



AGENDA

BRUNSWICK COUNTY

PLANNING BOARD

6:00 P.M. Monday
March 14, 2016

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

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of the Minutes of the February 8, 2016 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Request for Preliminary Major Subdivision Approval.
 - A. Name: Southview Park Major Subdivision (SS-260)
Applicant: Jeffrey M. Stokley
Tax Parcels: 029AB013
Location: Located on Leland School Road (SR 1441).
Description: The proposed Southview Park Major Subdivision consists of 21 single family lots on a gross site of 5.11 acres creating an overall density of 4.11 units per acre.
- 9) Other Business.
 - A. Hazard Mitigation Plan Update
 - B. Flood Map Update
- 10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
February 8, 2016

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Cynthia Henry
Michael Polychrones
Troy Price
Randy Ward

MEMBERS ABSENT

Chris Stanley
Joe Johnson

STAFF PRESENT

Michael Hargett, Director
Connie Marlowe, Admin. Asst.
Kirstie Dixon, Planner II
Marc Pages, Land Planner
Helen Bunch, Zoning Administrator
Bob Shaver, County Attorney

OTHERS PRESENT

Bobby Long
John Hankins

Terry Pope, State Port Pilot
Lewis Dozier

I. CALL TO ORDER.

The Chair called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Chris Stanley and Mr. Joe Johnson were absent.

IV. CONSIDERATION OF MINUTES OF THE 11-JAN-16 MEETING.

Mr. Polychrones made a motion to approve the minutes as written and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Hargett said staff will provide a brief update on the Greenway/Blueway Plan under Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-736 – Old Shallotte Baptist (%Bobby Long)

Request to rezone approximately 5.61 acres located at 394 Longwood Road NW (NC 904) near Shallotte from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 21100001.

Land Use Plan Map Amendment LUM-736:

Request to amend approximately 5.61 acres located at 394 Longwood Road NW (NC 904) near Shallotte from LDR (Low Density Residential) to Commercial for Tax Parcel 21100001.

Ms. Dixon addressed the Board. She read the Staff Report (attached). She identified the subject property and surrounding properties on a visual map. Ms. Dixon said staff recommends approval from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 21100001 located at 394 Longwood Road NW (NC 904) near Shallotte.

Mr. Dunham asked staff what is located on the 2 properties (Tax Parcels 21100073 and 19500001) currently zoned C-LD across the street from the subject property? Ms. Dixon said there is a residence on Tax Parcel 19500001 and Tax Parcel 21100073 is vacant. Mr. Dunham asked staff when those parcels were zoned commercial? Ms. Dixon said prior to the implementation of the UDO in May 2007.

Ms. Easley asked staff if the church has been on the property for a long time? Ms. Dixon replied yes. Ms. Easley clarified that the subject property is currently zoned residential. Ms. Dixon said churches are allowed in all zones. She further stated that the zoning change will not have a negative impact on the church. However, the proposed zoning change would have a positive impact on the existing sign. Mr. Pages interjected that the existing sign is currently non-

conforming although it has been on the subject property for quite some time. He further stated that the proposed zoning change will bring the sign into compliance with the UDO.

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

Mr. Bobby Long addressed the Board on behalf of Old Shallotte Baptist Church. Mr. Long stated that the church is trying to bring an existing sign into compliance with the Brunswick County Unified Development Ordinance (UDO). Mr. Long stated that the North Carolina State Building Code considers churches commercial and any approvals are based on commercial standards. Mr. Dunham asked if the zoning change would allow for a specific commercial use. Ms. Bunch said any church related functions can be done at the current time with certain provisions.

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

Mrs. Henry asked staff if any comments were received from the adjoining property owners? Ms. Dixon replied no.

The Board discussed the worksheet and concluded the following:

- I. Will the uses permitted by the proposed change be appropriate for the area concerned?

Yes. There is similar zoning nearby.

- II. Does adequate public school facilities and other public services/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change?

Yes. This rezoning request is located in the Union Elementary School District, which has adequate capacity; Shallotte Middle School District has adequate capacity; and West Brunswick High School District is out-of-capacity. The proposed use is not expected to generate demand on schools.

This rezoning is located in the Grissetown/Longwood Fire District.

Water is available by Brunswick County Utilities via a twelve inch (12") line off Longwood Road NW (NC 904). Sewer is not available at this time. It is the developer's responsibility to connect to the water system.

This rezoning has access off Longwood Road NW (NC 904) and Old Shallotte Road NW (SR 1316), which have no capacity deficiencies. There are no North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Projects and Studies in this area.

- III. Is the proposed change consistent with the CAMA Land Use Plan or any other adopted land use document?

No. However, an amendment has been requested.

IV. Is the proposed amendment reasonable as it relates to the public interest?

Yes. There is similar zoning nearby, there was no opposition from adjoining property owners, and the zoning change will make an existing use (billboard) conforming to the UDO.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) Tax Parcel 21100001 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 21100001 located at 394 Longwood Road NW (NC 904) near Shallotte. The motion was unanimously carried.

B. Proposed Revisions to various provisions of the Unified Development Ordinance.

Mr. Dunham asked staff, in reference to the proposed revision regarding not bonding the final lift of asphalt, when is a road bonded? Mr. Hargett said staff consulted with the Engineering and other County Departments and there was a consensus that this option be removed from the UDO. There have been a couple of instances where deferring the final lift of asphalt has been problematic. He further stated that there was no resistance from the development community to remove this option. Mr. Dunham clarified that infrastructure is in place before the final plat is recorded and Mr. Hargett concurred.

Mrs. Henry asked about item 8 (Number of Principal Structures allowed) and whether the number of principal structures are limited in Section 5.4.3? Mr. Hargett replied yes. Mrs. Henry clarified that Item 15 (Home Occupation – remove minimum lot size requirement for signs) would allow for any parcel to have a home occupation sign. Mr. Hargett replied yes. He further stated that staff could not reach a consensus on this item. Mr. Hargett said there were concerns for neighborhoods without property owners associations or some other mechanism to control a potential proliferation of signage. Mr. Hargett said the initial change to allow home occupation signs on parcels 2 acres or more was intended to ensure smaller developments would be protected. He said there were a couple of instances that prevented someone with a home occupation from erecting a sign so the home occupation could be located by the general public. Mrs. Henry asked staff about Item 16 that proposes to use the word “exceptional” design when describing a project. Mr. Hargett said this was changed to provide consistency throughout the ordinance regarding design. Ms. Easley asked staff if exceptional design is clearly defined in the UDO? Mr. Hargett said Article 6 addresses exceptional design and there are examples in Appendix E. Mrs. Henry asked staff about Item 17 (Open Space and Recreation Area) and whether it will lessen the amount of open space requirements? Mr. Hargett said this a clarification of open space requirements for residential in a mixed-use development.

Mr. Hargett stated that staff was also unable to reach a consensus on limiting the mining activity to 20 acres (including required buffer areas) rather than to limit the parcel to 20 acres. He said there was concern with the mining site boundaries not being specified with this particular change. Mr. Hargett stated that requiring a copy of the State Permit, which requires the mining site to be surveyed, identifies the mining activity boundaries.

Mr. Hargett interjected that staff is proposing an engineer certification be included on final plats stating that road improvements have been installed in accordance with the approved plan. Mr. Dunham asked staff who will be responsible for the certification? Mr. Hargett said the engineer that designed the road(s).

Mr. Hargett said staff is also proposing to revise and/or clarify the height requirements to allow up to 75 feet by right (with the base height restrictions remaining per district) with certain provisions and Planning Board approval beyond 75 feet; no height limitation for lots that are 100 acres or greater in Industrial General (IG); and height requirements are subject to the Fire Marshal approval.

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

With no public comments, Mr. Polychrones made a motion to close the Public Hearing and the motion was unanimously carried. Mr. Hargett said staff contacted several groups (ABCPOA, Chambers of Commerce, BASE, and Brunswick County Board of Realtors) and several concerned individuals in the County, but staff did not receive any comments.

Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve the UDO Refinements as proposed and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Greenway/Blueway Plan

Ms. Dixon addressed the Board. She stated that the consultant(s) will be here the last week of February and they will be holding a meeting with municipalities and the Metropolitan Planning Organizations (MPOs). There will be a full day workshop as well as 2 public input meetings. Ms. Dixon said the consultants will hold numerous stakeholder meetings and they will meet with the Brunswick County Leadership Team. Ms. Dixon concluded that the consultant(s) will be conducting field visits/checks and the Planning Board will be notified of the public input meeting dates when those dates are finalized.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY
MAJOR SUBDIVISION
STAFF REPORT AND RECOMMENDATION**

Application No. SS-260

Applicant: Jeffrey M. Stokley

Project Name: Southview Park

Property Location: Leland School Road (SR 1441)

Parcel Number: 029AB013

Zoning District: R-6000 (High Density Residential)

Surrounding Zoning: **North** R-6000 **South** LE-C-1 and LE-R-15 (Leland Jurisdiction)
East R-6000 and LE-O&I **West** CLD (Commercial Low Density)

Submittal Date: February 1, 2016

TRC Date: February 11, 2016

Proposed Use: Major Subdivision consisting of 21 single-family lots on a gross site of 5.11 acres creating an overall density of 4.11 units per acre.

Approval Criteria

- The majority of the surrounding uses consist of single family residential, undeveloped land and park use. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Commercial.
- Parking will be off-street and the proposed project meets minimum vehicular access point requirements.
- The minimum residential lot size in the R-6000 zone is 6,000 square feet. Three lots within the proposed project are to be less than 6,000 square feet with the smallest lot totaling 5,404 feet. The street buffer was also reduced from 20 feet to 10 feet to ensure the buffer would remain as common area as opposed to being a portion of the lots adjacent to Leland School Road. Per UDO Section 6.1 the applicant may apply for site design flexibility, and in this case minimum lot size reduction, if he/she incorporates elements of exceptional design into the site plan. The proposed exceptional design elements are as follows:
 1. Increased open space – 7% or 0.36 acres of the total area is required to be open space. The applicant is proposing 13% or 0.67 acres of open space. Of the required open space a minimum of 15% or 0.05 acres of recreational space is required. The applicant is proposing 0.21 acres of recreation space.
 2. The developer is proposing two pedestrian accesses within the development. One will link Leland School Road with parcel 02900001 and the other will front Leland School Road to accommodate a future sidewalk.
 3. The proposed dog park will have an advisory sign with a pet waste bag dispensary to minimize impacts to nearby Dry Leaf Branch.

4. Existing vegetation will remain along northern boundary as a buffer to the adjacent John Hill Carter Subdivision.
- The proposed project meets all street design requirements regarding construction and emergency service standards. The proposed development has a link/node ratio of 1.0 which does not meet the minimum UDO requirement of a 1.3 ratio. Site conditions, however, prohibit the project from meeting the UDO minimum ratio.
 - Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by the Brunswick Regional Water and Sewer District.
 2. **Roads** will be public.
 - **Open Space** is required at 7% of the total project area. The developer is proposing **0.67** acres of open space of which **0.36** acres are required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing 0.21 acres of recreational open space of which 0.05 acres is required.
 - Adjacent property owners were notified via US mail.
 - According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies on Zion Hill Road. The approximate trip generation of this project at build out is 201 trips per 24 hour two-way volume.

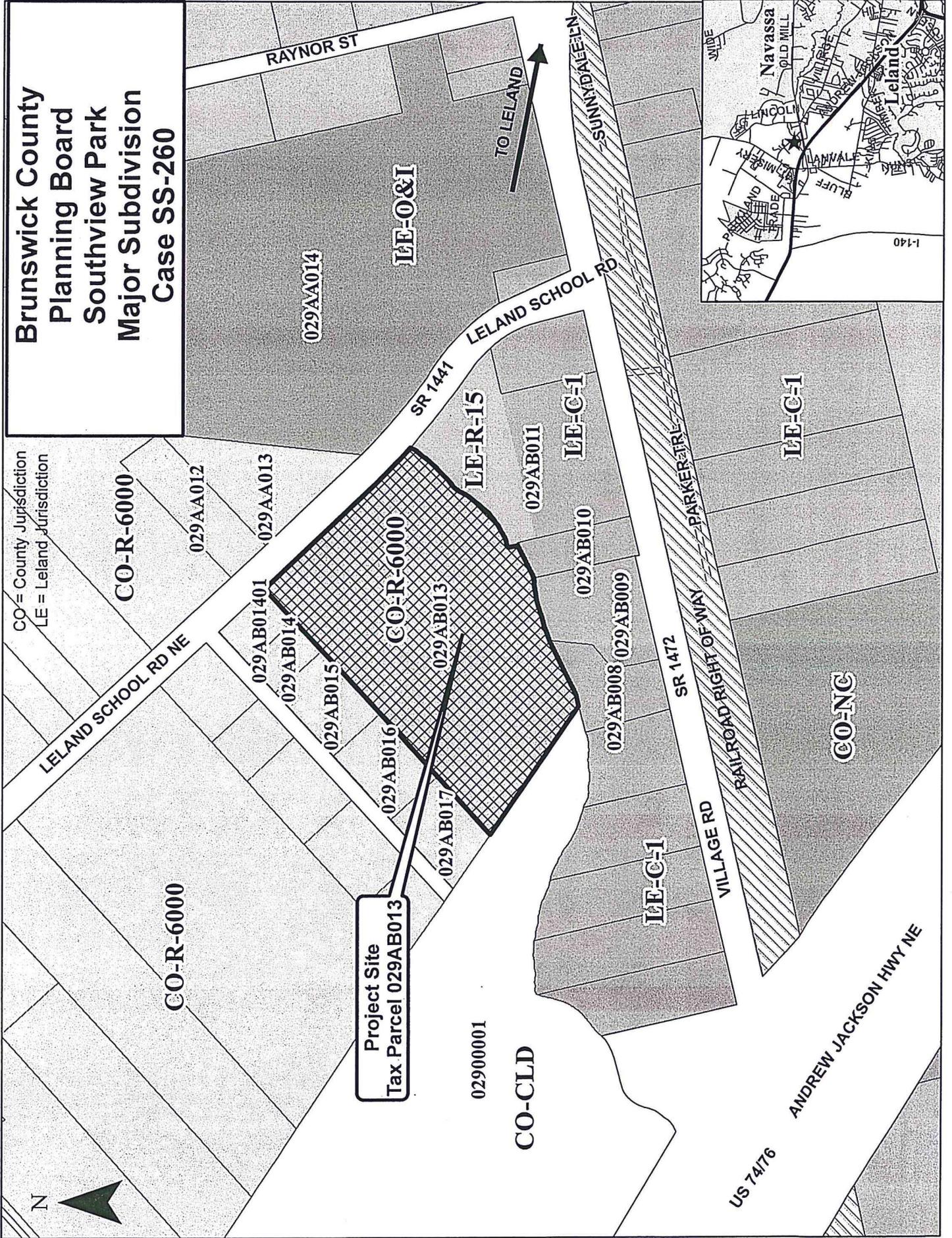
If approved, this major subdivision shall have a vested right for a period of three years. A two year extension may be requested by the applicant to the Brunswick County Planning Department.

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.
3. To accommodate the recommendations in the draft pedestrian plan for the Town of Leland, revise the future sidewalk width along Leland School Road to indicate a minimum of 8 feet.
4. Revise the public pedestrian access trail within the stream buffer to a minimum width of 8 feet to better accommodate both foot and bicycle use.
5. Provide documentation from the Brunswick Regional Water and Sewer District (H2GO) that there is adequate capacity to serve the project.

**Brunswick County
Planning Board
Southview Park
Major Subdivision
Case SS-260**

CO = County Jurisdiction
LE = Leland Jurisdiction



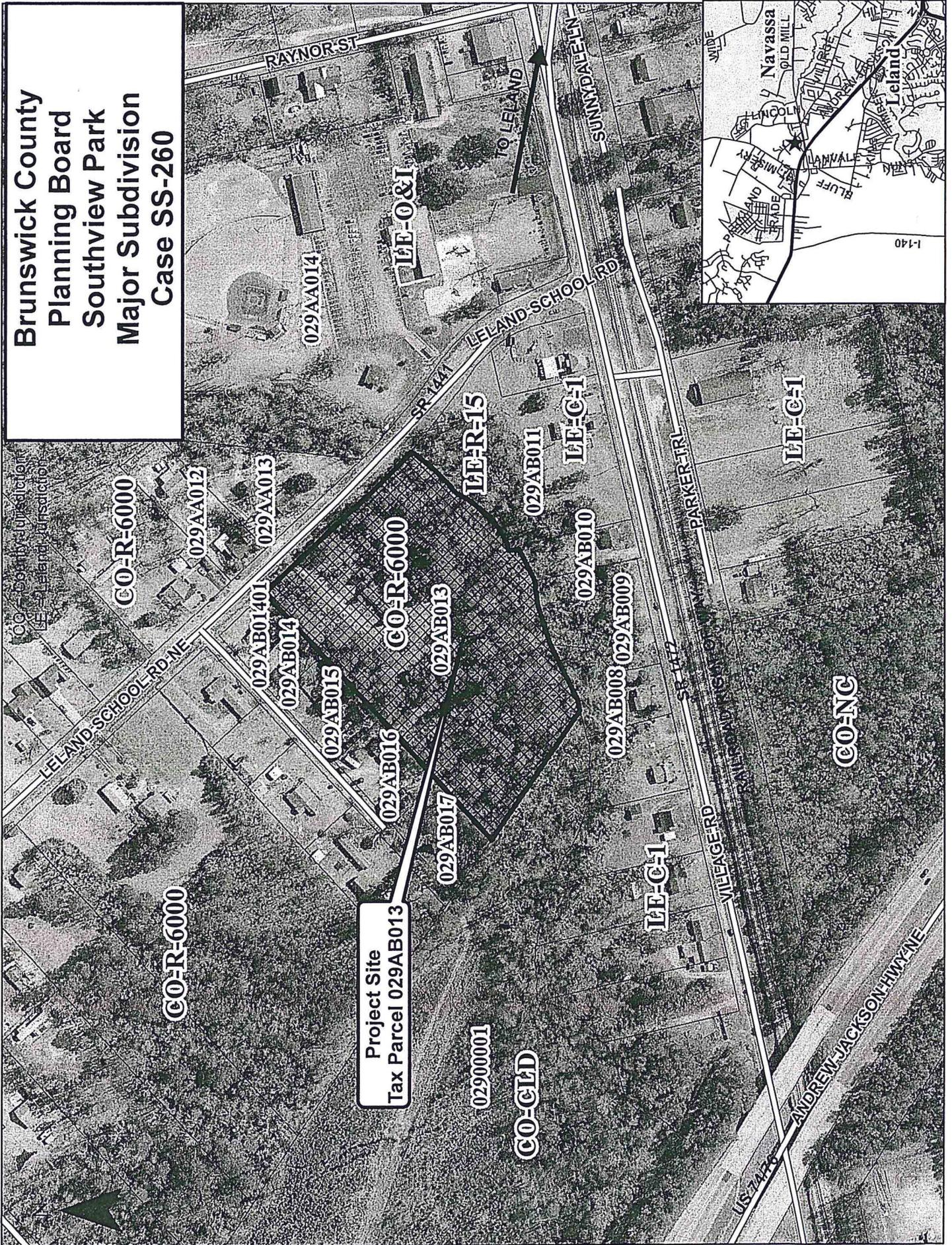
Project Site
Tax Parcel 029AB013

TO LELAND



1:140

**Brunswick County
Planning Board
Southview Park
Major Subdivision
Case SS-260**



**Project Site
Tax Parcel 029AB013**

CO-R-6000

CO-R-6000

029AA012

029AA013

029AB01401

029AB014

029AB015

CO-R-6000

029AB016

029AB013

029AB017

LE-R-15

02900001

CO-CLD

029AB011

LE-C-1

029AB010

029AB009

029AB008

LE-C-1

PARKER-TRL

LE-C-1

CO-CNG

RAYNOR ST

LEE-O&I

LELAND SCHOOL RD

SUNNYPARK LN

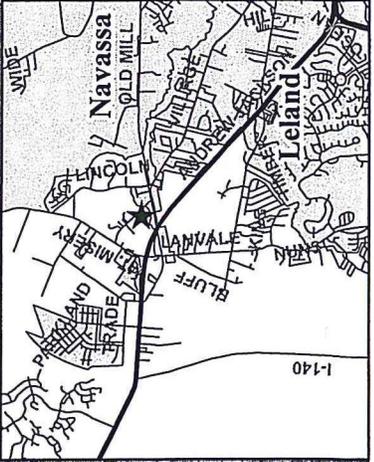
TO LELAND

VILLAGERD

SR-1476

US-7476

ANDREW JACKSON HWY-NE



1/40



Major Subdivision

Application and Checklist

Fee: \$350

For Office Use Only	
File # <u>SS-260</u>	Receipt # <u>13511</u>
Date Submitted: <u>2/1/16</u>	

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>Jeffrey M. Stokley</u>	Phone <u>(919) 600-8574</u>
	Address <u>1620 Harbor Drive</u>	Fax
	City, st, zip <u>Wilmington, NC 28401</u>	Email

Applicant or Representative	Name <u>Frank Braxton of Coastal Land Design</u>	Phone <u>(910) 254-9333</u>
	Address <u>P.O. Box 1172</u>	Fax <u>(910) 254-0502</u>
	City, st, zip <u>Wilmington, NC 28402</u>	Email <u>fbraxton@cldesign.com</u>

Property Information	Address <u>1613 Leland School Rd</u>
	Tax Parcel(s) <u>029 AB 013</u>
	Acreage <u>5.11</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>Creekside Park</u>
	Modification or Expansion Of Existing Subdivision? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres <u>5.11</u>
	Commercial Acres <u>0</u>
Number of Lots <u>21</u>	

Authorization	Property Owner Signature <u>[Signature]</u>	Date <u>1-28-16</u>
	Applicant/Representative Signature <u>[Signature]</u>	Date <u>2/1/16</u>

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



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

February 12, 2016

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

**RE: Creekside Park Major Subdivision
File # SS-260**

Dear Mr. Braxton,

The Technical Review Committee (TRC) at their February 11, 2016 meeting reviewed the preliminary plans for the above referenced project.

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

- Begin discussions with NCDOT for the Driveway Permit and the process for them accepting the roads into their system. Please contact Jon Roan with NCDOT for additional details – 251-2655 or jroan@ncdot.gov.
- Two street names are required. Please contact GIS to secure those names and if you wish to have County issued street signs. Jan Clemmons can be contacted at 253-2392.
- The subdivision name “Creekside” is already in use by another development. Please select a name not currently in use by another county development. Please contact me if you need assistance with this.
- Please submit a Heritage Tree Plan per Section 6.1.3. of the UDO. If there are no Heritage Trees located in upland areas, please note on the site plan. Brunswick County highly recommends leaving all trees located along the periphery of the property for a buffer.
- Please revise the ROW width to show 45 feet.
- Please indicate the cul-de-sac radius.
- Please include a street detail indicating pavement widths, cross section, and curb detail.
- Please revise the rear setback in the site data to indicate 9 feet.
- Please label the drainage easement between lots 17 and 18.
- Please indicate a 10 foot easement around the top of the bank of the pond for maintenance.
- Please indicate the pond overflow outlet with rip rap to minimize erosion.

- Please show the path to the dog park on the plan and indicate the location of the pet waste advisory sign with bag dispensary.
- As discussed in the meeting, the county would require taking the buffer areas out of the lots and making them common areas. We do understand that doing this will make those small lots even smaller so if the developer is willing to include a greenway path through the development along the stream linking the Port City Church site to Leland School Road and permit the future installation of a sidewalk along Leland School Road, we would consider reducing the street buffer size to 10 feet and reducing the front setback for those lots to 15 feet. We would also allow the affected lots to be less than 6,000 square feet to accommodate. If this is acceptable please show the greenway path on the plan and make the other buffer/setback revisions.
- If street lighting is proposed, please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO"
- Please provide documentation from H2GO stating that they are willing to serve the project with water and sewer and that they have adequate capacity to do so.
- Please note who will be responsible for the maintenance common areas. Further, note the home owners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development.
- Please note on the plan, "There shall be a note on the final plats, master covenants, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the NC Department of Environment and Natural Resources and/or the U.S. Army Corp of Engineers."
- 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 that all roads will be built to NCDOT construction standards for subdivision roads.

Please return the revised plans to the Brunswick County Planning Department by 5:00 p.m. on February 23, 2016. Please accompany the paper plans 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,



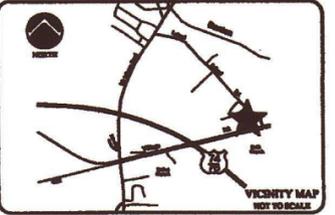
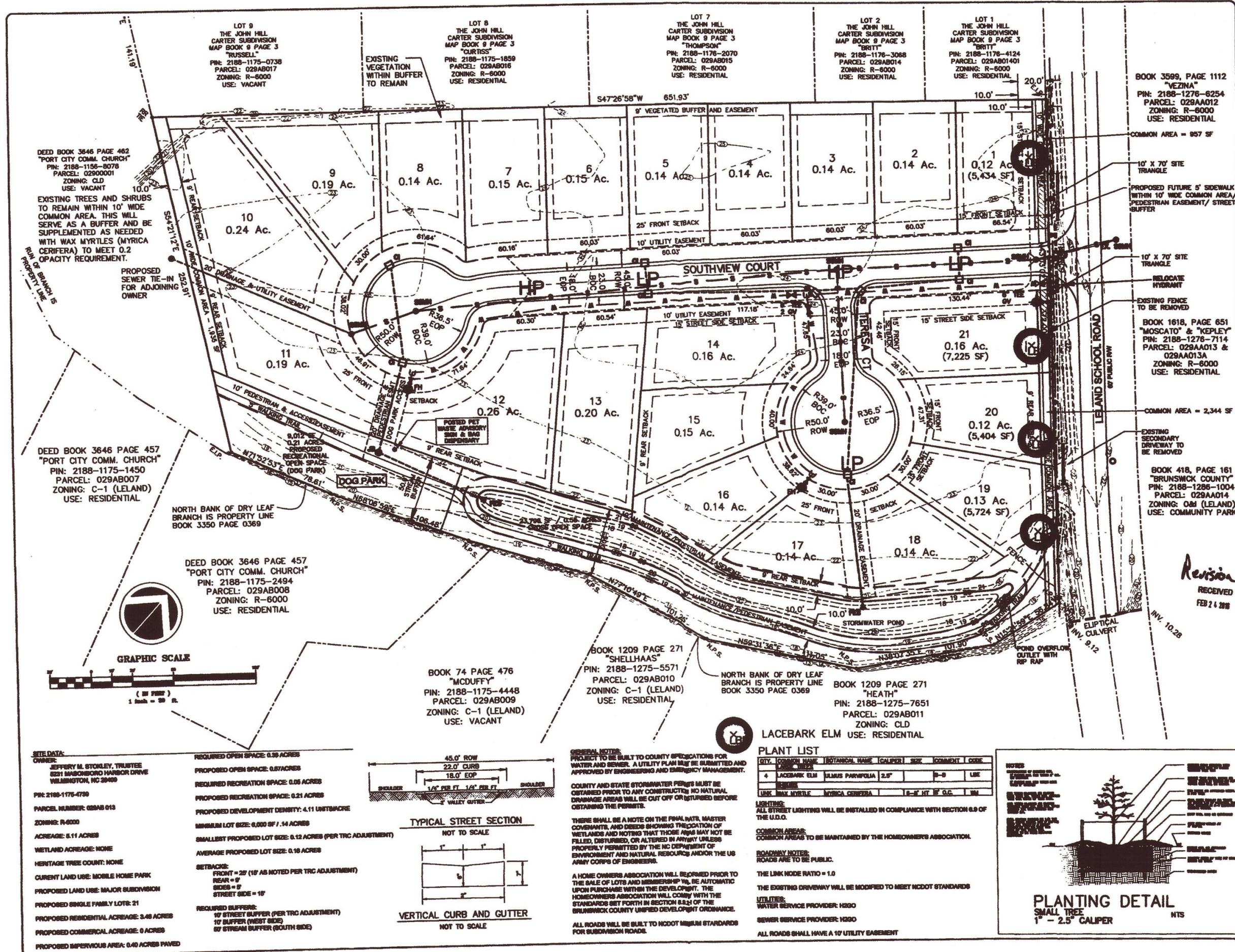
Marc Pages
Land Planner

ADJACENT PROPERTY OWNERS

File # SS-260

Southview Park Major Subdivision

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
029AA014	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422
029AA013 A	MOSCATO DONNA V	PO BOX 1074	LELAND	NC	28451
029AA013	KEPLEY JUANITA DILLON & MARTIN JR	P.O. BOX 836	LELAND	NC	28451
029AA012	VEZINA BURTON W ETUX LINDA P (LT) * BURTC 105 HEWETT BURTON RD		LELAND	NC	28451
029AB011	HEATH JIMMIE R	PO BOX 367	LELAND	NC	28451
029AB010	SHELLHAAS LUCAS S ET ANGLEA H	1540 VILLAGE ROAD	LELAND	NC	28451
029AB01401	BRITT LYNN & CHERYL	P O BOX 1388	LELAND	NC	28451
029AB014	BRITT LYNN & CHERYL	P O BOX 1388	LELAND	NC	28451
029AB015	THOMPSON RONNIE L	9181 JOHN CARTER RD	LELAND	NC	28451
029AB013	STOKLEY JEFFREY M TRUSTEE	5231 MASONBORO HARBOR D	WILMINGTON	NC	28409
029AB009	MCDUFFY CAROL & JAMES STEWART	3423 TALON CT	WILMINGTON	NC	28409
029AB008	PORT CITY COMMUNITY CHURCH	250 VISION DRIVE	WILMINGTON	NC	28403
029AB016	CURTISS HOBERT H	P O BOX 214	LELAND	NC	28451
029AB017	RUSSELL HAROLD E JR	PO BOX 19001	RALEIGH	NC	27619
02900001	PORT CITY COMMUNITY CHURCH	250 VISION DRIVE	WILMINGTON	NC	28403



LEGEND:

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM PIPE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED SEWER MANHOLE
- PROPOSED CURB INLET
- PROPOSED WATER VALVE
- PROPOSED TEE FITTING
- PROPOSED END SECTION
- PROPOSED HIGH/LOW POINT

HPLP

REV.	DESCRIPTION	REV. BY	DATE

**PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION**

Revision
RECEIVED
FEB 24 2018

Coastal Land Design, P.L.L.C.
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
10000 Pines Lakeshore Dr. #100
Raleigh, NC 27617 Phone: 919-851-0000 Fax: 919-851-0002

DRAWN: R. Lamb	PROJECT: 376-01
CHECKED: J. Petroff	NUMBER: 1
APPROVED: J. Petroff	SCALE: 1" = 30'
FILE NAME:	DATE: 08-Apr-2018

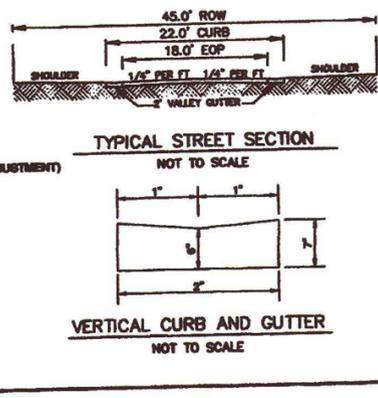
**Southview Park
Brunswick County, NC**

PROPOSED SITE PLAN

JOB NUMBER 376-01	SHEET NUMBER Site
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SITE DATA:
OWNER: JEFFERY M. STONLEY, TRUSTEE
6221 MASONBORO HARBOR DRIVE
WILMINGTON, NC 28409
PIN: 2188-1175-4780
PARCEL NUMBER: 029AB 013
ZONING: R-6000
ACREAGE: 8.11 ACRES
WETLAND ACREAGE: NONE
HERITAGE TREE COUNT: NONE
CURRENT LAND USE: MOBILE HOME PARK
PROPOSED LAND USE: MAJOR SUBDIVISION
PROPOSED SINGLE FAMILY LOTS: 21
PROPOSED RESIDENTIAL ACREAGE: 3.48 ACRES
PROPOSED COMMERCIAL ACREAGE: 0 ACRES
PROPOSED IMPERVIOUS AREA: 0.40 ACRES PAVED

REQUIRED OPEN SPACE: 0.38 ACRES
PROPOSED OPEN SPACE: 0.57 ACRES
REQUIRED RECREATION SPACE: 0.06 ACRES
PROPOSED RECREATION SPACE: 0.21 ACRES
PROPOSED DEVELOPMENT DENSITY: 4.11 UNITS/ACRE
MINIMUM LOT SIZE: 6,000 SF / .14 ACRES
SMALLEST PROPOSED LOT SIZE: 0.12 ACRES (PER TRC ADJUSTMENT)
AVERAGE PROPOSED LOT SIZE: 0.18 ACRES
SETBACKS:
FRONT = 25' (15' AS NOTED PER TRC ADJUSTMENT)
REAR = 9'
SIDES = 5'
STREET SIDE = 15'
REQUIRED BUFFERS:
10' STREET BUFFER (PER TRC ADJUSTMENT)
10' BUFFER (WEST SIDE)
50' STREAM BUFFER (SOUTH SIDE)

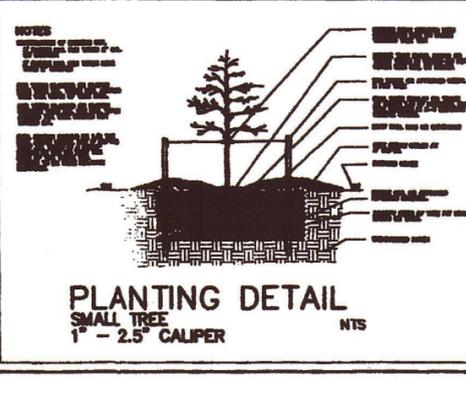


GENERAL NOTES:
PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MAY BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANYWAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE US ARMY CORPS OF ENGINEERS.
A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 8.2.1 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
ALL ROADS WILL BE BUILT TO NCDOT MINIMUM STANDARDS FOR SUBDIVISION ROADS.

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	CALIPER	SIZE	COMMENT	CODE
4	LACEBARK ELM	ULMUS PARVIFLORA	2.5"	8-9	LINE	
	LINK	WAX MYRTLE				
		MYRTICA CERIFERA			12-18" HT. 18" G.C.	

NOTES:
LIGHTING: ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9 OF THE U.D.O.
COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
ROADWAY NOTES: ROADS ARE TO BE PUBLIC.
THE LINK NODE RATIO = 1.0
THE EXISTING DRIVEWAY WILL BE MODIFIED TO MEET NCDOT STANDARDS
UTILITIES: WATER SERVICE PROVIDER: H200
SEWER SERVICE PROVIDER: H200
ALL ROADS SHALL HAVE A 10' UTILITY EASEMENT



1 inch = 30 ft.