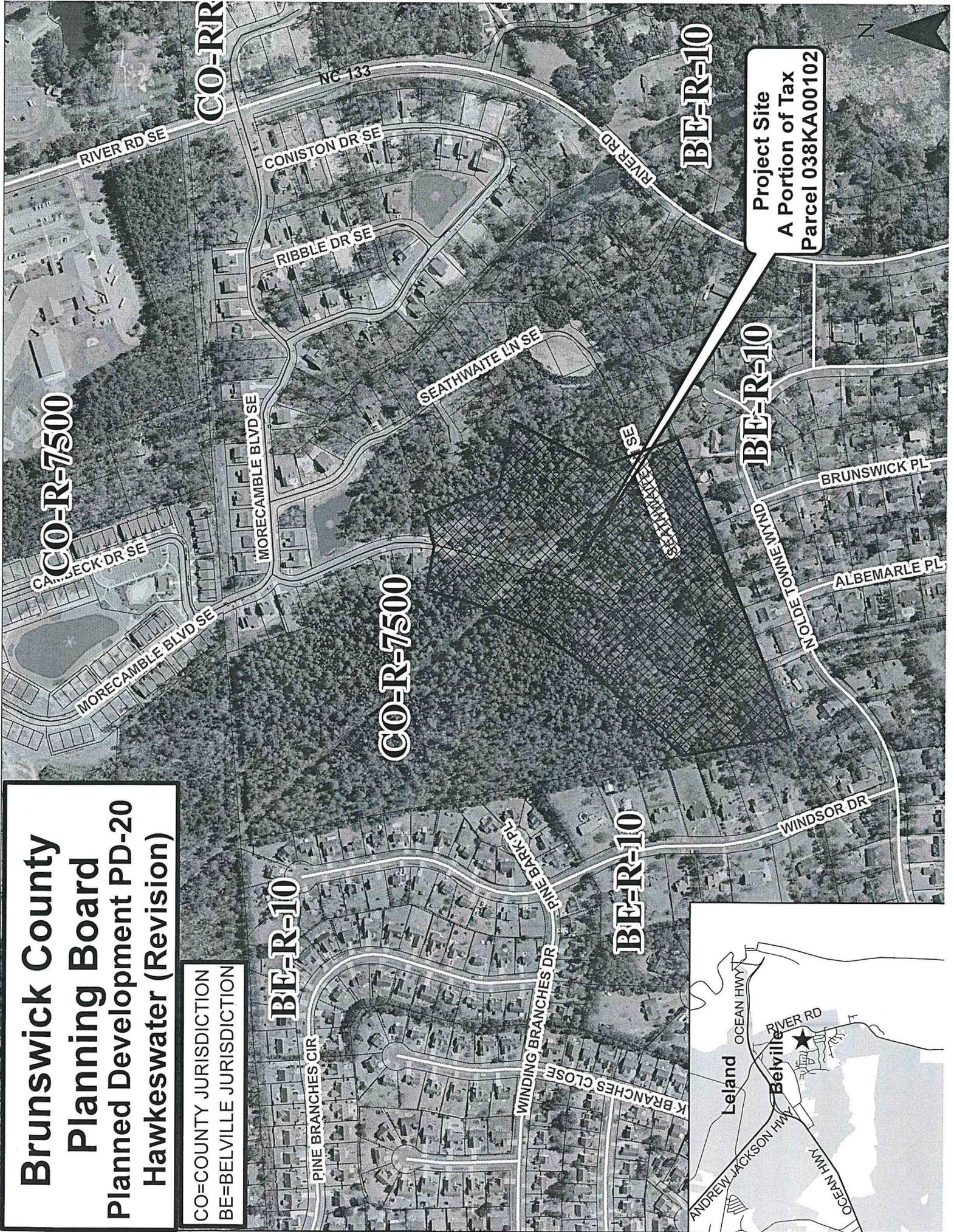


Project Site  
A Portion of Tax  
Parcel 038KA00102

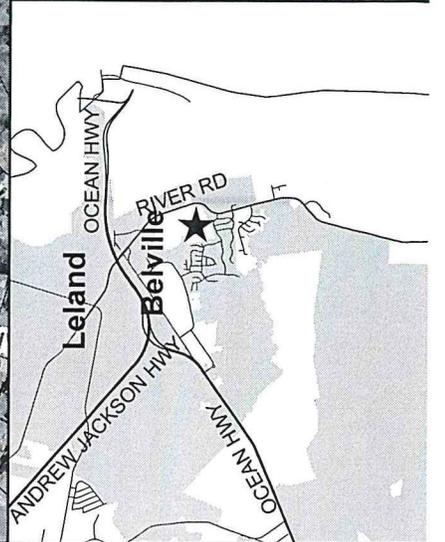


# Brunswick County Planning Board Planned Development PD-20 Hawkeswater (Revision)

CO=COUNTY JURISDICTION  
BE=BELVILLE JURISDICTION



Project Site  
A Portion of Tax  
Parcel 038KA00102





# Planned Unit Development (PUD) - Master Plan

Application and Checklist  
Fee: \$500

<b>For Office Use Only</b>	
File # <u>PD-20</u>	Receipt # <u>23650</u>
Date Submitted: <u>9/6/18</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.

<b>Property Owner</b>	Name	<u>DR Horton, Inc.</u>	Phone	<u>910-465-3167</u>
	Address	<u>131 Racine Drive, Suite 201</u>	Fax	<u>855-928-8932</u>
	City, St, Zip	<u>Wilmington, NC 28403</u>	Email	<u>aemills@drhorton.com</u>

<b>Applicant or Representative</b>	Name	<u>Allison Engebretson, RLA</u>	Phone	<u>910-791-6707</u>
	Address	<u>122 Cinema Drive</u>	Fax	<u>910-791-6760</u>
	City, St, Zip	<u>Wilmington, NC 28403</u>	Email	<u>aengebretson@paramounte-eng.com</u>

<b>Property Information</b>	Address	<u>River Road (NC 133)</u>
	Tax Parcel(s)	<u>030KA06102</u>
	Acreage	<u>166.24</u>
	Current Zoning	<u>R75</u>
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

<b>Project Information</b>	Project Name	<u>Hawkeswater at the River</u>
	Modification or Expansion Of Existing PUD?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>136.64</u> Lots <u>270</u>
	Multi-Family Acres	<u>29.60</u> Units <u>162</u>
	Commercial Acres	<u>          </u>

<b>Authorization</b>	Property Owner Signature		Date	<u>9/4/18</u>
	Applicant/Representative Signature		Date	<u>9/4/18</u>

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



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

October 4, 2018

DR Horton  
C/o Ian Flannery  
131 Racine Dr. Suite 201  
Wilmington, NC 28403

**RE: Hawkeswater PD Revision**  
**File # PD-20**

Dear Mr. Flannery,

The Technical Review Committee (TRC) at their October 4, 2018 meeting reviewed the preliminary plans for the above referenced project.

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

- Begin discussions for the Driveway Permit update NCDOT Please contact Angel Hammers with NCDOT for additional details – 910-398-9100 or [akhammers@ncdot.gov](mailto:akhammers@ncdot.gov).
- AT&T has facilities available to provide fiber to the home service for telephone and DSL to the project. Please contact Wallace Grey prior to construction to forward a digital file of the project. He may be contacted at 704-589-3508 or [wg3178@att.com](mailto:wg3178@att.com).
- ✓ Please revise the overall residential unit count for the project.
- ✓ Please indicate a 30-foot 0.6 opacity peripheral boundary adjacent to the new townhome section.
- ✓ Please revise the name of the intended water and sewer provider.
- ✓ Please indicate that the townhome units will be subdivided into individual lots.
- ✓ A Neighborhood Meeting consistent with UDO Section 9.2 is required for the project. Please let us know of the time and date of the meeting so a planning staff member can attend. Please note that the meeting must take place at least 10 days prior to Planning Board. In addition, a sign must be posted on site plus notices sent to adjacent and existing property owners 10 days prior to the neighborhood meeting.
- \* Please provide a letter from Brunswick Regional Water and Sewer that there is adequate water and sewer capacity to accommodate the project.
- ✓ Please note on the plan, "County and State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits."

- ✓ • Please note on the plan, "All roads will be paved to NCDOT minimum standards for subdivision roads."
- 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 note on the plan, "A home owners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The home owners association will comply with the standards set forth in Section 8.9.2.H. of the Brunswick County Unified Development Ordinance."

Please return 1 *folded* copy of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on October 15, 2018. Please accompany the paper plan with a digital (dwg) set as well. 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  
Senior Planner

ADJACENT PROPERTY OWNERS

File # PD-20

Hawkeswater PD

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
048CE020	ENTRUST CAROLINAS LLC	623 COLONIAL DR	WILMINGTON	NC	28403-0217
048BB048	DICKINSON JAMES D ETUX	101 RED TAIL WAY	LANCASTER	MA	01523-2090
048BB026	ALTSCHILER EMILY ETVIR	620 WINDSOR DR SE	BELVILLE	NC	28451-9521
048CC005	BRIDGERS H CLIFTON ETUX	726 WINDSOR DR SE	BELVILLE	NC	28451-9522
048BB046	BOOKER JIMMY W JR ET	10160 PINE BARK PL SE	BELVILLE	NC	28451-9526
038JA023	CLARK BUILDERS LLC	200 E ARLINGTON BLVD	GREENVILLE	NC	27858
048BB023	ANDREWS BENJAMIN R III & LINZI J C	594 WINDSOR DR	BELVILLE	NC	28451
048BB025	BATES ROBIN E	612 WINDSOR DRIVE SE	LELAND	NC	28451
048BB028	MCALLISTER MARK ET APRIL	634 WINDSOR DR SE	BELVILLE	NC	28451
048BB047	BOST CHARLES T ET JANET M	10168 PINE BARK PLACE	LELAND	NC	28451
048BB052	KEEN JAMES D ET CAROL S	648 WINDSOR DRIVE SE	LELAND	NC	28451
048BB053	GIBSON JAMES SCOTT	640 WINDSOR DRIVE SE	LELAND	NC	28451
048CC006	PROFFITT WILLIAM EDWARD SR ET VELIN	714 WINDSOR DR	LELAND	NC	28451
048CE017	TRIPLETT ROBERT M & CHERYL A TRSTEE	954 PROSPECTOR PLACE	NEWBURY PARK	CA	91320
048CE018	TRIPLETT ROBERT M & CHERYL A TRSTEE	954 PROSPECTOR PLACE	NEWBURY PARK	CA	91320
048CE019	VOGT PETER A & WALTRAUD H TRUSTEE	29256 KESTREL LANE	LAGUNA NIGUEL	CA	92677
048CE021	PARRELLA FABRIZIO	892 SEATHWAITE LN SE	BELVILLE	NC	28451
048CC007	GODDARD CARL R SR & PATRICIA A TR	702 WINDSOR DRIVE	LELAND	NC	28451
048CE022	PENSCO TRUST CO & G C FINCANNON III	1123 MAPLECHASE DRIVE	LELAND	NC	28451
048BB024	BENEGASI BRANDON	602 SE WINDSOR DRIVE	LELAND	NC	28451
048CE016	OLIVER LANA M AND	922 SEATHWAITE LN	LELAND	NC	28451
048BB027	AMH NC PROPERTIES LP	30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301-2150
048GA039	DYKES HERBERT M ET CATALINA	10166 OLDE TOWNE WYND N	LELAND	NC	28451
048CH015	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
048CH016	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
038KA00102	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
048CC002	BROOKS ALEC ETUX	758 WINDSOR DR SE	LELAND	NC	28451
048CA003	DALE E G ET ELEANOR H	PO BOX 157	LELAND	NC	28451
048CA007	HANSEN ANGELA J ETVIR	10244 N OLD TOWNE WYND SE	LELAND	NC	28451
048GA038	MCGEE FAMILY REVOCABLE TRUST	10156 N OLD TOWNE WYND SE	LELAND	NC	28451-8405
048CE023	LOHN HOUGHTON ARTHUR ETUX	880 SEATHWAITE LN SE	LELAND	NC	28451-4040
048CA004	THOMPSON JOHN W ET RUTH B	10214 OLDE TOWNE WYND	LELAND	NC	28451
048CA005	WIER JASON LEE ETUX ERIN FITZGERALD	10222 OLDE TOWNE WYNDE SE	LELAND	NC	28451
048CA006	ANDERSON SLADE LENORE GRETA ETVIR	10232 N OLDE TOWNE WND SE	LELAND	NC	28451-8407
048CG008	MCDOWELL JAKE P ETUX	10167 TWICKENHAM CT	LELAND	NC	28451-6207
048CG00101	HAWKESWATER HOA INC	1121 MILITARY CUTOFF RD	WILMINGTON	NC	28405
048CG00102	HAWKESWATER HOA INC	1121 MILITARY CUTOFF RD	WILMINGTON	NC	28405
048CE00108	HAWKESWATER HOA INC	1121 MILITARY CUTOFF RD	WILMINGTON	NC	28405
048CA009	WILLIAMS JAMES KEVIN ETUX	10263 CORNWALLIS CIR SE	BELVILLE	NC	28451-8563
048CG009	IKNER BRADLEY R	10163 TWICKENHAM CT SE	LELAND	NC	28451
048CA008	LINDER CHARLES ETUX	10258 N OLDE TOWNE WYND SE	BELVILLE	NC	28451-8407
048CA001	JOHNSON KEVIN B ET NANCY D	10180 N E OLDE TOWNE WYND	LELAND	NC	28451
048CA002	BEATTY REBECCA	10192 OLDE TOWNE WYND	LELAND	ND	28451
048CC001	WATTS OSCAR R ET KIMBERLY JILL	772 WINDSOR DRIVE	LELAND	NC	28451
048CC003	FRANK RUTH W & BARBARA J FRANK	748 WINDSOR DR	LELAND	NC	28451
048CC004	DEAL GINA & SOFIA ALVAREZ	734 WINDSOR DR SE	LELAND	NC	28451
048CG007	HEPPEL FAMILY TRUST	10171 TWICKENHAM CT SE	LELAND	NC	28451-6207
	AL ISMERT	620 CAMBECK DR #2	LELAND	NC	28451
	BOB & MARDIA SARNATARO	623 CONISTON DR	LELAND	NC	28451
	BEVERLY & JIM DURKIN	555 ESTHWAITE DR	LELAND	NC	28451
	JOHN BLASKO	559 ESTWAITE DR	LELAND	NC	28451
	DONNA WILLIAMS	10263 CORNWALLIS CIR	BELVILLE	NC	28451
	JOHN & SALLY MEYERS	10186 HAWKESWATER BLVD	LELAND	NC	28451
	MARY & LARRY KLEIN	632 CAMBECK DR #2	LELAND	NC	28451
	KAREN WEISHAHN	10137 MORECAMBLE BLVD #1	LELAND	NC	28451
	EARL EDDY	10141 MORECAMBLE BLVD #1	LELAND	NC	28451
	LAURA & KEVIN MORAN	10175 HAWKESWATER BLVD	LELAND	NC	28451
	CAROL LANG & JEAN HOLMES	10141 MORECAMBLE BLVD #4	LELAND	NC	28451
	BILL SMITH	582 WYRE CT	LELAND	NC	28451
	KEITH BUCKINDAIL	620 CAMBECK DR #4	LELAND	NC	28451
	ARIS & MAX DUJAVA	671 SEATHWAITE LN	LELAND	NC	28451
	JOAN WIRE	735 CONISTON DR	LELAND	NC	28451
	BEN & ELIZABETH BYNUM	10165 MORECAMBLE BLVD	LELAND	NC	28451
	KEVIN WUZZARDO	602 SEATHWAITE LN	LELAND	NC	28451
	TERRY KNEECE	659 CONISTON DR	LELAND	NC	28451
	DELORES FISHER	694 CONISTON DR	LELAND	NC	28451
	KARL WHITT	612 RIBBLE DR	LELAND	NC	28451
	BROOKE & EVAN HELTON	10161 MORECAMBLE BLVD	LELAND	NC	28451
	NANCY & RANDY HOFER	10194 MORECAMBLE BLVD	LELAND	NC	28451
	JUDY MEZZAPELLE	616 CAMBECK DR #5	LELAND	NC	28451
	LIANE LEVKO	10146 MORECAMBLE BLVD #2	LELAND	NC	28451
	JOHN ROSE	10133 MORECAMBLE BLVD #1	LELAND	NC	28451
	BETTY LAMBETH	616 CAMBECK DR #2	LELAND	NC	28451
	YVONNE STRINGER	616 CAMBECK DR #3	LELAND	NC	28451
	TAMMY PARRELLA	892 SEATHWAITE LN	LELAND	NC	28451
	PATRICIA MEROLLE	966 KEEKLE LN	LELAND	NC	28451
	HAL COHN	880 SEATHWAITE LN SE	LELAND	NC	28451

## Marc Pages

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**From:** Ian E Flannery <IEFlannery@drhorton.com>  
**Sent:** Monday, October 29, 2018 11:18 AM  
**To:** Marc Pages  
**Cc:** Anthony E Mills; Jim Cirello (jcirello@paramounte-eng.com); Tim Clinkscales; Kyle J Berzina  
**Subject:** Hawkeswater Phase 1C Community Meeting

**CAUTION:** This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marc,

Thank you for attending the community meeting held on 10/25/18 at Belville Elementary School and offering the County's perspective as it relates to this proposed change. Per your request, I have included a bulleted list of the relevant questions and concerns raised during the meeting.

- Attendees representing D.R. Horton included:
  - Andy Mills – D.R. Horton Land Development Manager
  - Ian Flannery – D.R. Horton Land Development Project Manager
  - Jim Cirello, R.L.A. – Paramounte Engineering
  - Tim Clinkscales, P.E. –Paramounte Engineering
- Representative of Brunswick County Planning Staff:
  - Marc Pagès – Brunswick County Senior Planner

### Issues Discussed:

- There were requests for a new (3<sup>rd</sup>) entrance somewhere to the overall Hawkeswater community. It was explained that this was something that NCDOT had reviewed and did not find any need for additional entrances to the community.
- Overall traffic was a popular topic. It was explained that although the PUD was increasing, the original overall plan was approved for *more* than the community will have even with the conversion to townhomes. Paramounte cited studies that found townhomes generate less “trips-per-day” than single-family homes.
- Residents from the adjacent community raised concerns about increase in stormwater runoff. It was explained that the actual impervious surface would *decrease* and that all stormwater is accounted for in the stormwater management plan. There was discussion about a drainage swale adjacent to D.R. Horton property, however the swale that was being discussed was actually the adjacent property owner (Developer's). It was recommended to the citizen that they raise concerns about that ditch to that developer.
- Hawkeswater residents were concerned with the effect of increased population on the usage of the pool/amenity center.
- Hawkeswater residents were not satisfied with the meeting announcement sign or the mailed notices. It was explained that the sign and the notices were done in accordance with Brunswick County ordinances.
- Some residents were concerned with the effect of the conversion on their property values.

If you have any additional questions or requests for information please let me know.

Thank you,  
Ian

# HAWKES WATER SOUTH COMMUNITY MEETING

	Name	Address	Phone	Email
1	Al Ismert	620 Cambek-2	399-6675	aismert@hotmail.com
2	SARNATARO, Bob	623 CONLSTON	(512) 560-4433	BSARNATARO@GMAIL.COM
3	SARNATARO MARGA	"	(512) 658-7683	MARGAUSTIN@GMAIL.COM
4	BEVERLY DURKIN	555 ESTHWATE DR SE	609 668-1087	DURKINBEVERLY@GMAIL.COM
5	JIM DURKIN	"	"	"
6	JOHN BLASKO	559 ESTHWATE DR SE	910 515 0393	NEWCASTO@AOL.COM
7	Donna Williams	10263 Bonwellis Circle	910-540-4474	dpwilliams@hotmail.com
8	JOHN'S SALLY MYERS	10186 HAWKES WATER BLVD	910-395-5190	myersjisk@oc.rr.com
9	Mary-Larry Klein	632 Cambek #2	910-371-0371	larryk@att.net
10	Karen Weishuhn	10137 Morecamble #1	989 737 4718	Karenweishuhn@hotmail.com
11	Earl Eddy	10141 Morecamble #3	910 970 0726	earl@earleddy.com
12	Laura Moran	10175 Hawkeswater Blvd	860-803-5888	moran.laurad@att.net
13	Kevin Moran	"	860-280-1199	moran.kevinj@att.net
14	Carol Lang	10141 Morecamble Blvd #4	908-952-5892	clang.1220@aol.com
15	Jean Holmes	"	"	jeanholmes@aol.com
16	Bill Smith	582 W Pine Ct	910 805 9012	reptunevr92@aol.com
17	Keith Buckinmail	620-4 CAMBEK	910-540-6205	KBUCKIN467@OUTLOOK.COM
18	Aris Duchava	671 Seathwaite	910-622-3250	arisduchava@gmail.com
19	Max DuJain	671 Seathwaite	478-538-0682	mduchava.21@gmail.com
20	Jean Wiry	735 CONLSTON DR.	432-213-0429	jeanwiry@live.com
21	GEN BYNUM	10165 MORECAMBLE	252-617-7513	JGEN.G.BYNUM@gmail.com
22	ELZA BETH BYNUM	10165 MORECAMBLE	919-801-4206	elzabynum@gmail.com
23	KEVIN WUZZARDO	602 SEATHWAITE	910.284.2214	KevinCwuzz.net
24	HESS DYKES	10166 WOODBETOWNE WYND SE	910-228-1864	vanherbrun@ec.rr.com
25				

	Name	Address	Phone	Email
26	Liane Levko	10146 Morecombe Blvd #2	516-547-5353	llevkoss@gmail.com
27	John Rose	10133 Morecombe Blvd - 1	732-539-6006	jrose509@gmail.com
28	Betty Lambeth	Lele Crumbeck Dr #2	919-528-8070	lambeth57@gmail.com
29	YVONNE STRINGER	616 CAMBECK DR. #3	910-833-8280	ystringer@msn.com
30	TAMMY PARELLA	890 Seathwaite Lane, Belville	628-718-3577	tammy@b.b.v.u. com
31	Patricia Marcello	966 Keetle Ln	781-910-7945	patricia.marcello@gmail.com
32	Nancy Johnson	10180 N Old Towne Way SE	910-371-1444	thejohnsonsnice@yahoo.com
33	HAG LOFF	880 SEATHWAITE WAY	704 288 7590	LOHNMORVED@GMAIL.COM
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	Name	Address	Phone	Email
74	TERRY KWEECE	659 CONISTON DR.	803-439-3202	
75	DOLores FISHER	694 Coniston Dr	910-810-1292	deefisher611@gmail.com
76	Karl W.H.H	612 Ribble	910-630-7264	KeyX3@Fcloud.com
77	BROOKE + EVAN HEUGEN	10101 MORECAMBLE BUND	910-619-1341	BROOKE.FORD87@GMAIL
78	Nancy + Rudy Hofer	10194 Morecambler BUND	610-888-0019	everycarshow@gmail.com
79	JUDY MEZZAPELLE	616 CAMBECKER #5	970-443-5288	jmezzsa@gmail.com
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## Marc Pages

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**From:** Elizabeth E. Bynum <elebynum@gmail.com>  
**Sent:** Sunday, October 14, 2018 7:59 PM  
**To:** Brunswick County Correspondence; Frank Williams  
**Subject:** Proposed changes to Hawkeswater Neighborhood -- DR Horton's negative impact on Brunswick County  
**Attachments:** Original Plan.jpg; Letter.jpg; Amended Plan.jpg

**CAUTION:** This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

On behalf of the residents of the Hawkeswater Community located off of Highway 133 (behind Belville Elementary School), I hope you side with your citizens and not the money-hungry, national home builder DR Horton on the issue below.

Some residents just received a letter from the developer working with DR Horton, Paramounte Engineering, Inc., announcing a meeting this Thursday to discuss changes to the neighborhood. These changes include removing plans for single family homes and building several town-homes in place of these homes. The letter, original plan, and amended plan are attached.

I am hopeful these changes will have to go before the Board of Commissioners before they are allowed to go through with the plans. I am also hopeful that the Commission will not let this company continue to take advantage of the citizens of this wonderful county that has already endured so much recently.

DR Horton, and their associated engineering firm, do not care about the people of Brunswick County. They have shown for the second time (<https://www.wwaytv3.com/2017/03/31/residents-post-signs-warning-potential-buyers-of-d-r-horton-after-claims-of-broken-promises/>) that all they care to do is build a neighborhood in Brunswick County as quickly as possible, make as much money as they can, and make their sales based on false pretenses. My husband and I are among the many victims of their schemes. As much as we love our home and neighbors, we have been dealt blow after blow when it comes to home quality, customer service, and blatant manipulation and misinformation. Several of my neighbors have also suffered at great lengths due to Hurricane Florence -- not because of the storm, but because their home was not properly built and was damaged in the storm.

The amendment of this neighborhood will not only create a traffic nightmare on Highway 133, where there are currently no stop lights, but will also destroy the values of the homes that were meant to be a middle class to upper middle class neighborhood for the next generation of families.

Please show this Texas-based company what happens when you mess with the good people of Brunswick County. Please show them they can do their business elsewhere, and that we are smarter and stronger than their deep pockets.

Thank you for your time.  
Elizabeth Bynum

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## Marc Pages

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**From:** Tammy Parrella <tammy@bibivu.com>  
**Sent:** Sunday, October 14, 2018 7:32 PM  
**To:** Brunswick County Correspondence  
**Subject:** Concern for proposed development

**CAUTION:** This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear commissioners:

I write to you today to express concern about a matter I believe will be before you soon.

This weekend residents of the Hawkeswater community on NC 133 began receiving the attached letter and proposed a change by developer DR Horton to the community's site plan. As you'll see, the proposal is to change the platting of dozens of single-family homes to even more townhomes. This proposal, which residents of Hawkeswater knew nothing about until receiving this few days' notices of an information meeting, has many of us concerned.

If you talk to residents of Hawkeswater you will hear stories of shoddy workmanship and broken promises from DR Horton. The four original families of Hawkeswater by the River have watched as home after home was built with poor craftsmanship and quality. Many of us had to endure our homes being broken into by contracted workers and countless tires replaced due to lack of decency and following the own job site rules that DR Horton claims to have. So many families in my neighborhood are dealing with water damage from the hurricane and I feel 100% sure it was in part to the poorly built home. My home was a custom built home, by a reputable dealer as were the other 3 homes at the beginning of this development and only 1 suffered damage from a tree being blown into the roof. The other homes in my community are only 2 to 3 years old at most and in the words of my neighbors they were victims of the DR Horton bait and switch plan.

As the developer, DR Horton still has control of the HOA, which will soon be turned over to the residents, so it seems they may be trying to make changes that will significantly impact our lives and properties while we have limited input and then leave us dealing with the consequences. We hope you will not allow them to do this.

The homeowners here bought their homes with a certain expectation of what the final build-out would look like. As an original owner, we were already disappointed when the original owner filed bankruptcy and all those plans were gone. When DR Horton came in promises were made to give us everything we originally bought in for, and sadly we too were disappointed. Over time, I have heard many neighbors complain of various changes in the development that appear not to match those expectations based on what was presented to us by DR Horton. While I cannot speak specifically to those, I know others who will, and I will encourage them to enlighten you about them. This is pretty clear, though. My home is on Seathwaite Lane. This proposed change of adding an even greater density of residents than expected will likely add a significant amount of traffic to our street and the whole neighborhood as well, including the already difficult to navigate the intersection of 133 and Morecamble Drive. There is also an increased burden on community amenities, which are already taxed.

These are just some of the concerns Hawkeswater residents have. Thursday's information meeting is open to the public. I encourage each of you to attend if possible and meet the residents and hear what they have to say about this proposal.

I have met some of you and voted for most of you. I know you are good people who believe in the best for Brunswick County and its residents. That is why I implore you to do what is best for the residents of Hawkeswater and not allow the developer to change the plan the commission has already approved.

If I can provide any other information or answer any questions, please do not hesitate to ask.

Thank you for your time and service. I hope to see you on Thursday.

Sincerely,

## Marc Pages

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**From:** Kevin Wuzzardo <kevin@wuzz.net>  
**Sent:** Sunday, October 14, 2018 6:59 PM  
**To:** Brunswick County Correspondence  
**Subject:** Constituent concern: Proposal to change Hawkeswater plan  
**Attachments:** HawkeswaterAmendedPlan.jpg; HawkeswaterApprovedPlan.jpg; HawkeswaterLetter.jpg

CAUTION: This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear commissioners:

I write to you today to express concern about a matter I believe will be before you soon.

This weekend residents of the Hawkeswater community on NC 133 began receiving the attached letter and proposed change by developer DR Horton to the community's site plan. As you'll see, the proposal is to change the platting of dozens of single-family homes to even more townhomes.

This proposal, which residents of Hawkeswater knew nothing about until receiving this few days' notice of an information meeting, has many of us concerned.

If you talk to residents of Hawkeswater you will hear stories of shoddy workmanship and broken promises from DR Horton. My family is currently dealing with water damage from Hurricane Florence that we have been told is in part a result of a poorly built roof on our two-year-old house.

This apparent bait-and-switch proposal has many of us again concerned about the lack of control we have over our community.

As the developer, DR Horton still has control of the HOA, which will soon be turned over to the residents, so it seems they may be trying to make changes that will significantly impact our lives and properties while we have limited input and then leave us dealing with the consequences. We hope you will not allow them to do this.

The homeowners here bought our homes with a certain expectation of what the final build-out would look like (please see attached approved plan of the community). Over time, though, I have heard many neighbors complain of various changes in the development that appear not to match those expectations based on what was presented to us by DR Horton. While I cannot speak specifically to those, I know others who will, and I will encourage them to enlighten you about them. This is pretty clear, though. My home is on Seathwaite Lane. This proposed change of adding an even greater density of residents than expected will likely add a significant amount of traffic to our street and the whole neighborhood as well, including the already difficult to navigate intersection of 133 and Morecamble Drive. There is also an increased burden on community amenities, which are already taxed.

These are just some of the concerns Hawkeswater residents have. As you'll see in the attachment, Thursday's information meeting is open to the public. I encourage each of you to attend if possible and meet the residents and hear what they have to say about this proposal.

I have the privilege of knowing several of you personally, and I have met all of you over time. I know you are good people who believe in the best for Brunswick County and its residents. That is why I implore you to do what is best for the residents of Hawkeswater and not allow the developer to change the plan the commission has already approved.

---

**From:** Hal Lohn <[lohnmower@gmail.com](mailto:lohnmower@gmail.com)>  
**Sent:** Monday, October 15, 2018 3:11 PM  
**To:** Brunswick County Correspondence <[countycorrespondence@brunswickcountync.gov](mailto:countycorrespondence@brunswickcountync.gov)>  
**Subject:** RE: Changes to the Hawkeswater neighborhood plan and upcoming meeting

**CAUTION:** This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

Please read this before the Thursday Planning Commission meeting and consider attending.

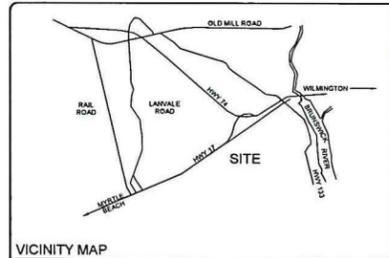
Planning is something that is done before an event is consummated. DR Horton is not in compliance with the planning commission documents already on record. This should preclude updates being made. DR Horton should be made to comply FIRST before any planning commission consideration.

The general notes on the original planning plat which is in conversation shows Note 14. "concrete sidewalks will be provided on at least one side of the streets"

This has not been done. We also do not have street lights. Our neighborhood wraps around Belville Elementary School. This has attracted a high density of families with young children to the neighborhood. I do not think it will be safe for the children or their pets to have the changes approved without first having sidewalks and street lights. Please make DR Horton build the sidewalk and install street lights BEFORE any consideration is given to changes.

I would think "change requests" should be ignored until the builder comes into compliance with the original documents.

Thank you for considering my request,  
Hal Lohn  
Hawkeswater lot 23



- GENERAL NOTES**
- All utilities shall be underground.
  - Water service to be a public piped distribution system owned and operated by Brunswick Regional Water and Sewer.
  - Sanitary sewerage to be a public piped collection system owned and operated by Brunswick Regional Water and Sewer.
  - A Homeowners Association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The Home Owners Association will comply with the standards set forth in Section 8.9.2.H of the Brunswick County Unified Development Ordinance.
  - A Homeowners Association shall be formed to guarantee continual maintenance of the common areas and shall be maintained by the homeowners association.
  - All interior roadways are private and shall be maintained by the homeowners association.
  - Site specific plans of each section or phase of development shall be submitted to the Planning Department for approval.
  - County and State Stormwater Permits and State Sedimentation and Erosion Control Permits must be obtained prior to any construction. No natural drainage areas shall be cut off or disturbed before obtaining the permits.
  - This master plan is conceptual and is subject to change in accordance with the provisions of the Brunswick County Zoning Ordinance.
  - The Developers have the sole right to modify this master plan in accordance with market conditions or other conditions which indicate a change is desired or required. Any and all changes must be reviewed by the planning department and in some instances may require planning board approval.
  - Multi-family areas will be required to go through site specific review at a later date.
  - Smallest lot is 5,100 sq. ft. Average lot size is 8,600 sq. ft.
  - Entire property is zoned R-750.
  - Tax Map Parcel (0384001) (048CA020).
  - Private access pedestrian easements may be added to some areas.
  - Buffers will be provided per Brunswick County Zoning Ordinance.
  - All roads will be paved to NCDOT minimum construction standards for subdivision roads.
  - All streets will be private and at a minimum must be fourteen (14) feet wide for a single lane and twenty (20) feet wide for a double lane. Minimum right-of-way width shall be forty (40) feet.
  - A sign activated gate system is required for all unattended gates.
  - The Fire Marshal shall review the plans during multi-family site specific review for fire hydrant placement.
  - Wetlands impacted by planned right-of-ways will be mitigated in accordance with any requirements of applicable state and federal permits.
  - All wetlands shall be in a perpetual conservation easement.
  - All lots fronting on cul-de-sac shall have a minimum frontage of 40 feet.
  - Total site area is 166.24 acres.
  - There shall be a note on all final plats, master covenants, and deeds showing the location of wetlands and noting those areas may not be filled, disturbed, or altered in any way unless properly permitted and approved by NCDENR and/or USACE.
  - 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.

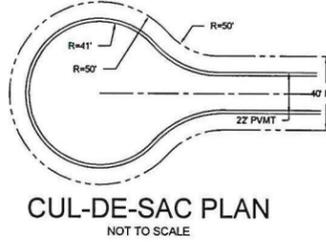
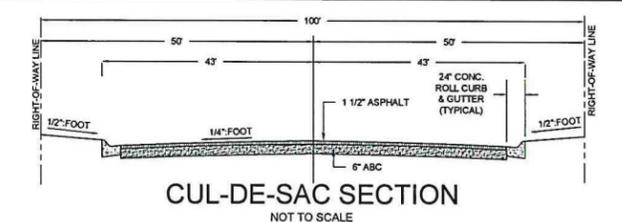
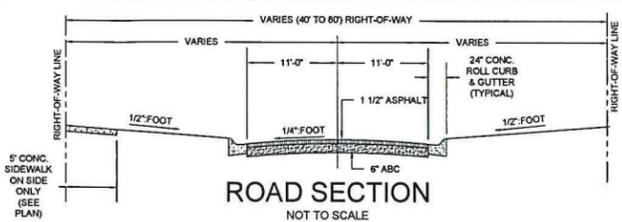
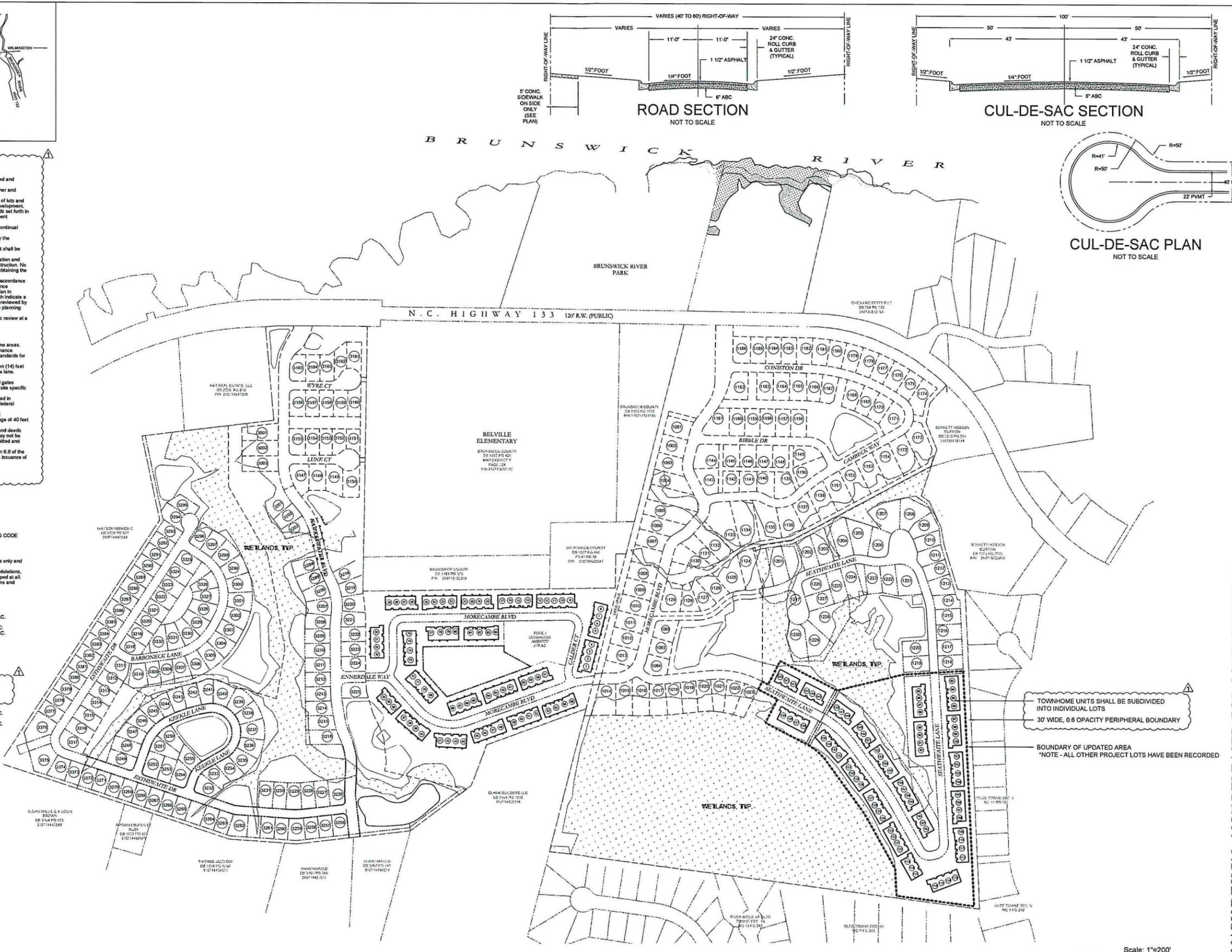
- PROPOSED BUILDING SETBACKS**
- FRONT: 15'  
 SIDE: 5'  
 REAR: 5'  
 CORNER: 15'  
 ANY PERIPHERAL PROPERTY LINE: 25'
- STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

**DISCLAIMER**

This conceptual site plan has been prepared for general purposes only and is subject to change without notice. All illustrations, descriptions, specifications and plans are conceptual and subject to additions, deletions, partial or total modification and some sections may not be developed at all. Numerous modifications have been made to the plans, descriptions and illustrations.

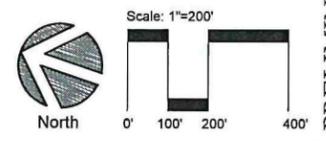
**OVERALL SITE DATA**

GROSS SITE ACREAGE TO BECOME PUD:	166.24 AC.
APPROXIMATE WETLAND ACREAGE:	43.25 AC.
APPROXIMATE UPLAND ACREAGE:	122.99 AC.
PROVIDED UNITS	
SINGLE FAMILY UNITS:	136.64
SINGLE FAMILY UNITS:	270
MULTI-FAMILY ACREAGE:	29.60
MULTI-FAMILY UNITS:	152
OVERALL RESIDENTIAL UNITS:	432
OVERALL DENSITY	
432 UNITS / 166.24 AC. =	2.6 U/A
REQUIRED ASSURED OPEN SPACE	33.25 AC.
PROVIDED ASSURED OPEN SPACE	33.94 AC.



TOWNHOME UNITS SHALL BE SUBDIVIDED INTO INDIVIDUAL LOTS  
 30' WIDE, 0.6 OPACITY PERIPHERAL BOUNDARY

BOUNDARY OF UPDATED AREA  
 \*NOTE - ALL OTHER PROJECT LOTS HAVE BEEN RECORDED



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

1)	REVISIONS PER TRCS 10/4/18 COMMENTS	10.18.18
----	-------------------------------------	----------

CLIENT INFORMATION:  
 DR HORTON  
 131 RACINE DRIVE, SUITE 201  
 WILMINGTON, NC 28403

PARAMOUNT ENGINEERS, P.C.  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

PRELIMINARY SITE PLAN  
 HAWKESWATER AT THE RIVER  
 BRUNSWICK COUNTY  
 NORTH CAROLINA

PROJECT STATUS

CONCEPTUAL LAYOUT	PRELIMINARY LAYOUT	RELEASED FOR CONSTRUCTION
-------------------	--------------------	---------------------------

DRAWING INFORMATION

DATE	SCALE	DESIGNED	CHECKED
10/18/18	AS SHOWN		



**C-1.0**

FEI JOB#: 12293.PE

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. SS-267  
Applicant: Leland School Road, LLC  
Project Name: Vineyard Grove Major Subdivision  
Property Location: Located on Leland School Road (SR 1441)  
Parcel Number: 029AB023  
Zoning District: R-6000 (High Density Residential)  
Surrounding Zoning **North:** R-6000 **South:** R-6000 and CLD (Commercial Low Density) **East:** R-6000  
**West:** CLD  
Proposed Use: Vineyard Grove is a proposed major subdivision consisting of 31 single-family lots on a gross site of 6.45 acres creating an overall density of 4.74 units per acre.

**Approval Criteria**

- The minimum residential lot size in the R-6000 zone with water and sewer is 6,000 square feet. The average lot within the development size is 6,534 square feet.
- A 20-foot street buffer will be installed adjacent to Leland School Road (SR 1441). Existing vegetation will serve as a visual buffer and will be supplemented by additional landscaping where necessary. Within the street buffer will be a 10-foot easement for a future greenway.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Leland School Road. A NCDOT driveway permit shall be required prior to recording of the individual lots. NCDOT has indicated that no Traffic Impact Analysis (TIA) will be required for the project. The 31 proposed lots will generate approximately 296 per 24-hour weekday volume.
- Parking will be off-street and the proposed project meets the minimum vehicular access point requirements.
- Proposed infrastructure will include:
  1. **Water** and **Sewer** will be provided by Brunswick Regional Water and Sewer (H2GO)
  2. **Roads** will be private.
- **Open Space** is required at 7% of the total project area. The developer is proposing .77 acres of total open space of which only .45 acres is required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing .68 acres of recreational open space of which only .07 acres is required.
- Surrounding uses consist of single family residential and vacant land.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on October 4, 2018.
- The applicant elected to hold a neighborhood meeting on November 5, 2018.

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.

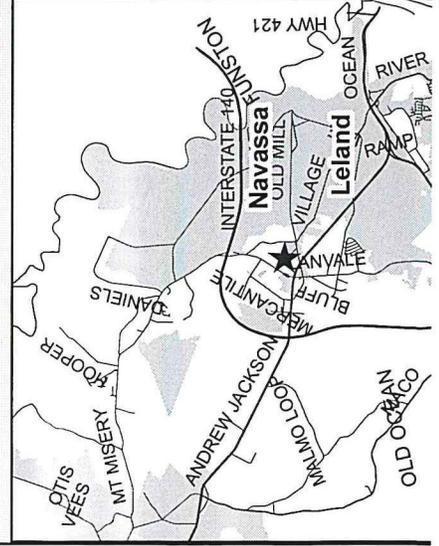
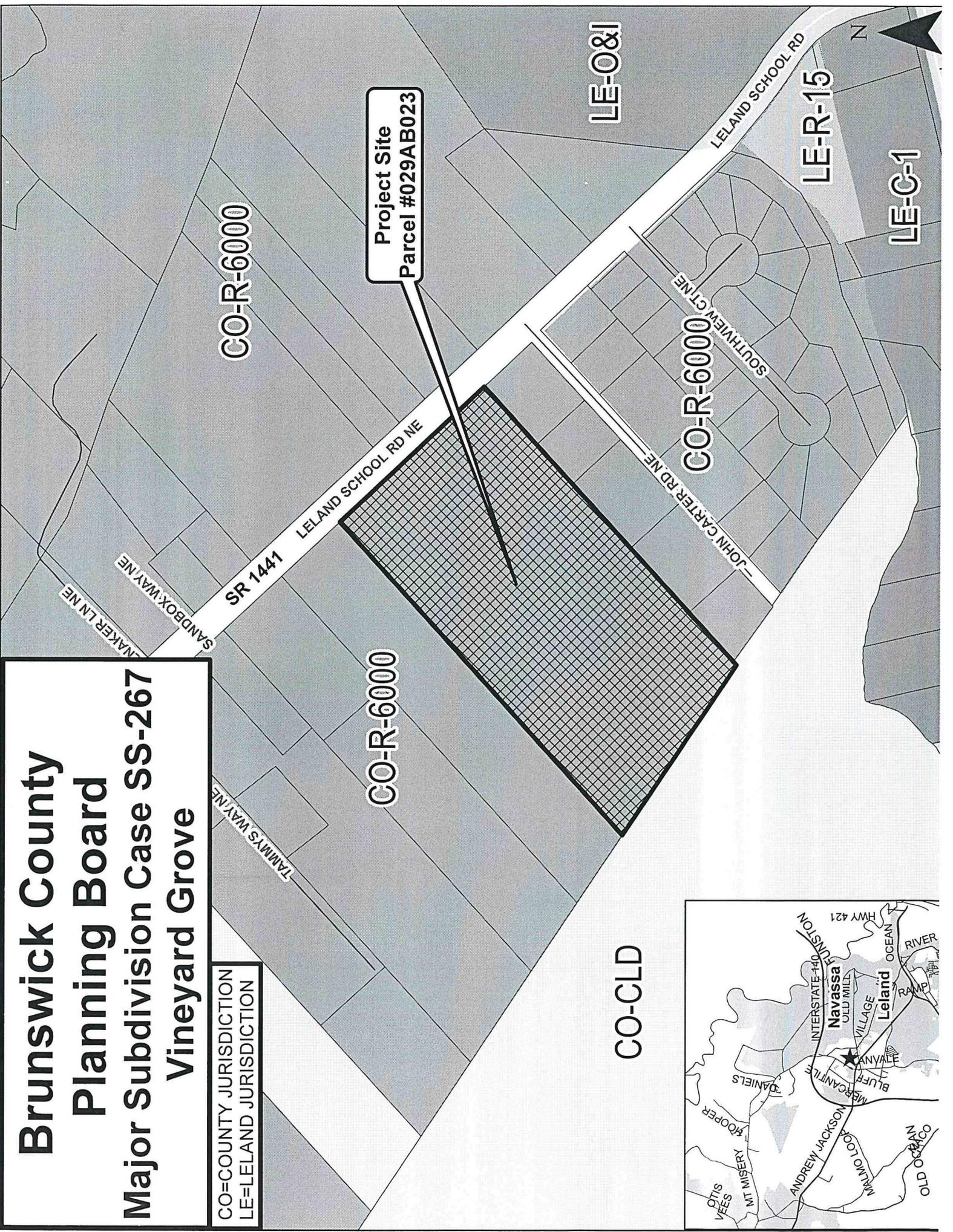
Staff recommends approval based on the following conditions:

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

# Brunswick County Planning Board Major Subdivision Case SS-267 Vineyard Grove

CO=COUNTY JURISDICTION  
LE=LELAND JURISDICTION

Project Site  
Parcel #029AB023



# Brunswick County Planning Board Major Subdivision Case SS-267 Vineyard Grove

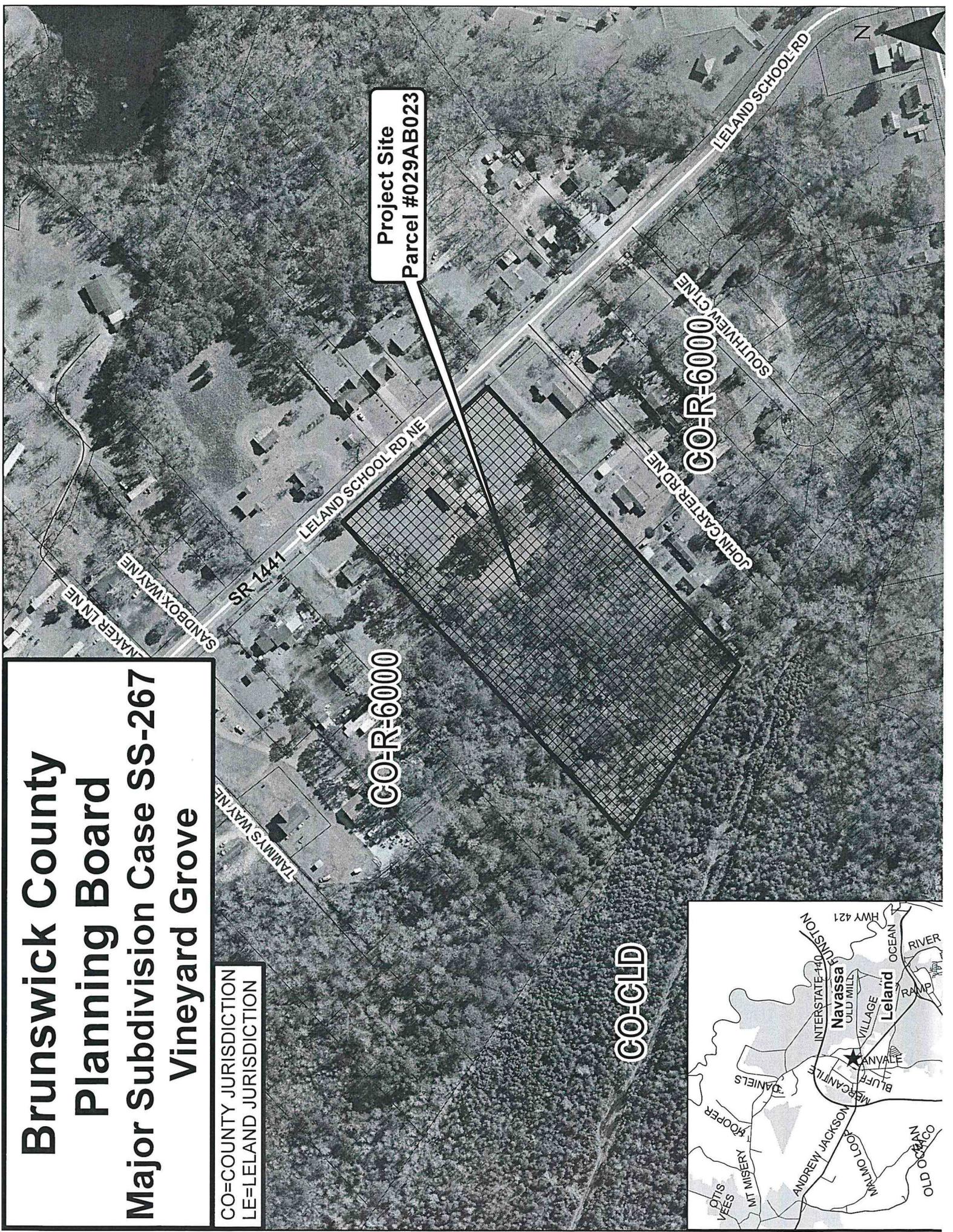
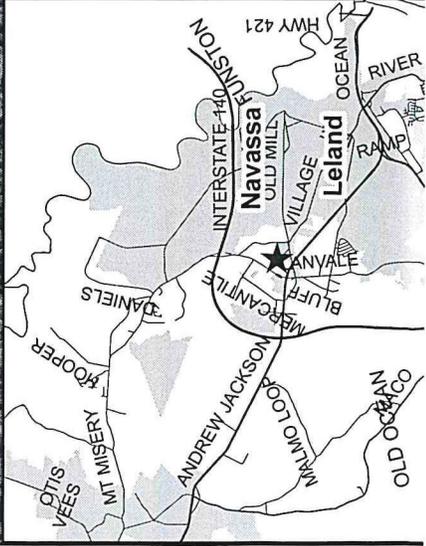
CO=COUNTY JURISDICTION  
LE=LELAND JURISDICTION

CO-R-6000

Project Site  
Parcel #029AB023

CO-R-6000

CO-CLD





**Major Subdivision**  
Application and Checklist  
Fee: \$350

For Office Use Only  
File # SS-267 Receipt # 23648  
Date Submitted: 9/3/18

This application is a request to obtain approval to construct a Major Subdivision of more than 10 lots 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. Please reference Section 8.2.12. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Major Subdivisions.

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

Property Owner	Name	<u>Jerry G and Sandra<sup>R</sup> Lewis</u>	Phone	<u>858-488-1310</u>
	Address	<u>1353 Vue De Villa Ct</u>	Fax	<u>none</u>
	City, St, Zip	<u>SAN Diego, CA 92109</u>	Email	<u>JerryLewis@sanrr.com</u>

Applicant or Representative	Name	<u>Leland School Road LLC</u>	Phone	<u>910-443-4454</u>
	Address	<u>622 Timber Lake Lane</u>	Fax	<u>none</u>
	City, St, Zip	<u>Wilm. NC. 28411</u>	Email	<u>dankilla@aol.com</u>

Property Information	Address	<u>1655 Leland School Rd</u>
	Tax Parcels)	<u>21 88 11668291</u>
	Acreage	<u>6.56</u>
	Current Zoning	<u>R-6000</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> sewer <input checked="" type="checkbox"/>

Project Information	Project Name	<u>Vineyard Grove</u> <u>Leland School Road LLC</u>
	Modification or Expansion Of Existing Subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>6.56</u>
	Commercial Acres	<u>        </u>
	Number of Lots	<u>31</u>

Authorization	Property Owner Signature	<u>Jerry G. Lewis and Sandra R. Lewis, Trustees of the Lewis Family Trust dated August 22, 1985.</u>	Date	<u>JGL 8/24/2018</u>
	Applicant/Representative Signature	<u>Barbara Lambert</u> <u>Managing Member Leland School Rd LLC</u>	Date	<u>8/23/18</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

October 4, 2018

Norris and Tunstall Consulting Engineers  
C/o Thomas Scheetz  
1429 Ash-Little River Rd  
Ash, NC 28420

**RE: Vineyard Landing Major Subdivision**  
**File # SS-267**

Dear Mr. Scheetz,

The Technical Review Committee (TRC) at their October 4, 2018 meeting reviewed the preliminary plans for the above referenced project.

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

- 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](mailto:akhammers@ncdot.gov).
- Please find different names for the subdivision and the streets. These names are already used in other developments in the county and such duplications are not beneficial for emergency services.
- Please indicate a 0.2 opacity periphery buffer adjacent to Tax Parcel 02900001.
- Please provide a 10' wide pedestrian connection to Tax Parcel 02900001.
- Please indicate a 10' wide easement within the street buffer along Leland School Rd. for a future greenway.
- Please indicate the Tax Parcel ID's, owner information, land uses and zoning designation for the adjacent parcels.
- Please provide a heritage tree survey. If there are no heritage trees on site please note this on the site plan.
- Please note on the plan, "County and State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits."
- Please note on the plan, "All roads will be paved to NCDOT minimum standards for subdivision roads."
- Please note on the plan, "A home owners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The home owners association will comply with the standards set forth in Section 8.9.2.H. of the Brunswick County Unified Development Ordinance."

- 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."
- A neighborhood meeting is highly recommended for the project consistent with UDO Section 9.2.

Please return 1 *folded* copy of the revised plan to the Brunswick County Planning Department by 5:00 p.m. on October 15, 2018. Please accompany the paper plans with a digital set as well. 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.

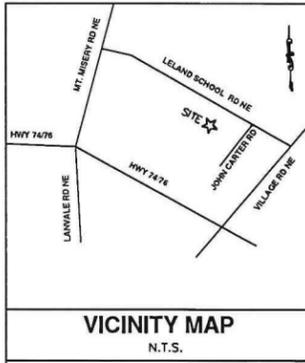
Sincerely,

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

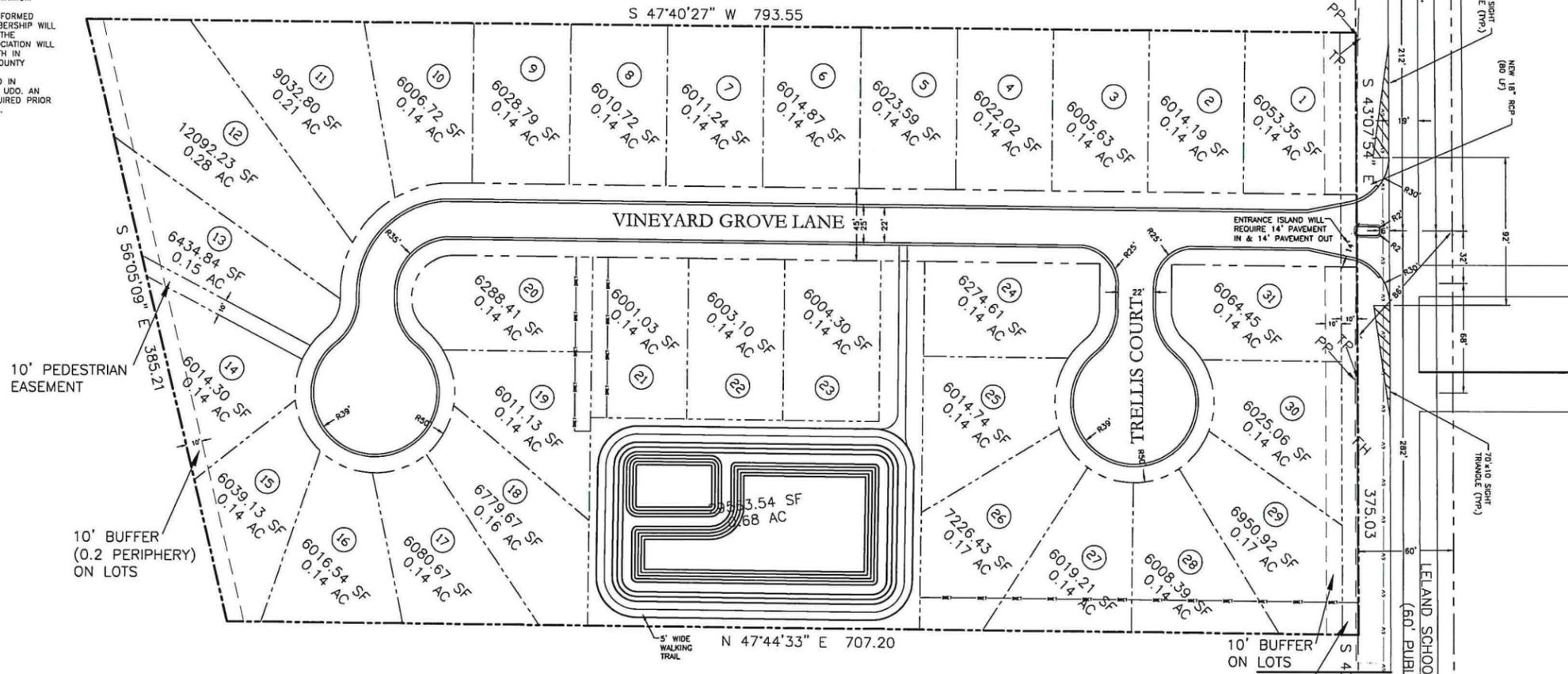
Marc Pages  
Senior Planner

**ADJACENT PROPERTY OWNERS**  
**File # SS-267**  
**Vineyard Grove**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
029AB024	WOODY DARREN SCOTT ETUX	1673 LELAND SCHOOL RD NE	LELAND	NC	28451-8057
029AA009	LEWIS DEANNA	1670 LELAND SCHOOL RD NE	LELAND	NC	28451
029AB018	SWEENEY WILLIAM M ET MICHELLE	429 SEAVIEW ROAD	WILMINGTON	NC	28409
029AB023	LEWIS JERRY G & SANDRA R TRUSTEES	1353 VUE DE VILLE CT	SAN DIEGO	CA	92109
029AB020	LONG TERESA HILL	369 CHERRYTREE RD NE	WINNABOW	NC	28479
029AB019	PHILLIPS KARLA MARIE	9160 JOHN CARTER ROAD NE	LELAND	NC	28451
02900001	PORT CITY COMMUNITY CHURCH	250 VISION DRIVE	WILMINGTON	NC	28403-1875
029AA010	CHAMPAGNE JENNIFER	1644 NE LELAND SCHOOL RD	LELAND	NC	28451
029AA01003	GREEN KAELYN NOELLE	1652 LELAND SCHOOL RD NE	LELAND	NC	28451
029AA01002	SIMPSON DANIEL	1656 LELAND SCHOOL RD NE	LELAND	NC	28451-8056
029AB021	SEALEY DENNIS L HEIRS	PO BOX 2469	LELAND	NC	28451
029AB022	SEALEY DENNIS L HEIRS	PO BOX 2469	LELAND	NC	28451



- NOTES:
- COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
  - ALL ROADS WILL BE PAVED TO NCDOT MINIMUM STANDARDS FOR SUBDIVISION ROADS.
  - A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOME OWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 8.9.2.H. OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
  - 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.



**SITE DATA**

PARCEL NUMBER:	029AB023
ZONING:	R-6000
TOTAL SITE AREA:	280,962 SF / 6.43 AC
WETLANDS:	NO WETLANDS
STREETS:	PRIVATE
OPEN SPACE REQUIRED: (7% MIN)	19,687 SF
OPEN SPACE PROVIDED:	33,541 SF
RECREATIONAL SPACE REQUIRED:	2,950 SF
(15% OF OPEN SPACE)	
RECREATIONAL SPACE PROVIDED:	29,620 SF
PROJECT DENSITY:	4.74 UNITS PER ACRE
TOTAL LOTS:	31
LOT WIDTHS:	60' MIN.
LOT NUMBERS:	SEE PLAN
MIN. LOT SIZE:	6,000 SF
AVG. LOT SIZE:	6,534 SF
SMALLEST LOT SIZE:	6,000 SF
STREET BUFFER:	20' (LELAND SCHOOL RD.)
BUILDING SETBACKS:	
FRONT:	25'
REAR:	9'
SIDE:	5'
STREET SIDE:	15'
WATER PROVIDER:	H200
SEWER PROVIDER:	H200
STORMWATER:	NCDOT, BRUNSWICK CO. RETENTION POND

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
		© 2018 NORRIS & TUNSTALL	

**LAYOUT PLAN**  
**VINEYARD GROVE SUBDIVISION**  
**LELAND SCHOOL ROAD**  
**BRUNSWICK COUNTY, NORTH CAROLINA**

**OWNER:**  
 LELAND SCHOOL ROAD, LLC  
 622 TIMBERLAKE LANE  
 WILMINGTON, NC 28411  
 910-443-4454

**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.  
 902 MARKET STREET  
 WILMINGTON, NC 28401  
 PHONE (910) 343-9653  
 1429 ASH-LITTLE RIVER RD., NW  
 JOHNSTON, NC 27644  
 PHONE (703) 287-5396

Licence #C-3641  
**18101**

DCS JPN  
 OSB JPN  
 DRWK ZAC

DATE 10/11/18



**C3**



# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-775

November 13, 2018

## APPLICATION SUMMARY

The applicant requests to rezone Tax Parcels 232HC00801, 232HC00802 and 232HC00803 from CLD (Commercial Low Density) and R-6000 (High Density Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

2886 Holden Beach Rd SW (NC 130)

### Tax Parcel(s)

232HC00801, 232HC00802 and 232HC00803

### Current Zoning

CLD and R-6000

### Proposed Zoning

CLD

### Surrounding Zoning

R-6000, CLD

### Current Use

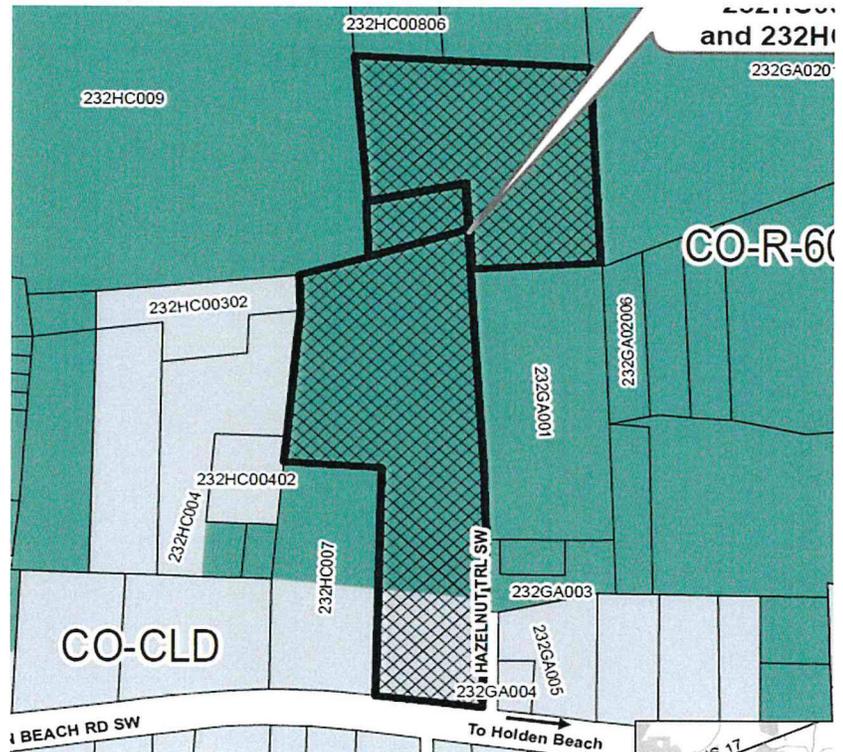
Vacant Land

### Surrounding Land Uses

Residential, Commercial, Vacant Lands

### Size

16.57 acres



## SITE CONSIDERATIONS

**Zoning History:** There are not any known zoning changes to the rezoning site since introduction of zoning in 1994. Some adjacent parcels have experienced a zoning change. Adjacent Tax Parcels 232HC00302, 232HC004, 232HC00402 and 232HC006 to the west were rezoned to CLD as part of Rezoning Case Z-82 on April 17, 1995.

**Buffers:** If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-6000 areas.

**Traffic:** The average annual daily traffic count for this section of Holden Beach Road SW is 9,100 vehicle trips per day.

**Utilities:** Water and Sewer is available from Brunswick County via a force main along Holden Beach Road SW.

**Schools:** There are not any vicinity school capacity deficiencies at this time.

**CIP Projects in Area:** West Brunswick Classroom Addition (FY 2019) and Brunswick County Waterway Park (FY 2018 & 2019).

**NCDOT Road Improvements in Area:** Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

**Environmental Impacts:** Biodiversity & Wildlife Habitat Assessment Score: Small northern portions of the rezoning site score a 5 out of 10 due to wetlands classified as substantial.

## ANALYSIS

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

**CAMA Land Use Plan Classification:** LDR (Low Density Residential) and MDR (Medium Density Residential).

- Proposed Zoning is not consistent with CAMA Land Use Plan.
- Associated Land Use Plan Amendment (LUM-775):  
Request to amend Tax Parcels 232HC00802 and 232HC00803 from LDR and MDR to Commercial.

**Applicable CAMA Land Use Policies:**

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

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCELS 232HC00801, 232HC00802 AND 232HC00803 BASED** upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-775



### THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

*THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the ZONING AMENDMENT be recommended to the Board of Commissioners for*

**APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

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

**DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN**

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

**TABLED**

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

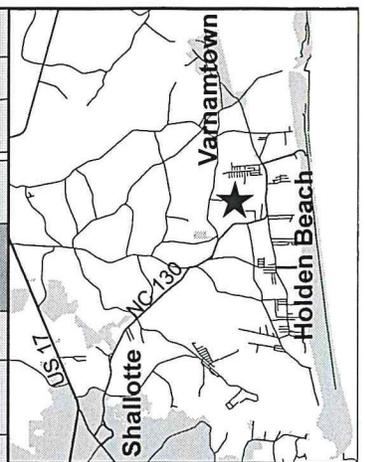
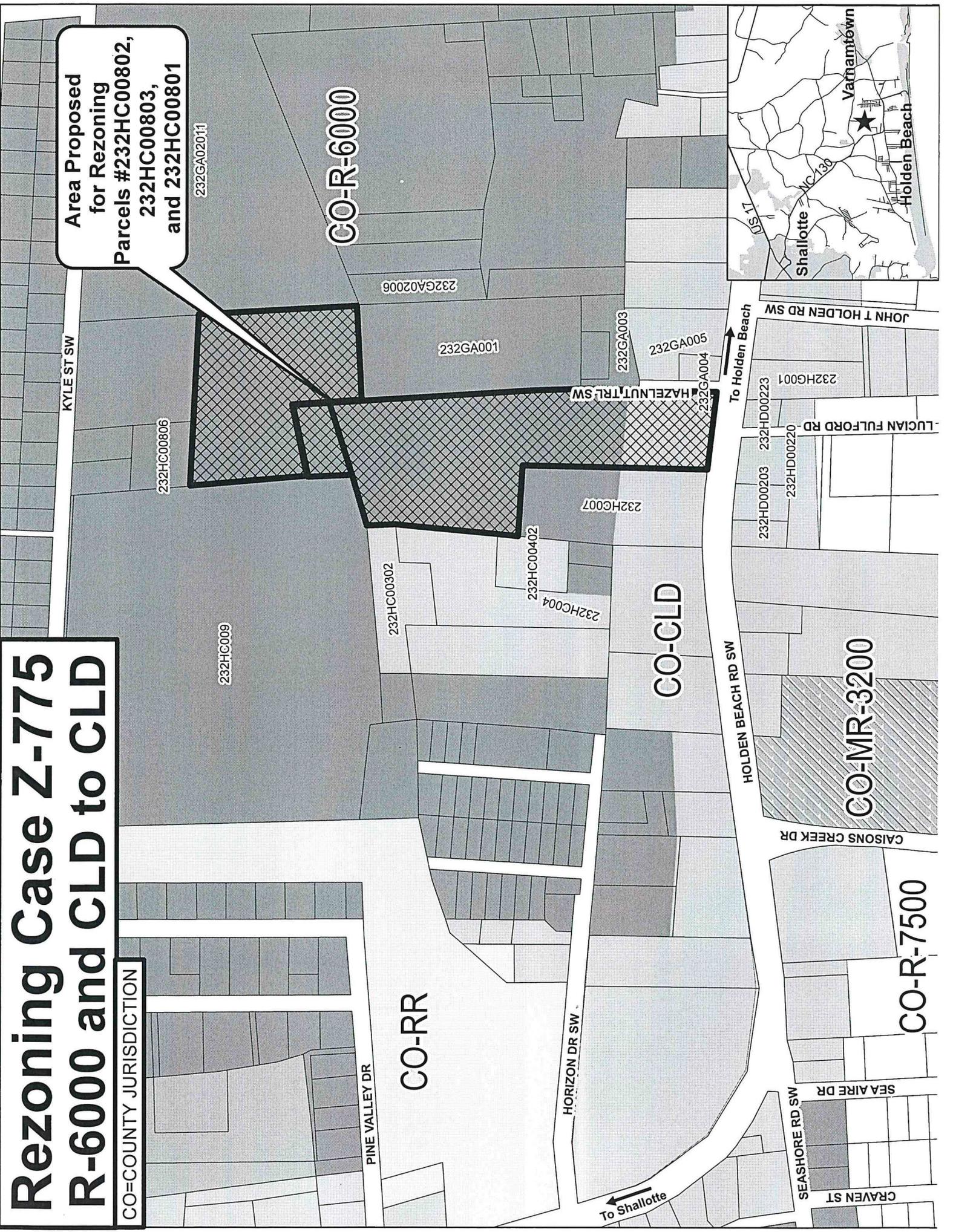
**Excerpt from N.C.G.S. § 153A-341:**

*Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations shall be made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.*

# Rezoning Case Z-775 R-6000 and CLD to CLD

CO=COUNTY JURISDICTION

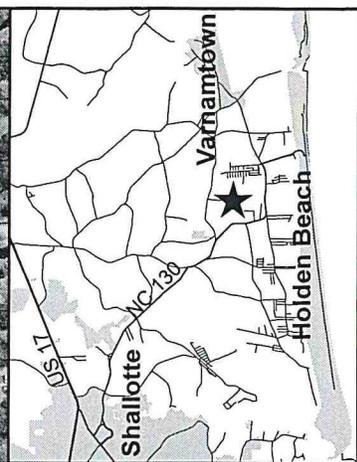
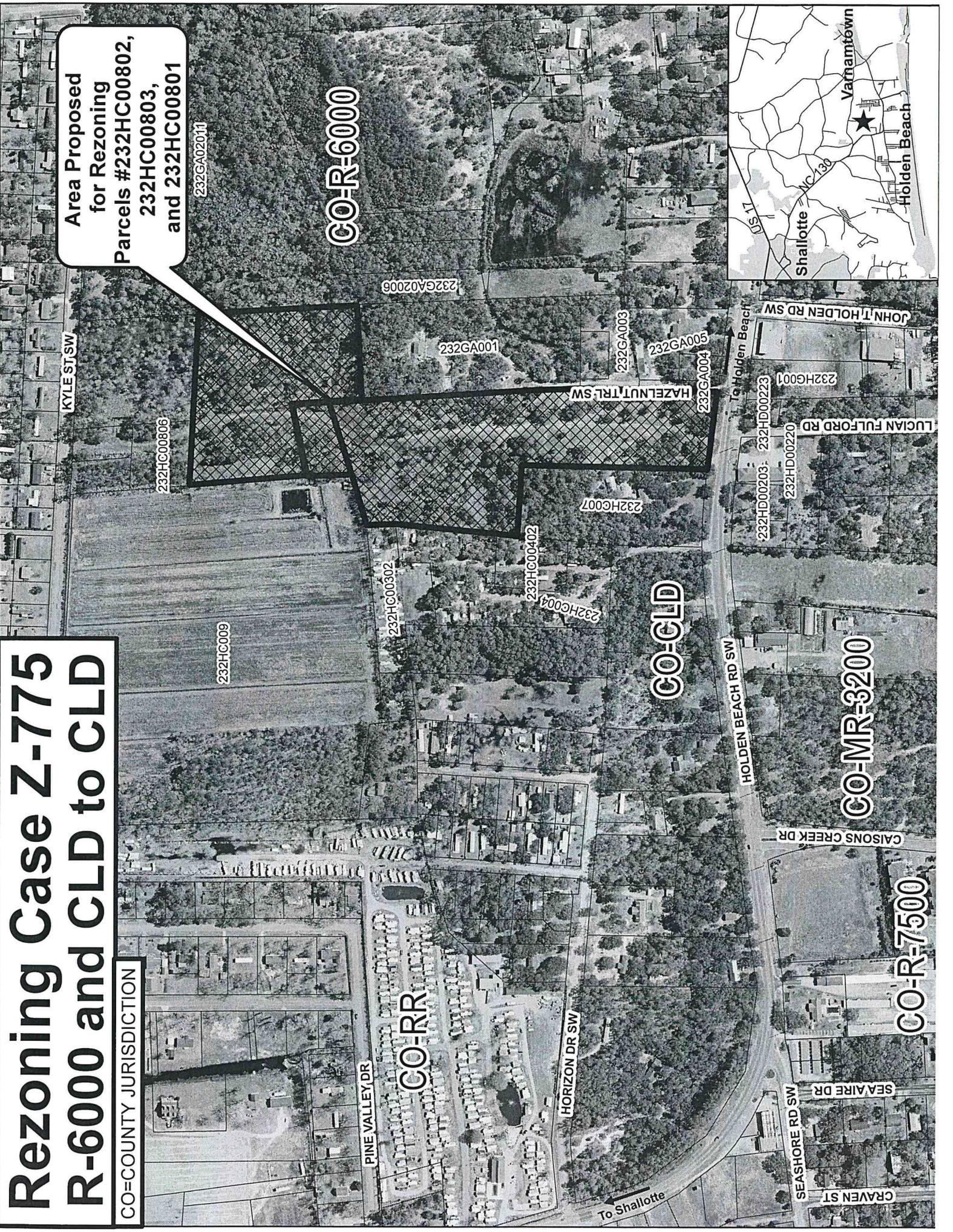
Area Proposed  
for Rezoning  
Parcels #232HC00802,  
232HC00803,  
and 232HC00801



# Rezoning Case Z-775 R-6000 and CLD to CLD

CO=COUNTY JURISDICTION

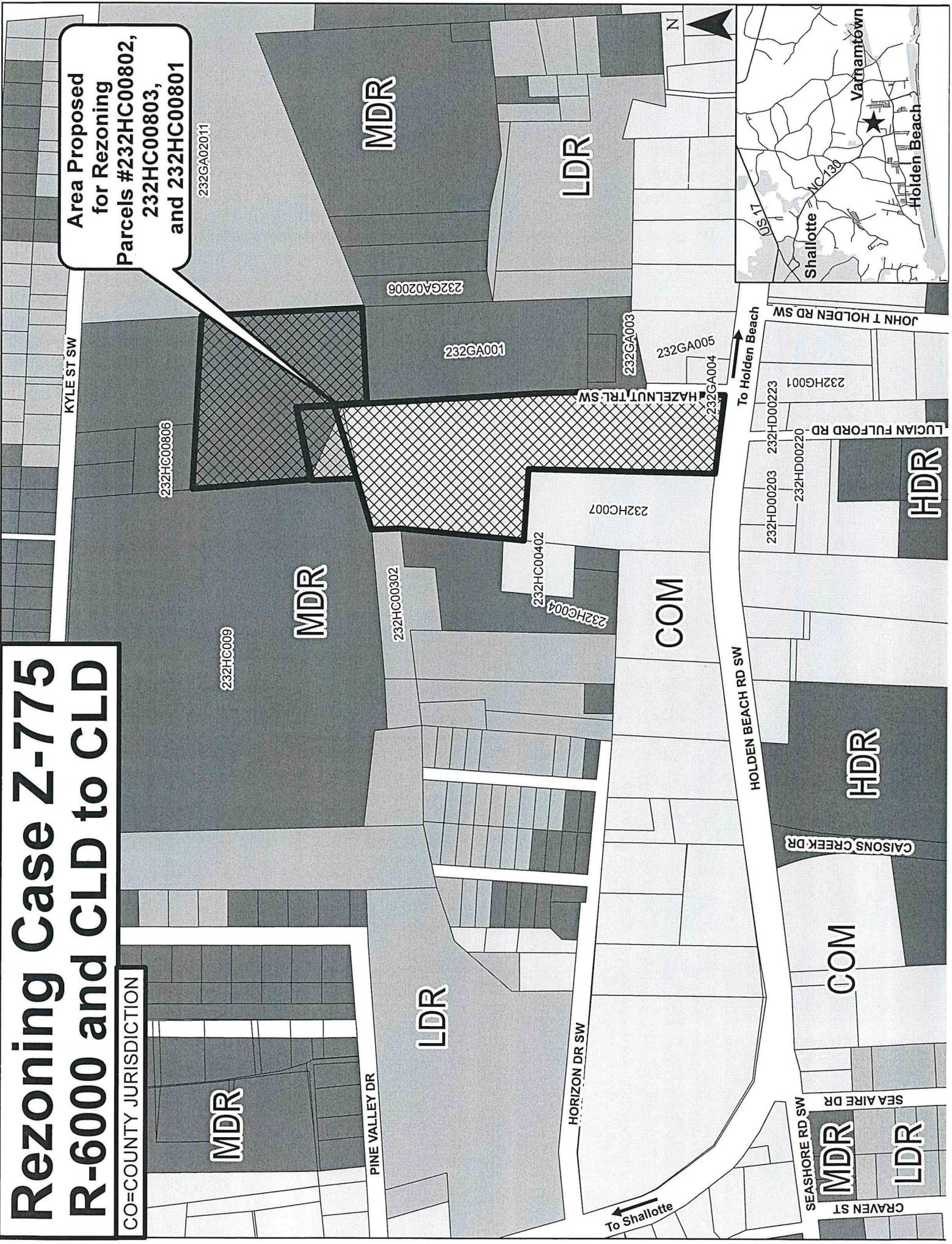
Area Proposed  
for Rezoning  
Parcels #232HC00802,  
232HC00803,  
and 232HC00801



# Rezoning Case Z-775 R-6000 and CLD to CLD

CO=COUNTY JURISDICTION

Area Proposed  
for Rezoning  
Parcels #232HC00802,  
232HC00803,  
and 232HC00801





# REZONING APPLICATION

*For Office Use Only*

Planning Project #: \_\_\_\_\_

Rezoning Case Z: 775

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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>H. Burkert &amp; Co.</u> <u>Heather Burkert</u>	
Mailing Address: <u>668 Midway Road SE</u> <u>Bolivia, NC 28422</u>	
Phone: <u>910.253.4515</u>	Email: <u>heather@hburkert.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>Jeremy Timco, Divergent Enterprises</u>	
Mailing Address: <u>2650 Liberty Lane SW</u> <u>Supply, NC 28462</u>	
Phone: <u>910.408.9829</u>	Email: <u>jeremy@timcos.com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>2886 Holden Beach Road SW</u> <u>Supply, NC 28462</u>	
Parcel Tax ID #(s): <u>Parcel 232HC00801 CLD/R6000</u> <u>Parcel 232HC00803 R6000</u> <u>Parcel 232HC00802 R6000</u>	Total Site Acreage: <del>20.07 ac</del> <u>16.57 ac</u> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">MA</span>
Current Zoning District(s): <u>CLD &amp; R-6000</u>	Proposed Zoning District(s): <u>CLD &amp; R-6000</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<b>NOTE:</b> 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:

Parcel 232HC0081 fronts on HWY 130 which is established commercial corridor zoned CLD which is characteristic to the area. The northern portion of this parcel is zoned R-6000 and the connecting parcels are currently R-6000. The majority of the adjacent western properties are zoned CLD. Rezoning to CLD would be consistent with the area.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Commercial, MBR, LDR

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

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

Parcel 232HC0081 is consistent with the Land Use Plan classification of Commercial. The northern parcels are low density + medium density residential. Seeing as parcel 232HC0081 is consistent with the Commercial classification, we request adjacent parcel 232HC00803 plus a portion of parcel 232HC00802 be classified as commercial.

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: Heather Burkett HBC

Date: 8-23-18

Owner Signature: [Signature]

Date: 8/23/18

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

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

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

**OFFICE USE ONLY**

DATE RECEIVED: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

<5.00 acres (\$300)

5.00 to 49.99 acres (\$500)

50.00 to 99.99 acres (\$750)

>100 acres (\$1,000)

Land Use Plan Amendment

Conditional Zoning

# CASE Z-775

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
232HC00806	DARGIN INVESTMENTS LLC AND	85115 MINER RD	YULEE	FL	32097-7256
232HC00302	DIVERGENT ENTERPRISES LLC	2650 LIBERTY LN SW	SUPPLY	NC	28462
232HC004	DIVERGENT ENTERPRISES LLC	2650 LIBERTY LN SW	SUPPLY	NC	28462
232HG001	BEACH MART ENTERPRISES INC	3368 HOLDEN BEACH RD SW	SUPPLY	NC	28462-5718
232HD00203	GRIFFIN DIANNE AND	201 8TH ST	PORT ST JOE	FL	32456-1901
232HC00402	BYRD DERAL LANE ET	2780 LUCIAN I FULFORD AVE SW	SUPPLY	NC	28462-2206
232GA02006	WINECOFF LINDA M	1535 HIGHWAY 152 W	CHINA GROVE	NC	28023-6726
232HD00220	ROURK LEONARD C	PO BOX 341	SHALLOTTE	NC	28459-0341
232HD00223	HOLDEN LYNDON LAMAR	110 MULLETT ST SW	HOLDEN BEACH	NC	28462
232GA003	UTLEY JACK GREGORY ETALS	207 N ROSE AVENUE	KANNAPOLIS	NC	28083
232GA005	ROBINSON CLAYTON JOSHUA & JIMMY	904 SABBATH HOME ROAD	SUPPLY	NC	28462
232HC009	ROBINSON CLAYTON JOSHUA & JIMMY	904 SABBATH HOME ROAD	SUPPLY	NC	28462
232GA02011	ROUTH GLENN C ETALS	PO BOX 299	ELLERBE	NC	28338
232GA001	OSBAHR CLAUD HEINRICH	2647 HAZELNUJT TRL SW	SUPPLY	NC	28462
232GA004	HENRY CHARITY	2894 HOLDEN BEACH RD SW	HOLDEN BEACH	NC	28462
232HC007	CAISON JERRY L ETUX	2864 HOLDEN BEACH RD SW	SUPPLY	NC	28462

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
232HC00802	DARGIN INVESTMENTS LLC AND	85115 MINER RD	YULEE	FL	32097-7256
232HC00803	DARGIN INVESTMENTS LLC AND	85115 MINER RD	YULEE	FL	32097-7256
232HC00801	DARGIN INVESTMENTS LLC AND	85115 MINER RD	YULEE	FL	32097-7256

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
232HC00801	H. BUCKERT & CO	668 MIDWAY RD SE	BOLIVIA	NC	28422
232HC00803	H. BUCKERT & CO	668 MIDWAY RD SE	BOLIVIA	NC	28422
232HC00802	H. BUCKERT & CO	668 MIDWAY RD SE	BOLIVIA	NC	28422



# REZONING STAFF REPORT

Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-776

November 13, 2018



## APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 243PI025 from R-6000 (High Density Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

7040 Allred Street SW

### Tax Parcel

243PI025

### Current Zoning

R-6000

### Proposed Zoning

CLD

### Surrounding Zoning

R-6000, CLD

### Current Use

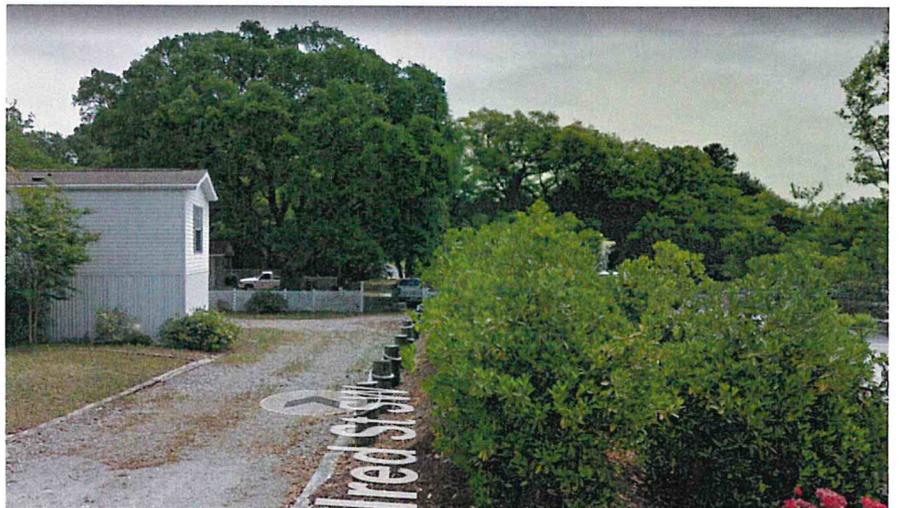
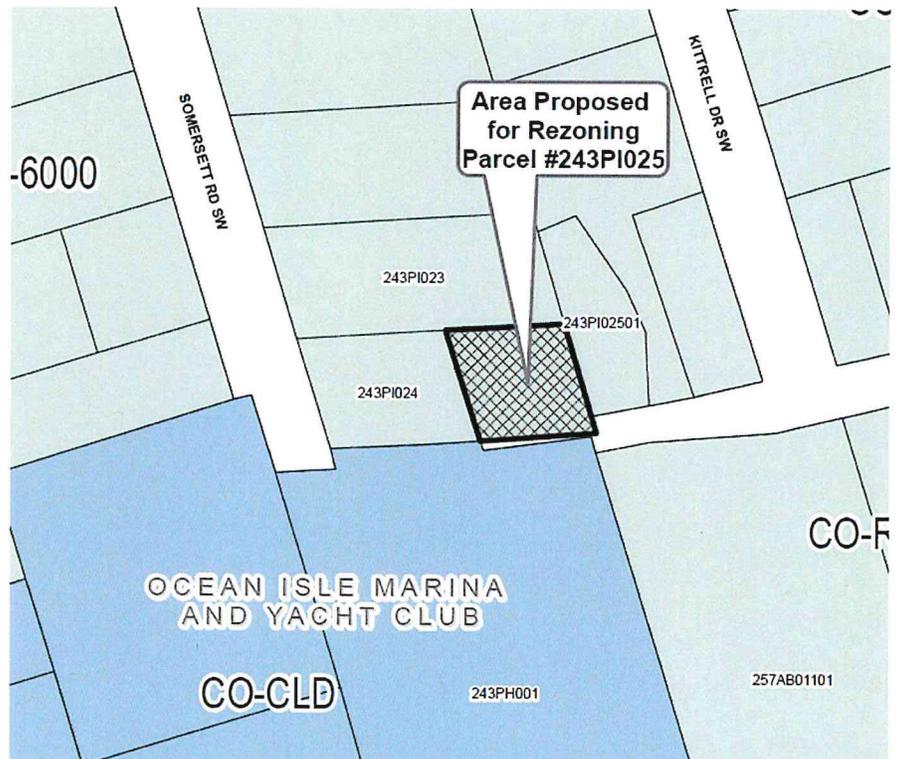
Residential

### Surrounding Land Uses

Residential, Commercial

### Size

0.19 acres



## SITE CONSIDERATIONS

**Zoning History:** In September 2006, the 5.64-acre existing marina located adjacent to the rezoning site was rezoned from R-6000 to CLD (Rezoning Case# Z-519).

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

**Traffic:** The average annual daily traffic count for nearby Beach Drive SW (NC 179) is 15,000 vehicle trips per day.

**Utilities:** Water & Sewer is available from Brunswick County along Sommersett Road SW (SR 1161). It is the developer's responsibility to connect to the water and sewer system.

**Schools:** There are not any vicinity school capacity deficiencies at this time.

**CIP Projects in Area:** West Brunswick High School Classroom Addition (FY 2021)

**NCDOT Road Improvements in Area:** Convert US 17 & NC 904 intersection to Superstreet (Project R-5851) – Design Phase (Anticipated Construction 2023)

**Environmental Impacts:** Biodiversity & Wildlife Habitat Assessment Score: No portion of the subject site ranks on the Biodiversity and Wildlife Habitat Assessment scale map indicating minimal environmental impacts.

## ANALYSIS

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

**CAMA Land Use Plan Classification:** *Mixed Use.*

- Proposed Zoning is consistent with CAMA Land Use Plan.

**Applicable CAMA Land Use Policies:**

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

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD FOR TAX PARCELS 243PI025 BASED** upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-776



### THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

*THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the ZONING AMENDMENT be recommended to the Board of Commissioners for*

**APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

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

**DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN**

- The Planning Board finds that the proposed zoning amendment  *is*  *is not* consistent with the CAMA Land Use Plan (Comprehensive Plan) and  *is*  *is not* in the public interest for the following reasons: \_\_\_\_\_  
\_\_\_\_\_

**TABLED**

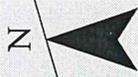
- The Planning Board *TABLES* the proposed zoning amendment to  **Next Planning Board Meeting**  **A Future Planning Board Meeting** in \_\_\_\_\_ months.

**Excerpt from N.C.G.S. § 153A-341:**

*Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations shall be made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.*

# Rezoning Case Z-776 R-6000 to CLD

CO=COUNTY JURISDICTION



OCEAN VIEW DR SW

CO-R-6000

MARY ST SW

ALLRED ST SW

CO-R-6000

LESTER ST SW

257AB01101

KITRELL DR SW

Area Proposed  
for Rezoning  
Parcel #243PI025

243PI02501

243PI023

243PI024

OCEAN ISLE MARINA  
AND YACHT CLUB

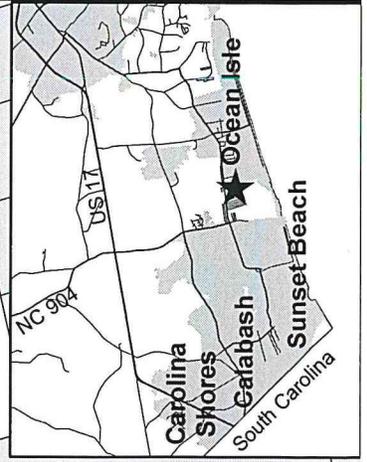
243PH001

CO-CLD

SOMERSETT RD SW

CO-R-6000

WHISPERING PINE ST SW



# Rezoning Case Z-776 R-6000 to CLD

CO=COUNTY JURISDICTION

CO-R-6000

CO-R-6000

Area Proposed  
for Rezoning  
Parcel #243PI025

243PI02501

243PI023

243PI024

257AB01101

243PH001

OCEAN ISLE MARINA  
AND YACHT CLUB

OCEAN VIEW DR SW

MARY ST SW

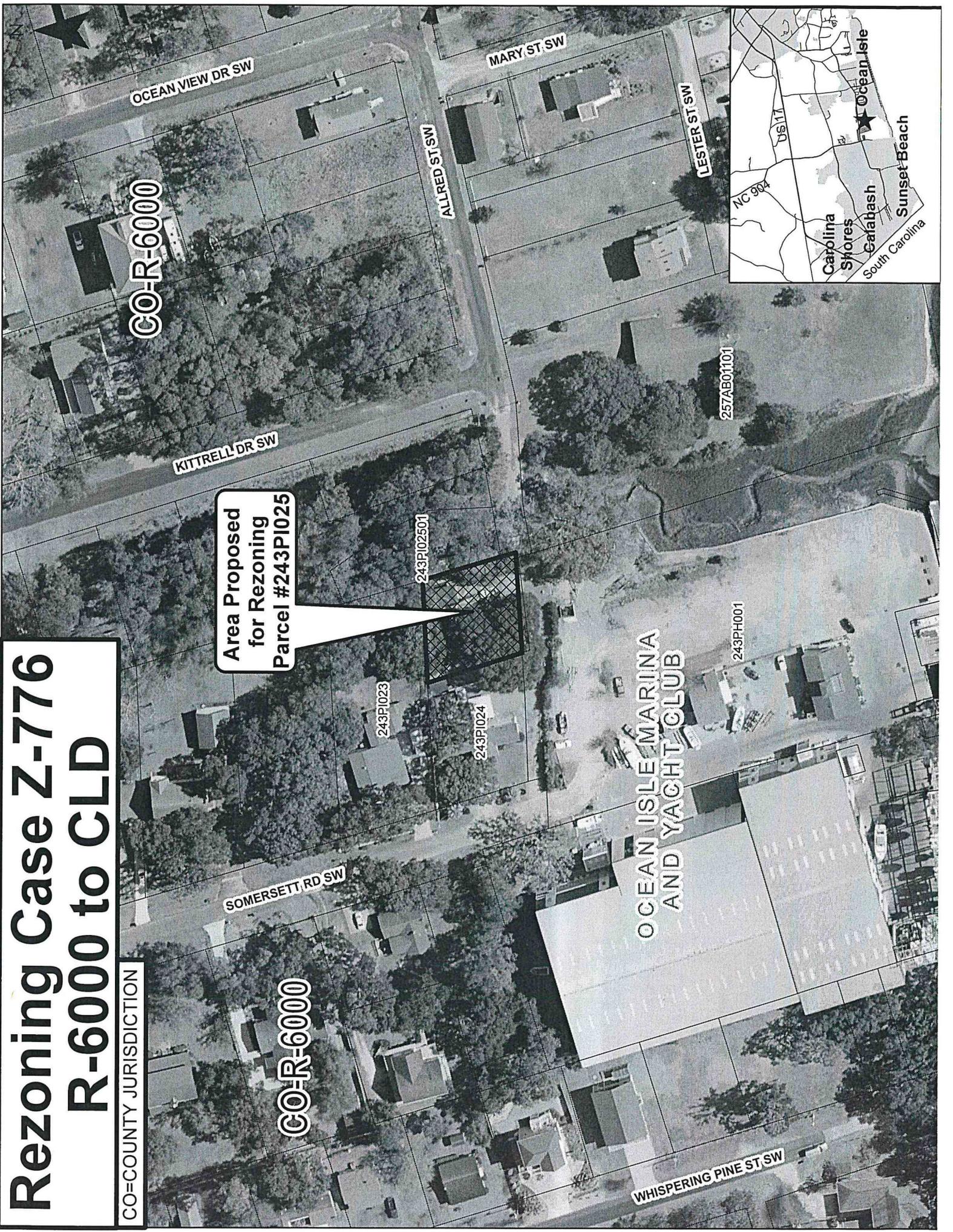
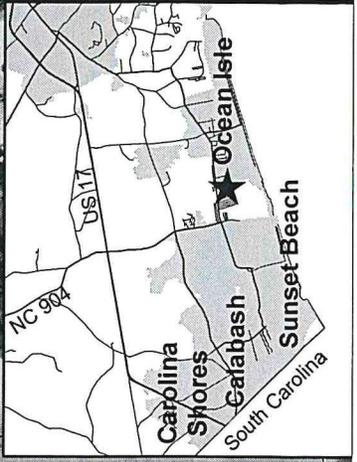
ALLRED ST SW

LESTER ST SW

KITTRELL DR SW

SOMERSETT RD SW

WHISPERING PINE ST SW



# Rezoning Case Z-776 R-6000 to CLD

CO=COUNTY JURISDICTION

Mixed-Use

Area Proposed  
for Rezoning  
Parcel #243PI025

Mixed-Use

OCEAN ISLE MARINA  
AND YACHT CLUB

Mixed-Use

Mixed-Use

257AB01101

243PH001

243PI023

243PI024

243PI02501

OCEAN VIEW DR SW

MARY ST SW

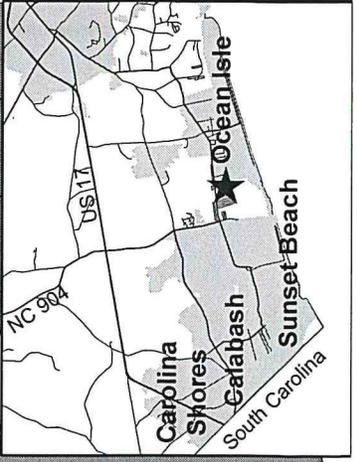
ALLRED ST SW

LESTER ST SW

KITTRELL DR SW

SOMERSETT RD SW

WHISPERING PINE ST SW





# REZONING APPLICATION

*For Office Use Only*

Planning Project #: 301248  
 Rezoning Case Z- 776

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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Tim Moon</u>	
Mailing Address: <u>PO Box 6303</u> <u>Ocean Isle Beach, NC 28469</u>	
Phone: <u>910-299-2290</u>	Email: <u>tim.moon81@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>ALLRED Holdings, LLC</u>	
Mailing Address: <u>PO Box 6303</u> <u>Ocean Isle Beach, NC 28469</u>	
Phone: <u>910-299-2290</u>	Email: <u>tim.moon81@gmail.com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>7040 Allred Street, SW, Ocean Isle Beach, NC 28469</u>	
Parcel Tax ID #(s): <u>243 P1025</u>	Total Site Acreage: <del><u>15 acres</u></del> <u>19 acres</u> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">MP</span>
Current Zoning District(s): <u>R-6000</u>	Proposed Zoning District(s): <u>CLD</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <small>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</small>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

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

Rezoning will make property consistent with CLD zoning of adjacent property

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: mixed use

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

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

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

**APPLICANT/OWNER SIGNATURE**

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

Applicant Signature: [Signature]

Date: 9/7/2018

Owner Signature: [Signature]

Date: 9/7/2018

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

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

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

**OFFICE USE ONLY**

DATE RECEIVED: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

- <5.00 acres (\$300)
- 5.00 to 49.99 acres (\$500)
- 50.00 to 99.99 acres (\$750)
- >100 acres (\$1,000)
- Land Use Plan Amendment
- Conditional Zoning

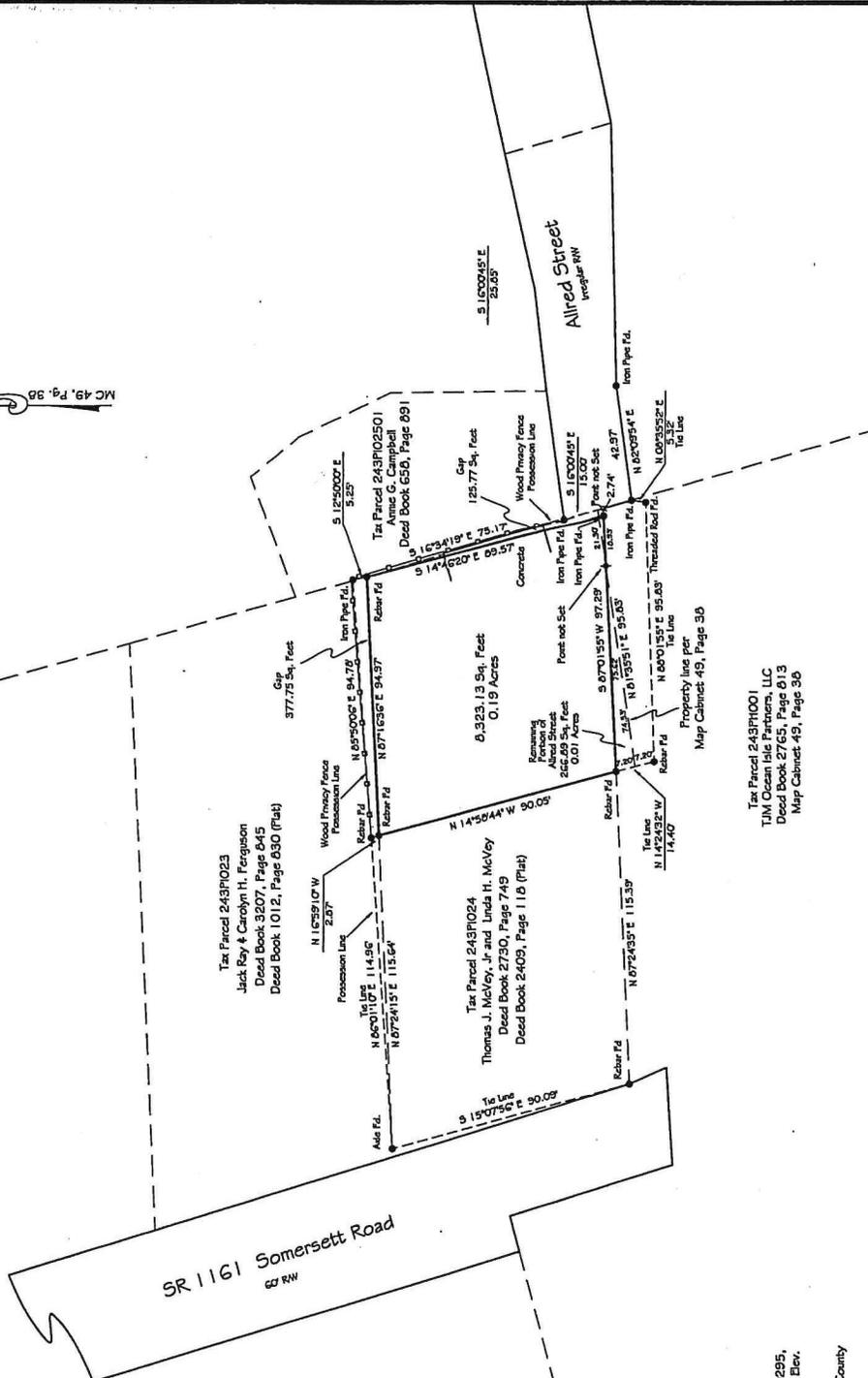
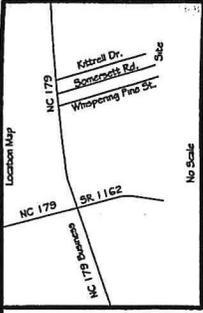
I, Randy D. Ward, certify that this map was drawn from the actual field notes and that the bearings and distances are as calculated by methods and instruments of 1:10,000th, that it conforms to G.S. 47-30 as amended and that it is true and correct to the best of my knowledge and belief.  
I further certify that this survey is of an existing parcel of land.  
Witness my hand and seal this 31st day of August, 2018.

Randy D. Ward  
L-3494

State of North Carolina  
County of Brunswick

\_\_\_\_\_  
Survey Officer for Brunswick County certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

\_\_\_\_\_  
Review Officer



**Allred Holdings, LLC**  
Survey For:  
Of the lands claimed in Deed Book 1554, Page 479



Brunswick County, NC

© NORRIS & WARD LAND SURVEYORS P.A. 2018

Tax Parcel 243P1001  
TUM Ocean Isle Partners, LLC  
Deed Book 2765, Page 613  
Map Cabinet 49, Page 39

**Notes:**  
Based on Flood Insurance Rate Map 37201 106500K, Community # 370295, Panel 1065, dated 8-28-18, this parcel appears to be located in Zone AE Elev. 12.0 and 13.0.  
Adjoining property owners based on information found in the Brunswick County tax records.  
For further see maps as referenced.  
Area calculated by coordinates.

<b>NW NORRIS &amp; WARD</b>	Prepared by: RDM/20
Land Surveyors, P.A.	Drawn by: RDM
North Carolina & South Carolina	Checked by: TSM
P.O. Box 7694	New Deal Holdings, LLC
Ocean Isle Beach, NC 28469	Tax Parcel 243P025
NC-0387	
Phone: (910) 579-5000	Fax: (910) 579-5025
Steve M. Norris, P.L.S.	Randy D. Ward, P.L.S.

# BRUNSWICK COUNTY PLANNING BOARD UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT

The following are proposed revisions to Campgrounds and Outdoor RV Resorts standards:

- Update references to camp “parcels” or “lots” to camp “sites” within an Outdoor RV Resort throughout Section 5.3.8., Outdoor Lodging.

- Reduce Minimum Number of Campsites.

## 5.3.8. Outdoor Lodging

### A. Campground (including Government-Operated)

#### 4. Design Standards

- iv. A campground shall contain at least ~~15~~ 10 campsites.

- Campground Internal Street Standards

## 5.3.8. Outdoor Lodging

### A. Campground (including Government-Operated)

#### 5. Parking and Streets

##### iii. Internal Street Standards

##### (d) Additional Internal Street Standards for Campgrounds ~~in the RR and C-LD Zoning Districts:~~

- (1) All internal streets within the campground shall be surfaced with a minimum of six inches of compacted stone and shall be capable of supporting the imposed load of fire apparatus in accordance with the Fire Apparatus Access Roads Standard in the North Carolina Fire Code (NC Fire Code Section 503) and be equipped with adequate and suitable drainage facilities.

##### ~~(e) Additional Internal Street Standards for Campgrounds in MR-3200 Zoning Districts:~~

- ~~(1) All internal streets must be either paved or surfaced with a pervious pavement system that meets or exceeds the North Carolina Department of Transportation (NCDOT) strength and durability standards for Subdivision Roads.~~

- Allow Alternative Camping Structures

## 5.3.8. Outdoor Lodging

### B. Campground (including Government-Operated)

#### 4. Design Standards

- i. Up to 40% of the campsites in a campground may contain camping cabins. Only one camping cabin per campsite is permitted.

### C. Outdoor RV Resorts

#### 7. General Design Standards

- xi. Up to 40% of the campsites in a Outdoor RV Resort may contain camping cabins, cabins, yurts and/or tiny homes. Only one camping structure per campsite is permitted.

- **Reduce Minimum Campsite Size in Outdoor RV Resorts**

- 5.3.8. Outdoor Lodging

- C. Outdoor RV Resorts

- 7. General Design Standards

- vii. Minimum ~~parcel~~ **campsite** requirements are as follows:

Minimum <del>RV-Lot</del> <b>Campsite</b> Requirements	
<del>Lot</del> <b>Campsite</b> Size (sq ft)	<del>2,400</del> <b>1,920</b>
<del>Lot</del> <b>Campsite</b> Width (feet)	<del>40</del> <b>32</b>

- **Remove Outdoor RV Resort Subdividing Requirement**

- 5.3.8. Outdoor Lodging

- C. Outdoor RV Resorts

- 1. Intent

- The intent of an Outdoor Recreational Vehicle (RV) Resort is to provide sites for the placement and occupancy of recreational vehicles and self-contained travel trailers on ~~individually-owned-lots~~ **campsites** with the necessary accessory uses and amenities. Design standards are intended to ensure adequate utilities and facilities and to promote compatibility with adjacent uses. **Campsites may be subdivided and sold to individuals.**