



# AGENDA

## BRUNSWICK COUNTY

### PLANNING BOARD

**6:00 P.M. Monday**  
**November 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 September 12, 2016 Meeting and October 24, 2016 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings.

A. Rezoning Z-748 – M. Grey Vick

Proposed rezoning of approximately .68 acres located at 4392 Long Beach Road (NC 133) near Oak Island from SBR-6000 (High Density Site Built Residential) to CLD (Commercial Low Density) for Tax Parcel 221ID005.

B. Rezoning Z-749 – Norris & Tunstall Engineers, P.C./Phil Norris

Proposed rezoning of approximately 30.54 acres located at 1526 and 1530 Lanvale Road (SR 1438) and off Old Fayetteville Road (SR 1328) near Leland from MR-3200 (Multifamily Residential) to R-6000 (High Density Residential) for 02900046, 02900087, and 02900089.

C. Planned Development Conceptual Plan Approval - PD-7

Name: Waterbrook Woods Planned Development (Revision)

Applicant: Cape Fear Engineering/Perry Davis

Tax Parcels: 22800009 and 2280000902

Location: Located on Old Georgetown Road near Ocean Isle Beach, NC.

Description: This is a proposed revision to an existing Planned Development which will consist of 377 single family lots and 44 multi-family units on a gross site of 238.55 acres creating an overall density of 1.76 units per acre.

D. Planned Development Conceptual Plan Approval - PD-8

Name: Chatham Glenn Planned Development (Revision)

Applicant: McKim and Creed, Inc./Tara Murphy

Tax Parcels: 2270002301

Location: Located on Seaside Road near Sunset Beach Beach, NC.

Description: This is a proposed revision to an existing Planned Development which will consist of 158 single family lots on a gross site of 113.51 acres creating an overall density of 1.39 units per acre.

9) Other Business.

- A. Hazard Mitiation Plan Update
- B. 2017 Planning Board Schedules
- C. Planning Board Cases Update

10) Adjournment.

**MINUTES**  
**PLANNING BOARD**  
**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday**  
**September 12, 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  
Troy Price  
Chris Stanley  
Randy Ward  
William Bittenbender

MEMBERS ABSENT

Richard Leary

STAFF PRESENT

Kirstie Dixon, Planning Manager  
Connie Marlowe, Admin. Asst.  
Marc Pages, Land Planner  
Bob Shaver, County Attorney

OTHERS PRESENT

Alan Solana  
Mary McCall  
John Hankins  
Suraiya Motsinger  
Harold Gordon  
Debra Sparks  
Warren Weaver

Jo-Ann Behrent-Peabody  
Lenda B. Hankins  
Lewis Dozier  
Ray Hickey  
Andrew Fox  
Carol Hickey

I. CALL TO ORDER.

The Chair called the meeting to order at 6:03 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Richard Leary was absent.

IV. CONSIDERATION OF MINUTES OF THE 08-AUG-16 MEETING.

Mr. William Bittenbender asked that his name be added as being present. Ms. Easley made a motion to approve the minutes with the noted correction and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon asked that the Planning Board's meet and greet be added under Other Business.

VI. PUBLIC COMMENT.

There were none.

VII. PRESENTATIONS.

A. Cape Fear Transportation 2040 (%Suraiya Motsinger)

Ms. Suraiya Motsinger, Wilmington Urban Area Metropolitan Planning Organizational (WMPO), addressed the Board. Ms. Motsinger briefly discussed the Cape Fear Transportation 2020 via a PowerPoint presentation (attached) addressing the projects and policies for transportation in our region for a twenty-five year period. Ms. Motsinger said the Plan is updated every five years. She encouraged the Board to provide feedback to WMPO and participate in the Cape Fear Transportation 2045 Plan. The Board thanked Ms. Motsinger for her PowerPoint presentation.

VIII. OLD BUSINESS.

A. Rezoning Z-741CZ – Solana, Theriault & Gross PLLC (%Alan M. Solana)

Request to rezone approximately 4.58 acres located off Todd Road SW (SR 1147) near Shallotte from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 2290004409.

Ms. Dixon addressed the Board. She provided the Board with an email (attached) from Attorney Bob Shaver addressing the Board's comments regarding ownership of Lake Serene, rights of owners, riparian rights, and liability for actions of others on Lake Serene. She also provided the Board with an email from an adjacent property owner (Jeff and Paula Kocek) stating they were in favor of the zoning change with the recommended conditions and a copy of the revised conditions. Ms. Dixon clarified that the scuba diving training is a non-conforming use because it was operating before the County zoned the subject property. She further stated that a non-conforming use certificate can be applied for by the applicant to ensure the use can continue without a change in the zoning designation. However, the applicant desires to expand the recreation activity with a structure on-site; thus, prompting the conditional zoning request. Ms. Dixon read the revised conditions and she stated that the owner concurs with the additional conditions. She stated that Jeff and Paul Kocek, adjacent property owners, have no reservations

with commercial diving being allowed on the subject property as indicated in their email. Ms. Dixon said the sign on the site only addresses no trespassing and the property owner's business information has been removed from the sign. Mr. Dunham asked staff if there is a size limitation on a 'no trespassing sign'? Ms. Dixon replied, no.

Ms. Easley asked staff the zoning designation of the property when the property was in the Town of Shallotte's zoning jurisdiction? Ms. Dixon was unsure of the Town of Shallotte's zoning designation of the subject property when the property was in their jurisdiction. Ms. Easley asked staff if the recreational activity was a permitted use in the Town of Shallotte's zoning jurisdiction? Ms. Dixon said it is her understanding that the use was permitted when it was in the Town of Shallotte's zoning jurisdiction. Ms. Dixon said staff has not received a non-conforming use certificate to verify when the recreational activity began on the property in question. Ms. Easley asked staff how they have knowledge that the use was permitted in the Town of Shallotte? Ms. Dixon said the previous owner of the property said scuba diving training was occurring on the site.

Mr. Dunham asked staff about property across the street that is currently zoned for industrial use? Ms. Dixon said there is IG Zoning to the north and west of the subject property. She proceeded to read the permitted and permissible uses in the IG Zoning District.

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

Ms. Mary McCall, owner of Lot 3 - Tax Parcel 2290004411, addressed the Board. Ms. McCall presented the Board with a petition (attached) of property owners in the vicinity that are opposed to the conditional zoning change. She also provided the Board with photos (attached) of scuba diving training occurring on the site that she feels violates the permit issued by the Brunswick County Environmental Health, which permits a maximum of six occupants. She expressed concern with these activities continuing if the zoning change occurs as the illegal activity is not currently being monitored. Ms. McCall said there are endangered species in the lake that should be protected.

Ms. Jo-Ann Behrent-Peabody addressed the Board. Ms. Behrent-Peabody read a letter (attached) regarding her opposition to the conditional zoning change. She felt that scuba diving training should not be allowed to continue if it was never an allowable use on the property. Ms. Behrent-Peabody felt that the conditional zoning change will be spot-zoning. She further stated that she was told that Mr. Kocek, owner of Lot 2, and the applicant may be in business together. Attorney Shaver stated that spot-zoning in itself is not illegal. He stated that benefits and detriments, and design conditions have to be taking into consideration and conditions placed on the property can address any potential spot-zoning.

Mr. Dunham asked staff if the conditions address the number of students participating in scuba diving training? Ms. Dixon replied, no. She stated that the parking area is limited to six parking spaces. Ms. McCall interjected that the applicant's attorney made reference via a letter at the previous meeting that the typical use of the property will consist of a master dive instructor with up to five students per training session. She further stated that the Brunswick County Environmental Health permit (Health Permit) limits occupancy to six people. Ms. Dixon said staff's conditions did not reference a limit on the number of people. Ms. Dixon said the Health Permit issued is for a residential dwelling and another permit would have to be sought for a commercial structure to be placed on the site. Ms. Behrent-Peabody asked why the residential Health Permit is a consideration when the applicant intends to use the property for commercial purposes? Ms. Dixon said the applicant submitted the Health Permit as part of his application, but another Health Permit will have to be approved for commercial use of the property. Ms.

Dixon said the conditional zoning change is the first step in the process. Mr. Dunham asked Ms. Behrent-Peabody if she is recommending a condition be added to limit the number of people that can be on the site at one time? Ms. Behrent-Peabody said yes, if the zoning change occurs.

Mr. Dunham clarified that the current use is grandfathered. Ms. Dixon said staff was informed by the previous owner that the scuba diving training was occurring prior to the County zoning the property to R-7500 in 2015. She stated that submittal of a non-conforming use certificate would answer some of the questions because the applicant would be required to provide proof of when said activities began on the property in question. Ms. Behrent-Peabody felt that such a process still would not determine if the use was conforming to the Town of Shallotte's zoning. Attorney Shaver said the property owner's attorney provided deeds at the previous meeting stated that Lot 1 has different stipulations from the other lots around Lake Serene. He reminded the Board that their decision is based on what is there now and whether or not the intended use of the property is compatible with surrounding development with the recommended conditions. He further stated that the Board's decision will be a recommendation to the Board of Commissioners and they will approve or deny the conditional zoning change. Ms. McCall added that her deed said they are responsible for any guest in Lake Serene.

Mr. Alan Solana, Attorney for the applicant, addressed the Board. Mr. Solana said there is no business relationship between his client and Mr. Jeff Kocek, owner of Lot 2. He stated that they have modified their conditional zoning change request to meet Mr. Kocek's concerns. Mr. Solana stated that the property has been used for scuba diving training for ten years. The property in question was previously a rock quarry. Mr. Solana said the previous owner put in a boat launching facility in conjunction with a master plan for multi-family development around Lake Serene when the subject property was in the Town of Shallotte's zoning jurisdiction. Mr. Solana said during the economy down turn, the previous owner decided to sell the property and deeds were recorded with certain provisions. He reiterated that Lot 1 is allowed to have scuba diving training on site as stipulated in that particular deed, which was presented to the Board at the 08-Aug-16 meeting. He further stated that the "no-trespassing sign" was placed on the property to deter people from entering the property for security and safety purposes. Mr. Solana said there may be multiple classes per day, but the number of people per session will likely be no more than six persons. Attorney Shaver reminded the Board that restrictions and/or conditions should be related to the land.

Ms. Easley reiterated that Lot 1 allows for commercial diving. Mr. Solana agreed. Ms. Easley said the other property owners' deeds reference no commercial diving allowed so they would not be aware of deed restrictions for Lot 1. Ms. Easley said these are private deed restrictions and not zoning requirements. Mr. Dunham asked about the number of people allowed on the site? Mr. Solana said the health permit addresses the number of occupants allowed for a residential structure on site.

Ms. Behrent-Peabody readdressed the Board. She expressed concern with the applicant including the Health Permit that stipulates only six people on site. She said the affidavit clearly states that the property will consist of a master dive instructor and up to five students using the facility at a time. Ms. Behrent-Peabody felt that Lake Serene was inclusive in the applicant's statement and she felt that should be a factor in the Board's decision-making.

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

Mr. Stanley asked staff if the Board can limit the number of people participating in scuba diving training? Ms. Dixon said the owner has to agree upon any conditions placed on the property. Mr. Stanley asked staff who monitors the property to ensure the conditions are adhered to? Ms.

Dixon said planning staff and code enforcement would police the area via complaints from the public. Mr. Stanley made a motion to add a condition stating that a maximum of twelve students (not including instructors) are allowed on site at one time. The motion carried 5 to 1 with Ms. Easley opposing.

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, with the proposed conditions and the commercial activity has been occurring on the site for several years.

Ms. Easley felt that the use is not appropriate as this is a residential neighborhood.

- 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 a two year capacity; Shallotte Middle School District has adequate capacity; and West Brunswick High School District has adequate capacity. The proposed use is not expected to generate demand on schools.

This rezoning is located in the Shallotte Point Fire District.

Water is available by Brunswick County Utilities via an eight inch (8") line off Todd Road SW (SR 1147). Sewer is not available at this time. It is the developer's responsibility to connect to the water system.

This rezoning has access off Todd Road SW (SR 1147), which have no capacity deficiencies at this time. There are no North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

Ms. Easley said a health permit was issued for a residential dwelling. Ms. Dixon said another health permit would have to be issued for the commercial activity should the applicant want to place a structure on the site.

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

Yes. The proposed change is consistent with the CAMA Land Use Plan.

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

No. There was opposition from the public and documents submitted (petition) to the contrary.

THEREFORE, on the basis of all the foregoing, Ms. Easley made a motion to recommend to the Board of Commissioners to deny the zoning change. The motion died for lack of a second. Mr. Stanley made a motion to recommend to the Board of Commissioners to approve from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) Tax Parcel 2290004409 with the noted conditions listed in the Staff Report including a maximum of twelve students (not including instructors) on the site at one time as well

as the permitted uses (outdoor recreation [include water rescue and scuba diving training], single-family detached residential, accessory dwelling units, and a planned development). The motion carried 5 to 1 with Ms. Easley opposing.

IX. PUBLIC HEARINGS.

A. Rezoning Z-745 – Lenda B. Hankins

Request to rezone approximately 5.83 acres located off at 3170 Old Ocean Hwy (Old US 17) near Bolivia from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1390005104.

Land Use Plan Map Amendment LUM-745:

Request to amend approximately 5.83 acres located at 3170 Old Ocean Hwy (Old US 17) near Bolivia from MDR (Medium Density Residential) to Commercial for Tax Parcel 1390005104.

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) for Tax Parcel 1390005104 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from MDR (Medium Density Residential) to Commercial for Tax Parcel 1390005104.

Mr. Stanley asked staff if commercial industry is leaving the area? Ms. Dixon said there are a lot of older businesses and a few newer establishments (attorney office and bail bondsman office) in the area that appear to be successful.

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

Ms. Lenda Hankins addressed the Board. Ms. Hankins said she intends to erect a community center to assist adolescents that are temporarily suspended from school. She said she is a former educator and currently has a foster care agency. Ms. Hankins further stated that she has provided after school assistance to displaced children or children that have working parents. Ms. Hankins said she will operate a faith-based facility.

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

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 neighborhood commercial zoning abutting the subject property and there are commercial uses in the immediate area.

- 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 Bolivia Elementary School District, which has adequate capacity; South Brunswick Middle School District has adequate capacity; and North Brunswick High School District has a two-year capacity warning. The proposed use is not expected to generate demand on schools.

This rezoning is located in the Bolivia Fire District.

Water is available by Brunswick County Utilities via a thirty inch (30") line off Old Ocean Hwy (Old US 17). Sewer is available by Brunswick County via a ten inch (10") force main line off Old Ocean Hwy (Old US 17). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off Old Ocean Hwy (Old US 17), which has no capacity deficiencies at this time. There is one (1) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- B-5311 replaces bridge over Middle Swamp on Midway Road SE (SR 1500). This project is in the planning stages and construction is anticipated 2019.

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. The intended use will benefit the public and there are commercial uses nearby.

THEREFORE, on the basis of all the foregoing, Mr. Bittenbender 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 1390005104 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from MDR (Medium Density Residential) to Commercial for Tax Parcel 1390005104 located at 3170 Old Ocean Hwy (Old US 17) near Bolivia. The motion was unanimously carried.

B. Rezoning Z-746 – Brunswick County Economic Development and Planning

Request to rezone approximately 39 acres located off Ocean Hwy West (US 17) near Carolina Shores from Undesignated to R-7500 (Medium Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614.

Land Use Plan Map Amendment LUM-746:

Request to amend approximately 39 acres located off Ocean Hwy West (US 17) near Carolina Shores from Undesignated, LDR (Low Density Residential), Community Commercial to LDR (Low Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614.

Ms. Dixon addressed the Board. She provided a brief overview of the properties being governed by the County as opposed to the Town of Carolina Shores. Mr. Pages read the Staff Report (attached). He identified the subject property and surrounding properties on a visual map.

Mr. Pages said staff recommends approval from Undesignated to R-7500 (Medium Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and

2250003614 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Undesignated, LDR (Low Density Residential), and Community Commercial to LDR (Low Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614.

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

Mr. Ray Hickey addressed the Board. Mr. Hickey said the main entrance to Crow Creek is through the subject property. He asked about the zoning designation versus the CAMA Land Use Plan Map land classification. Ms. Dixon explained the similarities in the two documents even though the classification seems different. Mr. Hickey asked staff the uses that can be placed on the properties? Ms. Dixon said a planned development with residential and commercial uses can be placed on the property with the Board's approval. Mr. Pages added that adjacent property owners would be notified should the property owner develop the property in question.

Mr. Harold Gordon, 9311 Honey Tree Lane, addressed the Board. Mr. Gordon asked staff if there is a zoning designation to prohibit development that will negatively impact the area? Mr. Pages, replied no. He stated that the owner can present an intended use of the property once the zoning change occurs, but it will require proper notification to adjacent property owners including a neighborhood meeting.

Mr. Andrew Fox addressed the Board. Mr. Fox asked staff if the zoning designation will have an effect on the adjacent property owners' taxes? Ms. Dixon said the applicant's property tax value will likely change because the property is currently undesignated. She further stated that the adjacent properties are currently zoned as the proposed zoning change and will likely not be effected.

Ms. Debra Sparks addressed the Board. Ms. Sparks asked if the County will maintain the streets in Crow Creek? Mr. Dunham said the County does not maintain roads. He further stated that the roads are either privately-owned or State-maintained.

Ms. Carol Hickey addressed the Board. Ms. Hickey felt that proper notification was not given to affected property owners, specifically, condominium owners. Ms. Dixon said notification is sent to adjacent and/or abutting property owners. Ms. Hickey felt that the condominium owners should have been notified as they are just as close to the subject property as the persons that were notified.

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

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. The property will change from undesignated to a specific zoning designation.

- 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?

There is no impact.

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 like zoning immediately adjacent to the subject property and there was no opposition from the public.

THEREFORE, on the basis of all the foregoing, Mr. Ward made a motion to recommend to the Board of Commissioners to approve from Undesignated to R-7500 (Medium Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Undesignated, LDR (Low Density Residential), and Community Commercial to LDR (Low Density Residential) for a portion of Tax Parcels 2250003603, 2250003604, 2250003606, and 2250003614 located off Ocean Hwy West (US 17) near Carolina Shores. The motion was unanimously carried.

C. Rezoning Z-747 – Brunswick County Economic Development and Planning

Request to rezone approximately 6 acres located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 361, 365, 369, 373, and 360 Santee Street NW; and 376 and 373 Oconee Street NW near Carolina Shores from Undesignated to R-6000 (High Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030.

Land Use Plan Map Amendment LUM-747:

Request to amend approximately 6 acres located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 361, 365, 369, 373, and 360 Santee Street NW; and 376 and 373 Oconee Street NW near Carolina Shores from Undesignated, MDR (Medium Density Residential), and Conservation to MDR (Medium Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030.

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 Undesignated to R-6000 (High Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Undesignated, MDR (Medium Density Residential), and Conservation to MDR (Medium Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030 located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 361, 365, 369, 373, and 360 Santee Street NW; and 376 and 373 Oconee Street NW near Carolina Shores.

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

Mr. Warren Weaver addressed the Board. Mr. Weaver asked staff if a portion of Ocean Side Place is in the Town of Carolina Shores and a portion of Ocean Side Place is in the County's jurisdiction? Ms. Dixon replied, yes. Mr. Weaver asked if the tax base will be affected? Attorney Shaver said none of the parcels will change because they were in the Town of Carolina Shores ETJ (Extraterritorial Jurisdiction) and they will continue to be taxed in the same manner.

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

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. The property will change from undesignated to a specific zoning designation.

- 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?

There is no impact.

- 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. The property will change from undesignated to a specific zoning designation.

THEREFORE, on the basis of all the foregoing, Mr. Ward made a motion to recommend to the Board of Commissioners to approve from Undesignated to R-6000 (High Density Residential) Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Undesignated, MDR (Medium Density Residential), and Conservation to MDR (Medium Density Residential) for Tax Parcels 225OA020-225OA031 and a portion of Tax Parcels 225OA018, 225OA019, 225OA032, 225OA098, 225OA110, 225OA111, and 24000030 located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 361, 365, 369, 373, 360 Santee Street NW; and 376 and 373 Oconee Street NW near Carolina Shores.

X. OTHER BUSINESS.

A. Planning Board Cases Update

Ms. Dixon reported that rezoning case Z-742 and Z-743 were approved by the Board of Commissioners at their 06-Sep-16 meeting. She said zoning case Z-744CZ was tabled until their 03-Oct-16 meeting because there were concerns about solar farms.

B. Conditional Zoning

Mr. Dunham felt that the Board needs to discuss conditional zonings as there are some reservations regarding recommending approval of these items. Ms. Dixon said staff has conferred with the County Attorney to have a workshop on the matter. She stated that staff will set-up some tentative dates and get back with the Board to schedule a date and time that is conducive to everyone's schedule.

C. Meet and Greet for Planning Board Members

Ms. Dixon reminded the Board that staff is hosting a meet and greet on Tuesday 13-Sep-16 at 10:00 a.m. in the Code Administration and Planning Conference Room in Building I at the Government Center. She invited everyone to attend.

XI. ADJOURNMENT.

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

**MINUTES**

**PLANNING BOARD WORKSHOP**

**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday  
October 24, 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  
Richard Leary  
Randy Ward  
William Bittenbender

MEMBERS ABSENT

Troy Price  
Chris Stanley

STAFF PRESENT

Mike Hargett, Director  
Helen Bunch, Zoning Administrator  
Kirstie Dixon, Planning Manager  
Connie Marlowe, Admin. Asst.  
Bob Shaver, County Attorney  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

None

I. **CALL TO ORDER.**

6:01:06 PM

The Chair called the meeting to order at 6:01 p.m.

II. **ROLL CALL.**

Mr. Chris Stanley and Mr. Troy Price were absent,

III. **CONDITIONAL ZONING.**

Mr. Hargett addressed the Board. He provided a brief overview of how conditional zoning was implemented in the Brunswick County Unified Development Ordinance (UDO). He stated that it was intended to provide an additional method to allow uses with certain provisions in an area that were not customarily allowed. Mr. Hargett said the purpose and intent has been fulfilled

because the applicant(s) submits a site plan and the applicant has to agree with the conditions placed on the intend use(s) of the property.

Mr. Bittenbender asked how long conditional zoning has been in place? Ms. Dixon said conditional zoning was implemented in March 2015. She discussed conditional zoning via a PowerPoint presentation (attached). She stated that there have been 20 rezoning cases since conditional zoning has been implemented and there have been 4 conditional zoning cases thus far, which is twenty percent of the rezoning applications submitted for consideration.

Mr. Shaver addressed the Board. He explained the difference in straight rezoning, special use permit, and conditional zoning via a PowerPoint presentation (attached). He stated that conditional zoning and straight rezonings are legislative; whereas, special uses permits are quasi-judicial. He reiterated that the applicant has to agree to the conditions placed on the use in a conditional zoning. He further stated that conditional zoning has to comply with the UDO and CAMA Land Use Plan, the applicant must agree to the conditions imposed, and it must address potential impacts generated from the use.

Mr. Shaver addressed spot zoning. He stated that spot zoning is not illegal, but the rezoning must be reasonable. He stated that factors to consider is the size of the tract, compatibility with zoning plan, benefits and detriments, and relationship between the uses envisioned under the new zoning and current uses on adjacent tracts.

Mr. Shaver addressed deed restrictions. He stated that the County does not enforce deed restrictions; rather, they are a private and contractual agreement between a property owner(s) and future owner(s) regarding how the future owner(s) may use the land or buildings.

Mr. Richard Leary asked staff how the zoning request is determined? Ms. Dixon said what is allowed in each zoning district triggers whether conditional zoning or a straight rezoning is requested. Mr. Hargett interjected that conditional zoning requires a neighborhood meeting be held prior to the Planning Board Public Hearing. Ms. Dixon said the neighborhood meeting is a formal process where the property has to be posted, letters mailed to adjacent property owners, and a form submitted to staff outlining attends and the outcome of the meeting.

Mr. Leary asked if staff is encouraging conditional zoning? Mr. Hargett said staff assists the applicant in determining the zoning district that best fits their needs.

Ms. Bunch addressed the Board. She stated that any conditions placed on a property should be measurable and enforceable.

Ms. Easley was concerned with reasonableness being addressed when the Board approves conditional zoning requests. Mr. Shaver said such can be stipulated when the Board discusses the worksheet.

Mr. Dunham suggested that Board members review the packet prior to the meeting to familiarize themselves with what is being requested as a method to prepare for what may be presented at the meeting by adjacent property owners and/or nearby citizens.

Ms. Dixon said staff advises applicants if the zoning change appears to be spot zoning and staff will suggest other options in an effort to ensure that applicant's needs are being met to the fullest extent possible. Mr. Dunham asked if staff could provide the PowerPoint presentation to the Board members? Ms. Dixon said she will provide the Board members with a copy of the PowerPoint presentation.

Mr. Hargett said if the Board has other areas that they want to discuss, staff can provide additional training, if needed.

IV. OTHER BUSINESS.

Ms. Dixon said staff is reviewing the UDO and asked the Board for any sections they want to address or clarifications that need to be made.

V. ADJOURNMENT.

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

# REZONING STAFF REPORT



Date: November 14, 2016

Case#: Z-748

Tax Parcel(s): 221ID005

Location: Located at 4392 Long Beach Road (NC 133) near Oak Island NC

Acreage: 0.68

Applicant(s): M. Grey Vick

## APPLICATION OVERVIEW:

The applicant is seeking to rezone Tax Parcel 221ID005 to CLD. The owners and adjacent owners have been notified of the proposed rezoning via first class mail.

## ZONING ANALYSIS

### Proposed Zoning Request:

From: SBR-6000 (High Density Site Built Residential)

To: CLD (Commercial Low Density)

*"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."*

### SURROUNDING AREA ZONING DESIGNATIONS

North: CLD

South: CLD & SBR-6000

East: SBR-6000

West: CLD

PROJECT BOUNDARY BUFFERS:  NO CHANGE

MINIMUM REQUIRED PROJECT BOUNDARY BUFFER*				
Required Opacity	Alternative 1	Alternative 2	Alternative 3 Plantings + 6-Foot Fence	Alternative 4 Plantings + 6-Foot Wall
0.2	10 feet 1 canopy 1 understory 7 shrubs	10 feet 1 canopy 2 understory 3 shrubs	Not available	Not available
0.4	20 feet 2 canopy 4 understory 25 shrubs	20 feet 2 canopy 6 understory 9 shrubs	15 feet 0 canopy 3 understory 3 shrubs	10 feet 0 canopy 3 understory 3 shrubs
0.6	30 feet 3 canopy 6 understory 34 shrubs	30 feet 3 canopy 8 understory 13 shrubs	20 feet 0 canopy 3 understory 3 shrubs	15 feet 0 canopy 3 understory 3 shrubs
0.8	50 feet 5 canopy 7 understory 43 shrubs	50 feet 4 canopy 10 understory 17 shrubs	35 feet 0 canopy 5 understory 7 shrubs	25 feet 0 canopy 5 understory 7 shrubs
1.0	80 feet 5 canopy 8 understory 49 shrubs	80 feet 4 canopy 11 understory 19 shrubs	60 feet 0 canopy 5 understory 7 shrubs	40 feet 0 canopy 5 understory 7 shrubs

\* Buffer Depths and Plants Required Per 100 Linear Feet

## LAND USE ANALYSIS

Current Surrounding Area Land Use(s):

- Agricultural/Conservation/Forestry Lands
  Vacant/Undeveloped Property  
 Residential
  Commercial
  Industrial
  Institutional
  Utility

**Brunswick County CAMA Land Use Plan Land Use Classification: Commercial**

Consistent with the Land Use Plan Map       Not Consistent with Land Use Plan Map

**Brunswick County CAMA Land Use Plan policies affecting this rezoning:**

- 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.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.112 states that Brunswick County will encourages industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

**Capital Improvement Plan (CIP):**

CIP Projects       No CIP Projects

CIP Project(s)	Scheduled
New Town Creek Middle School	FY 2017 & 2018
Smithville Park	FY 2017

**Future Surrounding Areas Land Use(s):**

The area surrounding this rezoning request has been experiencing some changes based upon approved land development activities submitted to the Brunswick County Planning Department. There has been some re-development along the Long Beach Road Corridor. There are many existing developments in the area such as Carolina Place, Sea Spray, Cambridge Crossing, Mariners Point, Ocean Lakes, and South Harbor Village. The Town of Oak Island is also located nearby. *The rezoning site is part of the Foxfire Subdivision. A non-conforming commercial building on the rezoning site that houses a paint shop. This rezoning will bring this commercial building and the use into compliance.*

**INFRASTRUCTURE AND SERVICE IMPACTS**

**SCHOOL CAPACITY:**

<i>Elementary School:</i> <u>Southport</u>	<i>Middle School:</i> <u>South Brunswick</u>	<i>High School:</i> <u>South Brunswick</u>
<input checked="" type="checkbox"/> Adequate Capacity	<input checked="" type="checkbox"/> Adequate Capacity	<input type="checkbox"/> Adequate Capacity
<input type="checkbox"/> Two-Year Capacity Warning	<input type="checkbox"/> Two-Year Capacity Warning	<input checked="" type="checkbox"/> Two-Year Capacity Warning
<input type="checkbox"/> Out-of-Capacity	<input type="checkbox"/> Out-of-Capacity	<input type="checkbox"/> Out-of-Capacity

**MAJOR ROADWAY IMPACTS:**

**ROAD ACCESS AND CAPACITY:**       Wilmington MPO       Grand Strand MPO

Road	Capacity Deficiencies
Long Beach Road (NC 133)	None

**NCDOT PROJECTS AND STUDIES:**       NONE

Project	Project Type	Project Description	Status
AV-5721	STIP	Cape Fear Regional Jet Port Improvements	Construction 2016

**UTILITIES:**

<b><u>WATER AND SEWER AVAILABILITY</u></b>	
<b><u>WATER:</u></b>	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Available
<b><u>PROVIDER:</u></b>	
<input checked="" type="checkbox"/> Brunswick County Utilities	
<input type="checkbox"/> Brunswick Regional Water & Sewer District (H <sub>2</sub> GO)	
<input type="checkbox"/> Southeast Brunswick Sanitary District	
<b><u>SEWER:</u></b>	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Available
<b><u>PROVIDER:</u></b>	
<input type="checkbox"/> Brunswick County Utilities	
<input type="checkbox"/> Brunswick Regional Water & Sewer District (H <sub>2</sub> GO)	
<input checked="" type="checkbox"/> Southeast Brunswick Sanitary District	
<i>It is the developer's responsibility to connect to the water and sewer system.</i>	

**ENVIRONMENTAL IMPACTS**

- Located within a FEMA Flood Hazard Zone (AE & Shaded X).
- Located near a watercourse/water body.
- Located in the Lockwood Folly Watershed and in the area of the Lockwood Folly River Water Quality Study. The Brunswick County Board of Commissioners have accepted the Lockwood Folly River Roundtable Strategy report.
- Located in a Significant Natural Heritage Area.
- A large portion of the rezoning site located within a Biodiversity & Wildlife Habitat Assessment Area scoring 1 out of 10 (with 10 being the highest conservation value) due to outstanding water resources within in the general area.

**OTHER SITE CONSIDERATIONS**

- |  |   |
|--|---|
| <input type="checkbox"/> Will correct a split zoning on a parcel(s).   | <input type="checkbox"/> Located within a growth corridor.                                  |
| <input type="checkbox"/> Potentially could create a <i>spot zoning</i> .   | <input type="checkbox"/> Classified as a Bona Fide Farm.                                    |
| <input checked="" type="checkbox"/> Located near the commercially zoned property.  | <input checked="" type="checkbox"/> Located within a Fire District (Southport).             |
| <input type="checkbox"/> Located in an Overlay Zoning District.  | <input type="checkbox"/> Located within 1/2 mile of a Voluntary Agricultural District (VAD) |
| <input checked="" type="checkbox"/> Located near other property designated as Commercial in the <i>Brunswick County CAMA Land Use Plan</i> . | <input type="checkbox"/> Cemetery known to be located near the rezoning.                    |
|  | <input type="checkbox"/> Historic Site(s) known to be located on or near the rezoning.      |

**STAFF RECOMMENDATION SUMMARY**

**Staff recommends APPROVAL TO CLD FOR TAX PARCEL 2211D005 BASED upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.**

Case No. Z-748

**COUNTY OF BRUNSWICK**

**REZONING REQUEST  
FINDINGS**

**BOARD CONSIDERATION WORKSHEET**

Applicant: M. Grey Vick

Owner: Ronald Choate

Property Location: 4392 Long Beach Road SE, Southport NC 28461

Tax Parcel #(s): 221ID005

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

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II. Does adequate public school facilities and other public facilities/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?

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

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

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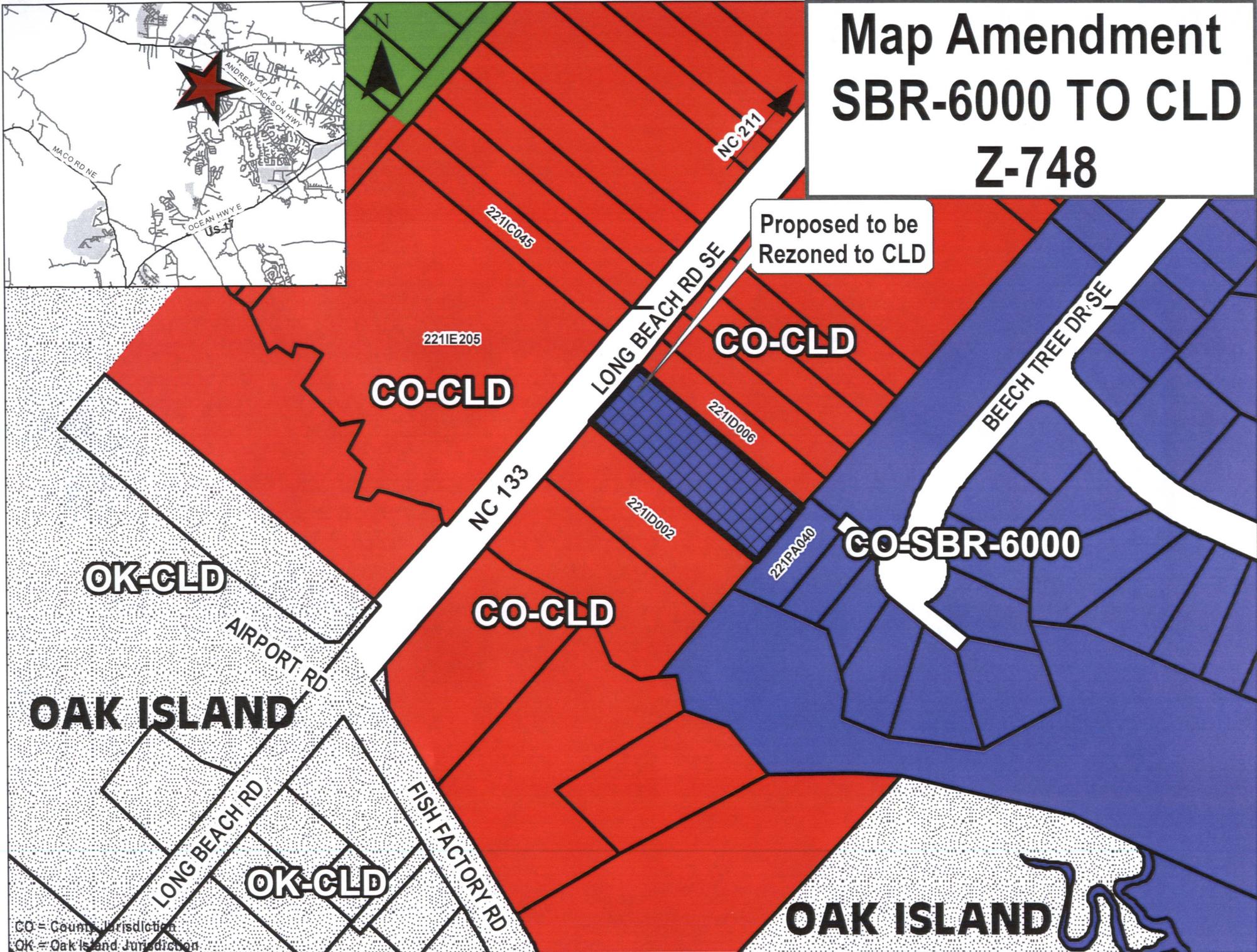
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THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a REZONING be recommended to the Board of Commissioners for

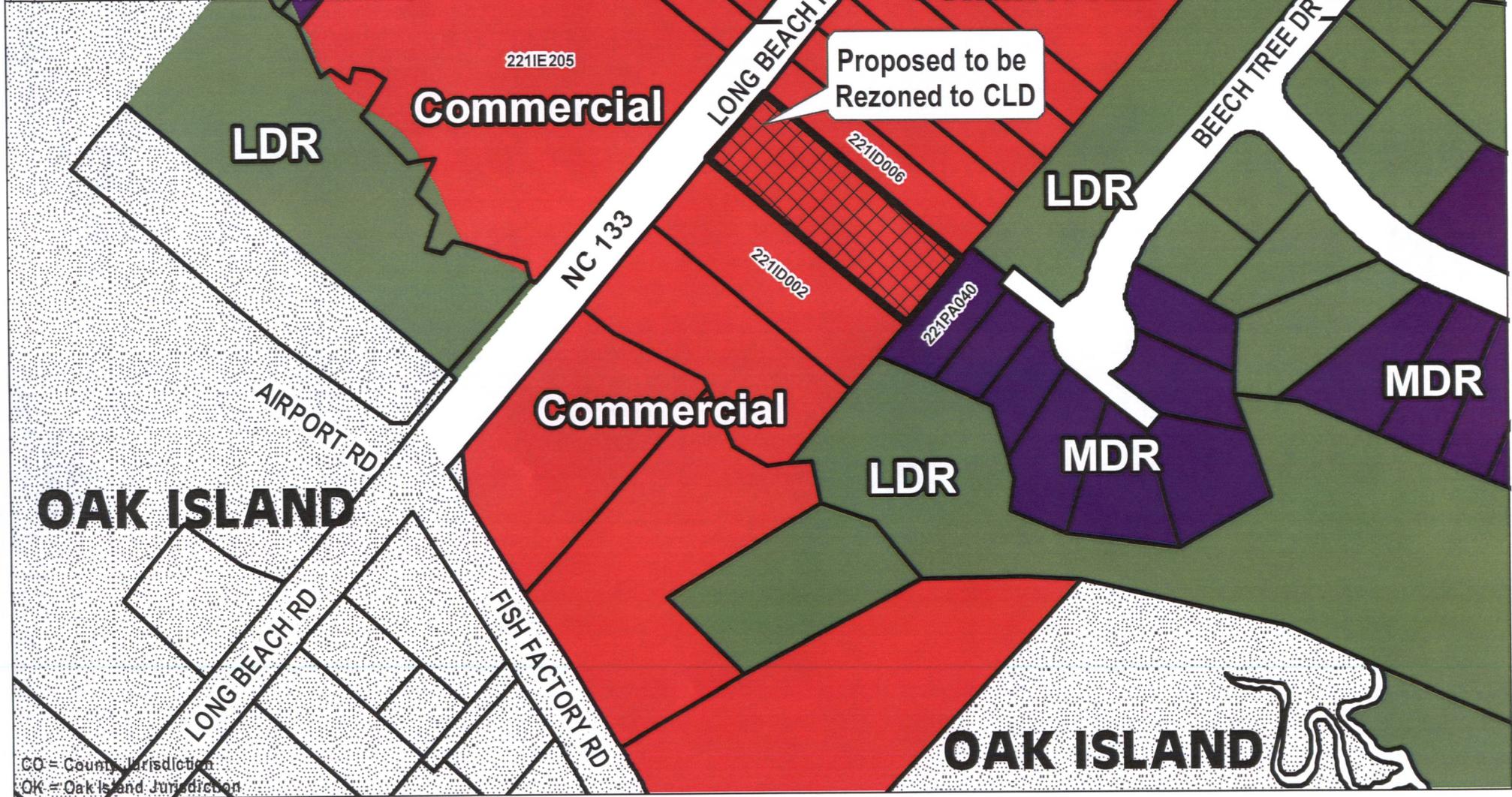
Planning Board recommends:       Approval       Denial

# Map Amendment SBR-6000 TO CLD Z-748



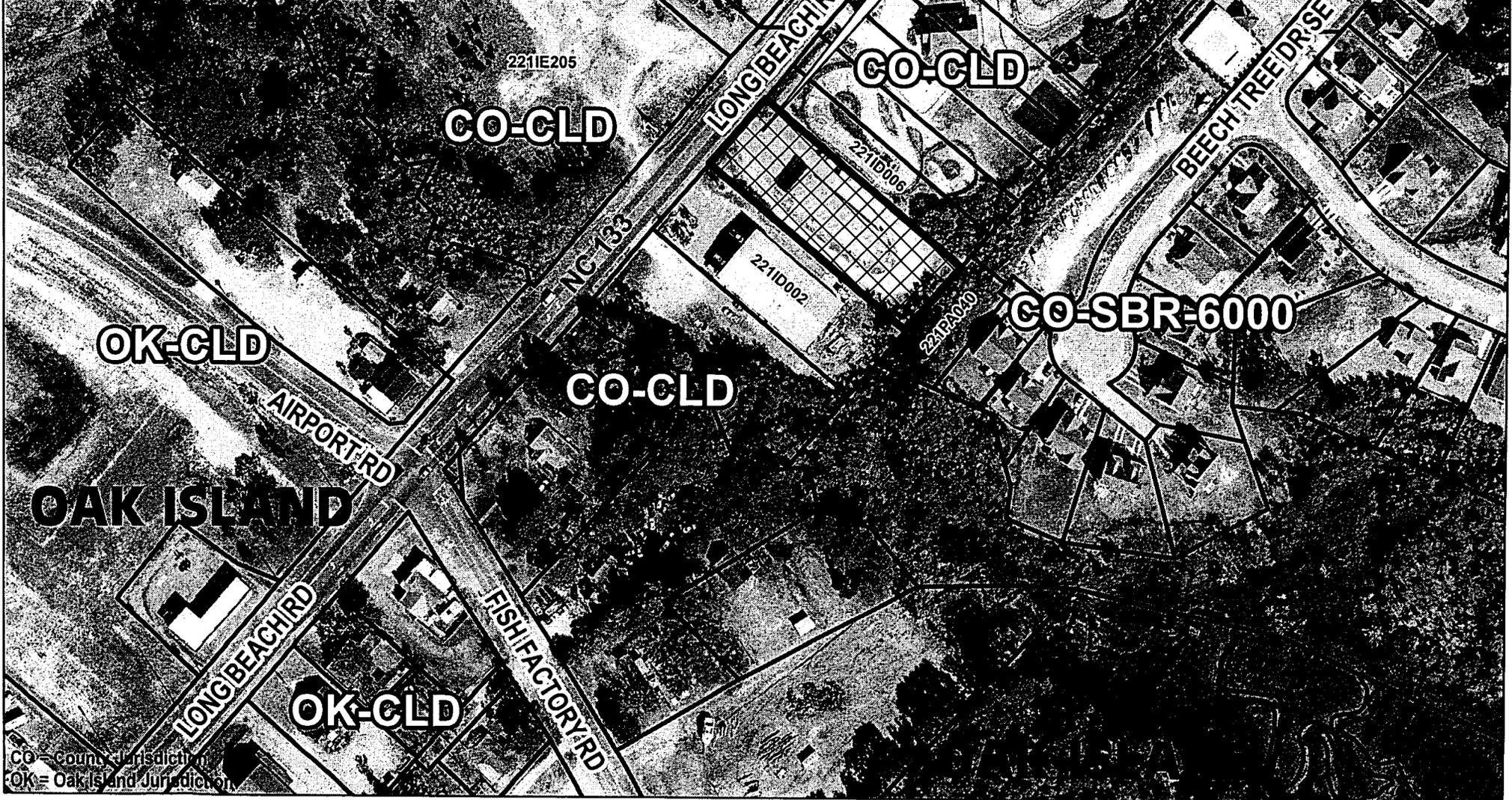
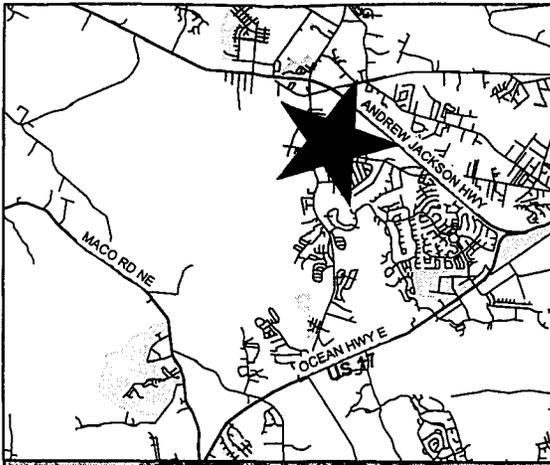
CO = County Jurisdiction  
OK = Oak Island Jurisdiction

# Map Amendment LAND USE PLAN



CO = County Jurisdiction  
OK = Oak Island Jurisdiction

# Map Amendment SBR-6000 TO CLD Z-748



CO = County Jurisdiction  
OK = Oak Island Jurisdiction

# CASE Z-748

## ADJACENT PROPERTY OWNER(S)

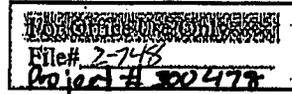
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
221IC045	OCEANSIDE HOLDINGS LLC	508 HEATER DR	CARY	NC	24511
221PA040	ASHLEY TURNER BUILDING CO INC	82 DANCE ART DR	GARNER	NC	27529
221ID006	BRUNSWICK AMUSEMENTS INC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
221ID002	POTTER GREGORY A ET VICKIE M	PO BOX 7	OAK ISLAND	NC	28465
221IE205	GRIFFIN D H SR ETUX MARYLENE	2022 SHIMER DRIVE	JAMESTOWN	NC	27282
---	TOWN OF OAK ISLAND	4601 E. OAK ISLAND DRIVE	OAK ISLAND	NC	28465
---	COMMANDER - MOT SUNNY POINT	6280 SUNNY POINT RD	SOUTHPORT	NC	28461

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
221ID005	CHOATE RONALD C ETUX JANE T	7318 SOUND DR	EMERALD ISLE	NC	28594

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
---	M. GREY VICK	PO BOX 1591	WRIGHTSVILLE BEACH	NC	28480



**BRUNSWICK COUNTY PLANNING AND COMMUNITY DEVELOPMENT**  
PO BOX 249  
BOLIVIA NC 28422  
910-253-2025/1-800-621-0809/910-253-2437(fax)

**REZONING APPLICATION FORM**

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.

*Leave blank - to be completed by Planning Department staff*

RECEIVED  
SEP 20 2016

DATE RECEIVED: Sept. 20, 2016

CASE: Z- 748

RECEIPT #: 191639

- FEE:  \$300 (<5.00 acres)  
 \$500 (5.00 to 49.99 acres)  
 \$750 (50.00 to 99.99 acres)  
 \$1,000 (>100 acres)  
 \$200 (Land Use Amendment Request)

**LAND USE PLAN CONSISTENCY:**

- Consistent with Future Land Use Plan  
 NOT Consistent with Land Use Plan and a Land Use Amendment is Required

Current Land Use Classification: \_\_\_\_\_

Requested Land Use Classification: \_\_\_\_\_

**Contact Information:**

Applicant/Agent: M. Grey Vick  
*(This person will be the contact person and will receive all mailings)*

Address: P.O. Box 1591 Wrightsville Beach NC 28480

Phone: 910-620-5168 Fax: 966-529-5661

Email: greyoutdoor@gmail.com

Property Owner(s): Ronald Choate  
*(If the owner is different than the applicant)*

Address: 4392 Long Beach Rd. Southport, NC 28465

Phone: 910-389-4369 Fax: n/a

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

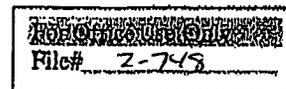
**Property Information:**

Property Location/Address(es): 4392 Long Beach Rd  
Southport, NC 28465

Tax Parcel Identification Number(s): 208606496708 PIN  
Parcel # 221 ID 005

Current Use of Property(ies): commercial

Acreage to be Rezoned: .68



**Zoning Information:**

Current Zoning District(s): SBR-6000

Requested Zoning District(s): C-LD

Purpose of Zoning Change (optional): commercial development

**Spot Zoning Statement:**

In the space below, please indicate whether the proposed rezoning will or will not constitute a spot zoning and explain why the proposed rezoning will or will not constitute a spot zoning (For more information on spot zoning, refer to the attachment on spot zoning).

- request is consistent with adjacent zoning district and adjacent uses. This zoning will not constitute spot zoning. Request is consistent with future land use for this area. - adjacent to C-LD

**BRUNSWICK COUNTY CAMA LAND USE PLAN CONSISTENCY**

All rezoning requests must be consistent with the Brunswick County CAMA Land Use Map

Current Land Use Classification(s): \_\_\_\_\_

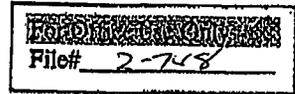
This rezoning request is:  Consistent with the CAMA Land Use Map.  
 NOT consistent with the CAMA Land Use Map.

**IF THE REZONING REQUEST IS NOT CONSISTENT WITH THE CAMA LAND USE MAP:**

A Land Use Map Amendment is **REQUIRED**. All rezoning requests **MUST BE CONSISTENT** with the Brunswick County CAMA Land Use Map and/or the Brunswick County CAMA Land Use Plan. All Land Use Amendments must be consistent with one or more of the adopted Land Use Plan Policies located within the Brunswick County CAMA Land Use Plan Update document and/or demonstrate a change in the character of the area that warrants a departure from the adopted Land Use Plan. In the space below, please explain why the proposed Land Use Amendment will be consistent with the Brunswick County CAMA Land Use Plan and how the character of the area has changed (A copy of the Brunswick County CAMA Land Use Plan and Map can be obtained online at [www.brunswickcountync.gov](http://www.brunswickcountync.gov)).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Requested Land Use Classification(s): \_\_\_\_\_



With my signature, I certify that I have read the application guidelines below and I have submitted 15 folded copies of a recent plat or survey of the property(ies) and/or area requested to be rezoned. I UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN MAP AND/OR CAMA LAND USE PLAN. I also understand that incomplete applications will result in a delayed review of the application and rezoning process.

M. O. A.  
Applicant Signature 9-15-2016  
Date

Ronald Choate  
Owner Signature 9-16-2016  
Date

**APPLICATION GUIDELINES**

1. All applications must be submitted with:
  - A. A non-refundable application fee; and
  - B. One (1) folded copy of a recent plat of survey or other map showing the location and dimensions of the subject property. All property lines and dimensions must be visible.
2. All rezoning requests **MUST BE CONSISTENT** with the Future Land Use Map and/or the CAMA Land Use Plan. If the application is not consistent, the applicant should seek an amendment to the Future Land Use Map and/or CAMA Land Use Plan prior to moving forward with the rezoning request.
3. All rezoning requests for rezoning must be received in the Planning Department office per the Rezoning Deadline Schedule. **DUE TO GROWTH-RELATED ACTIVITY, FINAL SCHEDULING OF REQUESTS WILL BE MADE FOLLOWING THE SUBMITTAL OF THE REQUEST.**
4. Rezoning Review Process:
  - A. Rezoning requests are first reviewed by the Brunswick County Planning Department for consistency with Future Land Use Map and/or the CAMA Land Use Plan. The Planning Department will then make a recommendation to the Brunswick County Planning Board.
  - B. The Brunswick County Planning Board then reviews the request and holds a public hearing for public comment. The Planning Board makes a recommendation to the Board of Commissioners. The Planning Board may recommend the request be approved as submitted, approved with conditions, denied, or deferred to a later meeting.
  - C. The Brunswick County Board of Commissioners then reviews the request and determines whether to conduct their own public hearing on the request. A public hearing is then conducted. The Board of Commissioners have the final determination. The request may be approved as submitted, approved with conditions, denied, or deferred to a later meeting.
5. Planning Board meetings are normally held the second Monday of the month at 6:00 P.M. in the Commissioners' Chambers at the Brunswick County Government Center.
6. Brunswick County Planning Board policy requires attendance of the applicant (or his/her representative) at the Planning Board public hearing.
7. The Brunswick County Board of Commissioners normally hear rezoning cases the third Monday of the month at 6:00P.M. in the Commissioners' Chambers at the Brunswick County Government Center.

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-7

Applicant: Real Star Communities

Project Name: Waterbrook Woods

Property Location: Old Georgetown Road (SR 1163)

Parcel Number(s): 22800009 and 2280000902

Zoning District: R-7500

Surrounding Zoning **North:** R-7500 **South:** R-7500 **East:** R-7500 and OI-C-3 (Ocean Isle Beach Jurisdiction) **West:** R-7500

Proposed Use: This is a proposed revision to an existing Planned Development which will consist of 377 single family lots and 44 multi-family units on a gross site of 238.55 acres creating an overall density of 1.76 units per acre.

**Approval Criteria**

- The majority of the surrounding uses consists of single family residential and vacant land. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Low Density Residential.
- Waterbrook Woods is a Planned Development that was approved by the Brunswick County Planning Board on September 12, 2005 for 303 single family lots. Since that preliminary approval 181 lots have been recorded with infrastructure completed to 130 of those recorded lots.
- A 15 foot peripheral buffer with a 0.6 visual opacity is proposed for the project. Existing vegetation will be serve as a visual buffer and will be supplemented by native landscaping where necessary. A 10 foot street buffer adjacent to Old Georgetown Road is proposed for the project.
- All existing Waterbrook Woods lots and streets will not be revised and remain as previously recorded.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure will include:
  1. **Water** and **Sewer** will be provided by Brunswick County Utilities.
  2. **Roads** will be private.
- **Open Space** is required at 25% or **59.64** acres of the total project area. The developer is proposing a total of **96.38** acres of open space. The developer is also proposing **10.47** acres of recreational open space of which **8.95** acres are required.

- Adjacent and existing Waterbrook Woods property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on October 13, 2016.
- A neighborhood meeting consistent with UDO Section 9.2 was held on November 1, 2016 at the project site.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Old Georgetown Road. A revised NCDOT driveway permit shall be required prior to recording of the individual lots.
- The proposed townhome section of the project will be subject to site specific review.

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

Staff recommends approval based on the following conditions:

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



# Planned Development (PD)

Application and Checklist

Fee: \$500

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

For Office Use Only	
File # _____	Receipt # _____
<b>RECEIVED</b>	
Date Submitted: <u>OCT 04 2016</u>	

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

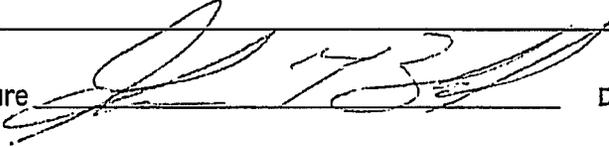
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	<u>REAL STAR Communities</u>	Phone	<u>843-448-1020</u>
	Address	<u>2002 OAK STREET SUITE 200</u>	Fax	
	City, St, Zip	<u>MYRTLE BEACH, SC 29577</u>	Email	<u>GRAEME@REALSTARMGMT.CO</u>

Applicant or Representative	Name	<u>MATTHEW HALEY</u>	Phone	<u>910-383-1044</u>
	Address	<u>151 POOLE ROAD, SUITE 100</u>	Fax	<u>910-383-1045</u>
	City, St, Zip	<u>BELVILLE, NC 28451</u>	Email	<u>MATT.HALEY@CAPEFEARERNC</u>

Property Information	Address	<u>WATERBROOK WAY, SW</u>
	Tax Parcel(s)	<u>22800009</u>
	Acreage	<u>238.55</u>
	Current Zoning	<u>R-7500</u>
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

Project Information	Project Name	<u>WATERBROOK WOODS</u>
	Modification or Expansion Of Existing PD?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>97.74</u> Lots <u>377</u>
	Multi-Family Acres	<u>7.75</u> Units <u>44</u>
	Commercial Acres	<u>0</u>

Authorization	Property Owner Signature		Date	<u>10/3/2016</u>
	Applicant/Representative Signature		Date	<u>10/3/16</u>

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**October 13, 2016**  
**Sign-In Sheet**

**DEPARTMENT**

**REPRESENTATIVE**

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

*Dane Stanley (Senior Project Eng.)*

*Wm. L. Pinix, P.E.*

*Brigit Flan*

*Jan Clemis*

*Orange Hunt*

*Orschel*

*Marc Paves*

*MATT HALEY, CFE*

*PERRY DAVIS, CFE*



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

October 14, 2016

Cape Fear Engineering  
C/o Perry Davis  
151 Poole Rd Suite 100  
Belville, NC 28451

**RE: Waterbrook Woods  
File # PD-7**

Dear Mr. Davis,

The Technical Review Committee (TRC) at their October 13, 2016 meeting reviewed the preliminary plans for the above referenced project.

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

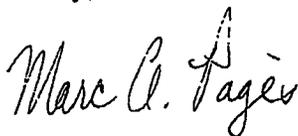
- Begin discussions for the Driveway Permit and utility easement process from NCDOT. Please contact Jon Roan with NCDOT for additional details – 251-2655 or [jroan@ncdot.gov](mailto:jroan@ncdot.gov).
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and internet service to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at [jdstanley@atmc.coop](mailto:jdstanley@atmc.coop).
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- Please note on the plan that the periphery buffer shall have a visual opacity of 0.6.
- Please show a street buffer detail.
- Proposed street names need to be approved by county GIS prior to recording. Additionally, please contact GIS if you wish to have county issued street signs. Jan Clemmons can be contacted at 253-2392.
- The US Army Corps of Engineers has indicated that the developer pull the proposed lot lines out of the wetlands. Planning staff agrees with this and suggests that the lot lines are reconfigured to remove wetlands from the lots to the greatest extent possible. Contact Brad Shaver with USACE for additional details at 910-251-4611 or [Brad.E.Shaver@usace.army.mil](mailto:Brad.E.Shaver@usace.army.mil).
- Please indicate that the stub out on the western side of the project will be paved to the periphery property line.
- Please indicate specific areas to be included as Recreation Space and provide the acreage of each.

- The Recreation Space around Stormwater Pond #1 should be reconfigured to make the area more accessible and attractive to residents. Staff suggests including a small parking area between lots 128 & 129, relocating the dock, dog park and gazebo closer to the parking area, and providing a looping trail around the recreation area.
- Please note the order of how the "areas to be completed by the developer" will be completed such as stating that Marston Point and Holton Place shall be completed prior to recording Section 3.
- Please relabel the single family attached area as proposed townhomes.
- Please note that the amenity center and townhomes will be subject to site specific review.
- 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."
- Brigit Flora, County Stormwater Engineer has indicated that Sections 1 & 2 are currently permitted but modifications to existing permit would be needed for other sections. Contact her at 910-253-2405 or [Brigit.flora@brunswickcountync.gov](mailto:Brigit.flora@brunswickcountync.gov).
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.

Please return 2 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on October 21, 2016. 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.

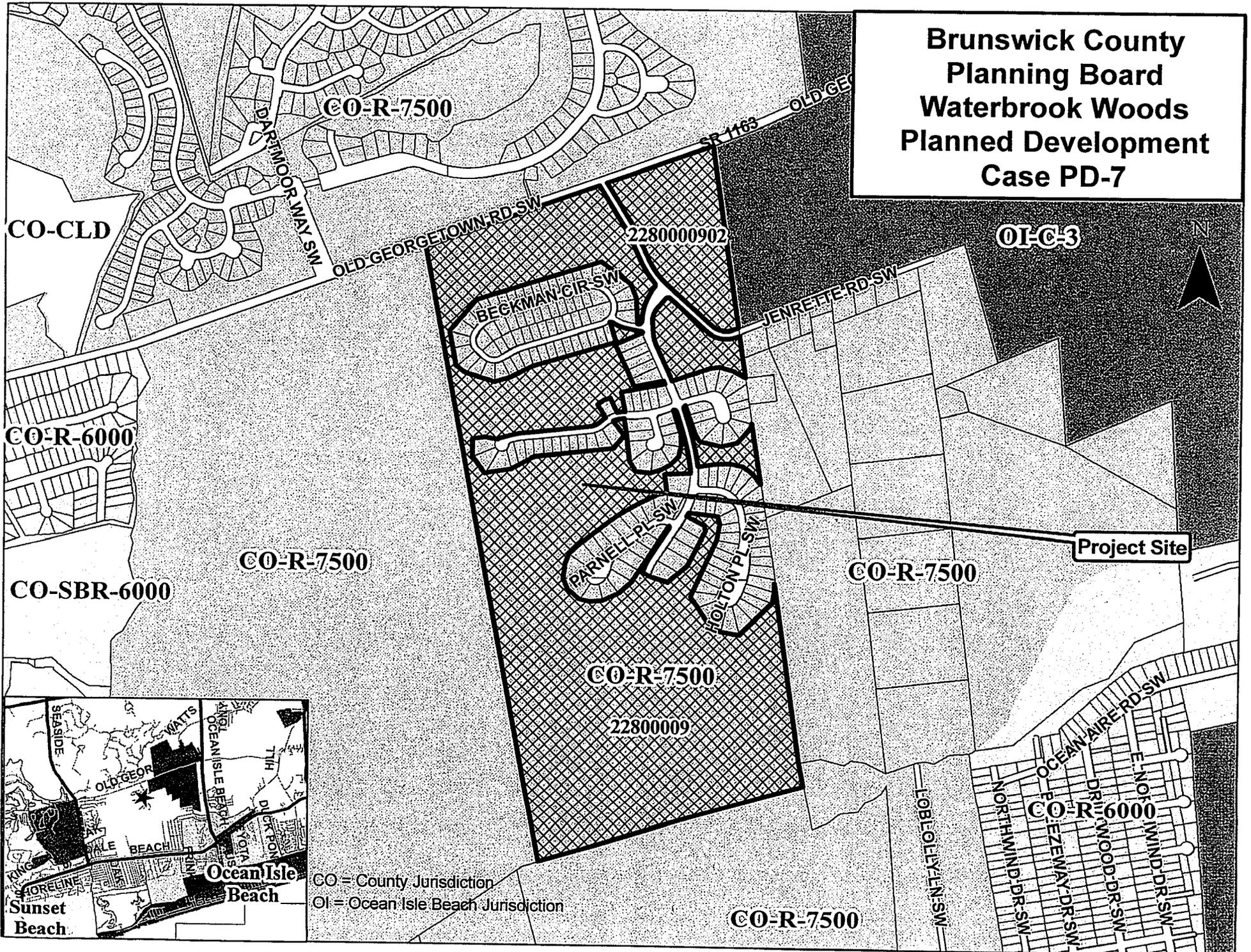
If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,

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

Marc Pages  
Land Planner

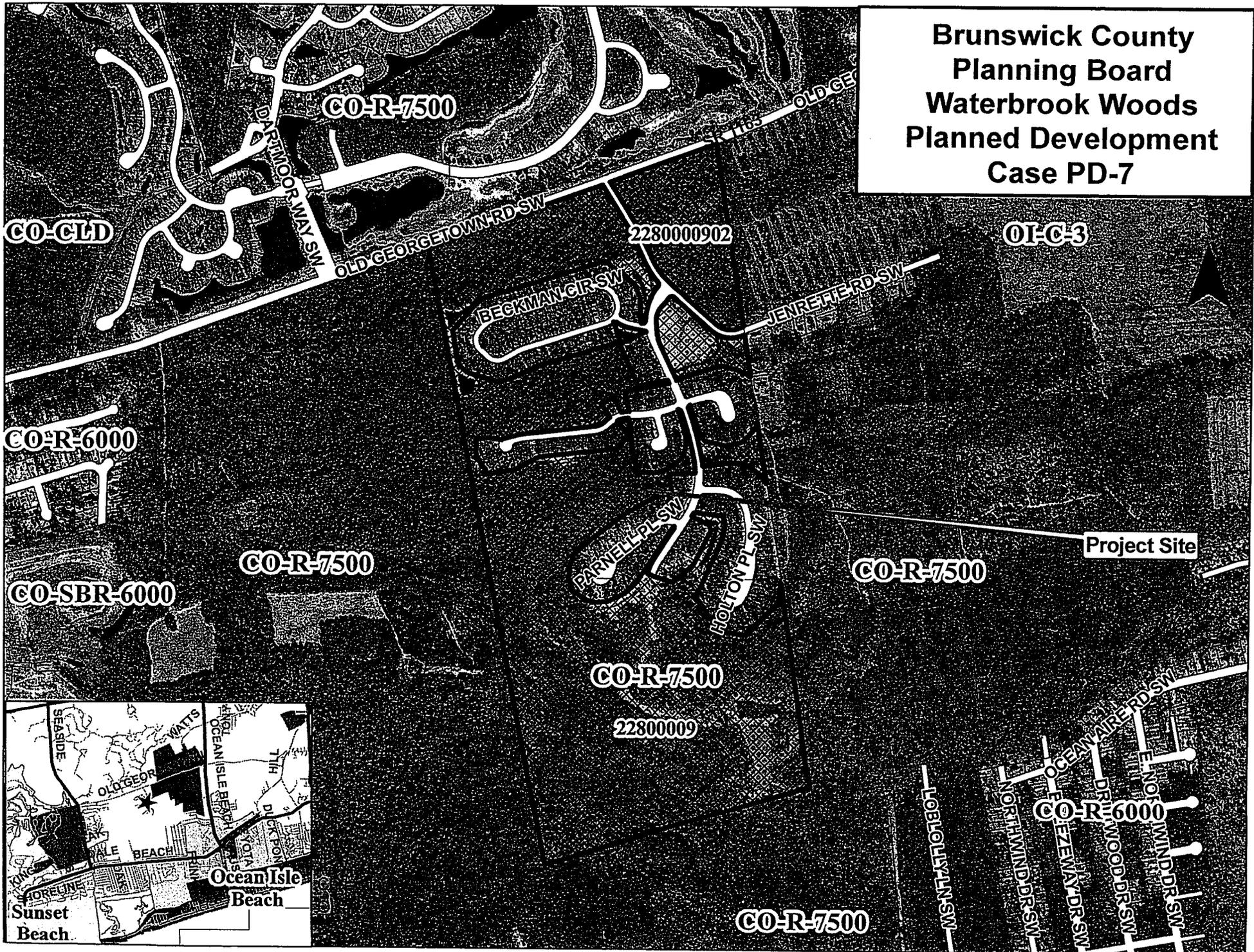
**Brunswick County  
 Planning Board  
 Waterbrook Woods  
 Planned Development  
 Case PD-7**



CO = County Jurisdiction  
 OI = Ocean Isle Beach Jurisdiction

**Project Site**

Brunswick County  
Planning Board  
Waterbrook Woods  
Planned Development  
Case PD-7



**PROPERTY OWNERS**

**File # PD-7**

**Waterbrook Woods Planned Development**

**Adjacent Property Owners**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
24300007	GRAND STRAND NATIONAL LLC	11 CAUSEWAY DRIVE	OCEAN ISLE BEA	NC	28469
24300009	DUTTON IRIS W	PO BOX 63	LONGWOOD	NC	28452
24300008	QUAINTANCE SCOTT W ET HEATHER	6934-9 BEACH DR SW	OCEAN ISLE BEA	NC	28469
22800008	JENRETTE CHARLES OTIS ETALS	24308 CORNERSTONE DRIVE	YARDLEY	PA	19067
2280001003	MAS PROPERTIES LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2280001016	COUNTY OF BRUNSWICK	PO BOX 249	BOLIVIA	NC	28422-0289
2280000702	JENRETTE CHARLES OTIS ETALS	24308 CORNERSTONE DRIVE	YARDLEY	PA	19067
2280000701	JENRETTE CURTIS & CHARLES	3300 NESHAMING BLVD	BENSALEM	PA	19020
2280000717A	MAJOR JAMES E & KATHLEEN	P O BOX 6207	OCEAN ISLE BEA	NC	28469
2280000717	JENRETTE CHARLES O	APT 238	BENSALEM	PA	19020
2280001007	CEMETERY				

**Existing Waterbrook Woods Property Owners**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
243AB059	GREATER VISION OF HORRY COUNTY INC	HIGHWAY 378 SUITE B	CONWAY	SC	29526
243AB060	LYLES RICKY D ETUX ALISON MUNROE	10 HEATHROW CT	GREENSBORO	NC	27410
243AB052	CLARK LOUIS J ETUX NANCY	6558 CASTLEBROOK WAY SW	OCEAN ISLE BEA	NC	28469
243AB053	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB055	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB054	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB056	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB058	PICA CARL J ETUX ANTONIA B	220 MOUNTAIN TOAD	PLEASANTVILLE	NY	10570
243AB057	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB050	PUCKETT TEDDY W ETUX ELAINE M	15 DELMAR GREEN PL	THE WOODLAND	TX	77381
243AB051	PUCKETT TEDDY W ETUX ELAINE M	15 DELMAR GREEN PL	THE WOODLAND	TX	77381
243AB049	WALKER DANNY W ETUX JEAN B	15 WATHALL RD	RUSSELLVILLE	AR	72802
243AB048	BISHOP RICHARD C JR ETUX KRISTAN C	1 SURREY LANE	DURHAM	NH	03824
243AB079	MULLANEY DAVID W ETALS	2607 ST JAMES DR	SOUTHPORT	NC	28461
243AB078	ROCCO CHRISTOPHER ETUX JYOTI C	1 WANDA LANE	HAUPPAUGE	NY	11788
243AB077	NARDELLA MICHAEL A ETUX BARBARA C	207 GEORGETOWN RD	WESTON	CT	06883
243AB076	WEBB JEFF LOUIS ETUX LAURIE D	PO BOX 1300	TARBORO	NC	27886

243AB075	BREAREY JONATHAN L	203 RUDOLPH DRIVE	BEAUFORT	NC	28516
243AB074	BURNETTE STEPHEN M ETUX YVONNE H	1601 CHAUNCEY DRIVE	TARBORO	NC	27886
243AB047	MISTY ISLE PROPERTIES LLC	1707 WESTRIDGE ROAD	GREENSBORO	NC	27410
243AB080	PICKERING PHILLIP W ETUX BRENDA S	3201 COON CLUB RD	HAMPSTEAD	MD	21074
243AB073	LUCKY 7 HOLDING CORPORATION	321 SANDPIPER TERRACE	NAGS HEAD	NC	27959
243AB072	RIGNEY PATRICK J ETALS	195 STANTON CT	WILLIAMS TOWN PA		18042
243AB071	ORE INVESTMENTS LLC	2088 SYLVANIA DRIVE	DECATUR	GA	30033
2280000902	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB046	BROWN ROY S & ETUX SHEILA J	781 JAMES CIRCLE	LAWRENCEVILLE GA		30045
243AB081	MISTY ISLE PROPERTIES LLC	1707 WESTRIDGE ROAD	GREENSBORO	NC	27410
243AB082	SHUMATE JOHN M III ETUX LISA P	40096 N GOLDENROD LANE	WADSWORTH	IL	60083
243AB083	SCHENCK DAVID W ETUX WENDY F	4 TALLOWOOD COURT	GREENSBORO	NC	27455
243AB084	LUCKY 7 HOLDING CORPORATION	321 SANDPIPER TERRACE	NAGS HEAD	NC	27959
243AB061	GRIMALDI JAMES V ETUX SARA J	26 PAUGUSSETT ROAD	SANDY HOOK	CT	06482
243AB062	ROBLES ROBERT ETUX SANDRA I	23832 BURDETTE FOREST RD	CLARKSBURG	MD	20871
243AB063	GRIESSER WILLIAM R & ELLEN PREDHAM	34 DEEP CREEK DR	MANASQUAN	NJ	08736
243AB064	MCHENRY DALE ETUX STEPHANNIE A WOOD	47522 COLDSRING PL	POTOMAC	VA	20165
243AB065	FONG TIMOTHY A ETUX CHONG SUK	3925 POPLAR CREEK COURT	FAIRFAX	VA	22033
243AB066	DONOVAN MICHAEL E & SUE DEE DUNCAN	7485 BALMORE DRIVE	SUNSET BEACH	NC	28468
243AB068	KILLIAN KEVIN J ETUX MARY E	43 DOYLE LANE	BELLE MEAD	NJ	08502
243AB067	ANDERSON RONALD E ETUX PATRICIA E	3044 AVERLEY RD	IJAMSVILLE	MD	21754
243AB070	TATRO PETER R ETUX LINDA J	3549 SANDERLING DRIVE	SOUTHPORT	NC	28461
243AB069	HOREY MICHAEL C ETUX JANICE C	11 PRATT FARM LANE	NORTH GRANBY CT		06060
22800009	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB085	KUKURZA DAVID J ETUX DEBORAH L	7394 HERRICK PARK DRIVE	HUDSON	OH	44236
243AB086	HARTRICK DONALD W ETUX LINDA G	7 COLONEL HAZZARD ROAD	OKATIE	SC	29909
243AB038	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB037	COBLE THOMAS G & ROYCE L NUNNERY	3711 SPIKE RAIL DRIVE	FAYETTEVILLE	NC	28312
243AB039	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB040	CASAZZA PATRICIA D TRUSTEE	42 SANDY PINES BOULEVARD	HOPEWELL JUNC NY		12533
243AB035	LUKICH RICHARD A ETUX LISA	9628 SCOTTSDALE DR	BROADVIEW HTS OH		44147-2367
243AB036	NONNEMACHER TERRY ETUX JILL	9 CRESTLAKE COURT	MANSFIELD	TX	76063
243AB041	CASAZZA PATRICIA D TRUSTEE	42 SANDY PINES BOULEVARD	HOPEWELL JUNC NY		12533
243AB034	BOWMAN BRETT R ETUX LINDA M	8853 OLD LEWIS COURT	MANASSAS	VA	20110
243AB042	MCELWEE EMERSON DOROTHY	19028 STONE BROOK	CHAPEL HILL	NC	27517
243AB033	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB045	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761

243AB044	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB043	WYNN WILLIAM A JR ETUX CATHERINE	223 GEORGETOWN ROAD	WESTON	CT	06883
243AB032	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB031	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB008	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB006	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB007	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB014	JAKICIC BERNARD A	2287 MORNING POINT	ROAMING SHORI	OH	44084
243AB013	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB009	BRUGGER JOSEPH P ETUX TONI M	922 BRITTNEY TERRACE	DOWNINGTOWN	PA	19355
243AB087	BROOM GEOFFREY R	119 LOCKE WOODS ROAD	RALEIGH	NC	27603
243AB088	CAPEN JAMES M ETUX LORAIN E	2458 ARTIC FOX WAY	RESTON	VA	20191
243AB010	BENTON WILLIAM J ETUX CATHY A	6542 AUBREY NOTCH SW	OCEAN ISLE BEA	NC	28469
243AB089	SMITH MICHAEL R ETUX TERESA	15 MIDLAWN DRIVE	MASSAPEQUA	NY	11758
243AB107	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
243AB090	GAUTHIER PAUL EDWARD & MARJORIE VERDI	200 GROVE BLVD	FREDERICK	MD	21701
243AB106	ROWINSKI STEVEN R ETUX ELAINE	4006 BRIAN LANE	EAST ISLIP	NY	11730
243AB012	MANFREDI FRANCIS P ETUX SUSAN T	28 REBECCA LN	CARMEL	NY	10512
243AB011	NEUHOFF PAUL CLARK TRUSTEE	433 INVERNESS DRIVE	GURNEE	IL	60031
243AB091	RJL DEVELOPMENT INC	1 SECOR COURT	POMONA	NY	10970
243AB092	GENDELMAN ARTHUR V & SUSAN B TR	8405 PREAKNESS LAND	CINCINNATI	OH	45294
243AB105	JACKSON JAMES A ETALS	12 CASE CIRCLE	WEST SIMSBURY	CT	06092
243AB104	MISTY ISLE PROPERTIES LLC	1707 WESTRIDGE ROAD	GREENSBORO	NC	27410
243AB093	NELSON GARY ETUX PAMELA	472 OCEAN RIDGE PKWY SW	OCEAN ISLE BEA	NC	28469
243AB103	BUTLER EARLIE J III ETUX LINDA C	3 HOOVER AVENUE	WEST ORANGE	NJ	07052
243AB094	HARTRICK DONALD W ETUX LINDA G	7 COLONEL HAZZARD ROAD	OKATIE	SC	29909
243AB095	LOUIE RITA J ETUX LOUIE RICHARD L	1 SECOR COURT	POMONA	NY	10970
243AB096	GREATER VISION OF HORRY COUNTY INC	HIGHWAY 378 SUITE B	CONWAY	SC	29526
243AB097	MISTY ISLE PROPERTIES LLC	1707 WESTRIDGE ROAD	GREENSBORO	NC	27410
243AB098	SCHENCK DAVID W ETUX WENDY F	4 TALLOWOOD COURT	GREENSBORO	NC	27455
243AB102	COURTNEY SARA KAY	19402 HARDING LANE	HUNTINGTON BE	CA	92616
243AB101	BOJANOWSKI CHESTER J ETUX KATHLEEN	6673 ANNESBROOK PLACE	OCEAN ISLE BEA	NC	28469
243AB100	NEUHOFF PAUL CLARK TRUSTEE	433 INVERNESS DRIVE	GURNEE	IL	60031
243AB099	SHUMATE JOHN M III ETUX LISA P	40096 N GOLDENROD LANE	WADSWORTH	IL	60083
243AB001	MURDOCK SCOTT H ETUX SUSAN A	1590 HILL STREET	SUFFIELD	CT	06078
228IB074	SCOTT NORMAN M ETUX JENECE B	2564 TICKLE DRIVE	BARTLETT	TN	38134
243AB002	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761

243AB003	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB071	URBAN GERALD	7890 MARKET ST	WILMINGTON NC	28411
228IB072	KELLY ROBERT ETUX LILY HSUI	PO BOX 725	MCHENRY MD	21541
228IB073	RUNDLE JOHN ETUX JEAN	1023 PALM COURT	CAROLINA SHOR NC	28467
243AB004	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB070	UWCHLAN NC LP	70 POTTSTOWN PIKE #1	CHESTER SPRIN PA	19425
243AB005	KRZYWICKI ROBERT S ETUX DEBORAH ANN	604 DARTMOOR WAY SW	OCEAN ILSE BEA NC	28469
228IB001	PAMELA J WOECKEL 2013 LIVING TRUST	1901 BRANDYWYN LANE	BUFFALO GROVE IL	60089
243AB015	KEENAN SHANE ETALS	415 4TH ST S #1	CAROLINA BEAC NC	28428-5034
243AB016	LYLES RICKY D ETUX ALISON MUNROE	10 HEATHROW CT	GREENSBORO NC	27410
243AB017	MISTY ISLE PROPERTIES LLC	1707 WESTRIDGE ROAD	GREENSBORO NC	27410
228IB002	KANACH WILLIAM R ETUX NANCY	492 LAUREL VALLEY DR	SHALLOTTE NC	28470-5289
228IB003	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
243AB018	LACEY JAMES W ETUX LACEY MARGARET M	6606 CHAUCER PL SW	OCEAN ISLE BEA NC	28469-7330
228IB004	GRIFFIN WILLIAM E ETUX EDITH A	16 FAIRWAY COURT	LAWRENCEVILLE NJ	08648
243AB019	NONNEMACHER TERRY ETUX JILL	9 CRESTLAKE COURT	MANSFIELD TX	76063
228IB005	KHOO FLORENCE & EDWARD A JOHNSON	19 TRAVIS AVENUE	STAMFORD CT	06905
228IB006	BRANSON JOSEPH G JR	116 LOWES FOODS DR	LEWISVILLE NC	27023
243AB020	NONNEMACHER TERRY ETUX JILL	9 CRESTLAKE COURT	MANSFIELD TX	76063
243AB021	CASES AYALA RICARDO ETUX ELBA CASES	1798 MARIETTA DR	FORT LAUDERDA FL	33316
228IB007	WHICHARD CLARENCE B III ETALS	2510 SAFFRON LANE	THE VILLAGES FL	32162
228IB008	MAKOFKSKE ROBERT ETUX KATHLEEN E	206 SCHWEITZER ROAD	MILFORD NY	13807
228IB009	CARLSON CHERI BROOKS	884 LOBLOLLY DR	VASS NC	28394
228IB010	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB011	CASSIDY AMY L ETVIR CASSIDY JOSEPH F	313 BILL BROWER CT	PURCELLVILLE VA	20132
228IB012	SPAUGH ROGER ETUX SPAUGH DEBRA	PO BOX 6948	OCEAN ISLE BEA NC	28469
228IB013	MONTEREY BAY HOMES LLC	200 J POMONA DR	GREENSBORO NC	27407-1637
243AB022	PARCIASEPE JOHN J ETUX ANITA B	29 HILTON PLACE	MONTVALE NJ	07645
243AB023	THOMAS MICHAEL E	2672 FRIUTLAND RD	HENDERSONVIL NC	28792
243AB024	WOLF JOSEPH R ETUX COLETTE P	14 TRIGHTON COURT	REISTERTOWN MD	21136
243AB025	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
243AB026	LYMAN DAN C & VANESSA HUNT	317 PARKTRAIL RD	CINCINNATI OH	45238
243AB027	SMITH MARK ETUX ANNA	6617 PELHAMS TRACE	CENTREVILLE VA	20120
243AB028	BARBOUR STEPHEN C ETUX BARBOUR CHERY	10 STONEWALL RIDGE	NEWTOWN CT	06470
243AB030	YOUNG ROBERT J ETUX GAIL A	26 CHAMBERLAIN RD	FLEMINGTON NJ	08822
243AB029	STRACK JOHN R ETUX ALLISON M	33 MARGARET BOULEVARD	MERRICK NY	11566
228IB043	TEMONEY RUTH M	6885 BECKMAN CIRCLE SW	OCEAN ISLE BEA NC	28469

228IB038	ORE INVESTMENTS LLC	2088 SYLVANIA DRIVE	DECATUR	GA	30033
228IB039	UWCHLAN NC LP	70 POTTSTOWN PIKE #1	CHESTER SPRIN	PA	19425
228IB040	UWCHLAN NC LP	70 POTTSTOWN PIKE #1	CHESTER SPRIN	PA	19425
228IB037	UWCHLAN NC LP	70 POTTSTOWN PIKE #1	CHESTER SPRIN	PA	19425
228IB036	J & M TRUST LLC	PO BOX 500	LONGS	SC	29568-0500
228IB035	UWCHLAN NC L P	70 POTTSTOWN PIKE STE 1	CHESTER SPRIN	PA	19425
228IB041	UWCHLAN NC LP	70 POTTSTOWN PIKE #1	CHESTER SPRIN	PA	19425
228IB044	COBBLESTONE CREEK LLC	7290 BEACH DRIVE SW	OCEAN ISLE BEA	NC	28469
228IB034	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB033	POWERS RYAN	131 WAY PNTE RDG AVE #Q36	LITTLE RIVER	SC	29566
228IB032	MONTEREY BAY HOMES LLC	200 J POMONA DR	GREENSBORO	NC	27407-1637
228IB031	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB030	MONTEREY BAY HOMES LLC	200 J POMONA DR	GREENSBORO	NC	27407-1637
228IB029	CHILLE ANTHONY J ETUX REGINA C	35 POPLAR AVE	FARMINGDALE	NY	11735
228IB028	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB027	HALEY MARTIN C ETUX SUZANNE P	4234 SOUTHSIDE LANE	TRAPPE	MD	21673
228IB026	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB025	WHICHARD CLARENCE B III ETALS	2510 SAFFRON LANE	THE VILLAGES	FL	32162
228IB024	MONTEREY BAY HOMES LLC	200 J POMONA DR	GREENSBORO	NC	27407-1637
228IB023	KOH CHONG K ETUX TZE TA	1520 APACHE DRIVE	NAPERVILLE	IL	60563
228IB022	STOLBERG DEAN M ETUX STOLBERG CATHY	5 WOODMONT DRIVE	RANDOLPH	NJ	07869
228IB045	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB046	MONTEREY BAY HOMES LLC	200 J POMONA DR	GREENSBORO	NC	27407-1637
228IB047	MONTEREY BAY HOMES LLC	200 J POMONA DR	GREENSBORO	NC	27407-1637
228IB048	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB049	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB050	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB051	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB052	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB059	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB058	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB053	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB054	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB014	DINARDO JAMES F ETUX JUDITH A	322 GOODLIN DRIVE	GREENSBURG	PA	15601
228IB057	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB055	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER	FL	33761
228IB015	SMITH DOUGLAS N	405 OLYMPIC DR	ROCKPORT	TX	78382-6813

228IB056	NEVETSKY JULIAN	6851 BECKMAN CIRCLE SW	OCEAN ISLE BEA NC	28469
228IB016	SEID MELVIN	1150 FIRST AVENUE STE 600	KING OF PRUSSI. PA	19406
228IB021	STOLBERG DEAN M ETUX STOLBERG CATHY	5 WOODMONT DRIVE	RANDOLPH NJ	07869
228IB020	GIORDANO ROBERT F ETUX MARIA C	72 DICK ST	CLIFTON NJ	07013
228IB019	WHITSON EARL G ETUX FRANCES F	PO BOX 284	PHILOMONT VA	20131
228IB017	SEID MELVIN	1150 FIRST AVENUE STE 600	KING OF PRUSSI. PA	19406
228IB018	DESEVO WILLIAM ETUX DEBRA A	1828 WOOD DUCK LANE	ALLEN TX	75013
228IB069	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB068	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB067	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB066	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB065	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB064	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB063	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB062	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761
228IB061	BOLNICK ANDREW TRUSTEE	3001 COUNTRYSIDE BLVD	CLEARWATER FL	33761

# WATERBROOK WOODS

REAL STAR COMMUNITIES  
2002 OAK STREET SUITE 200  
MYRTLE BEACH, SC 29577

OCTOBER 21, 2016

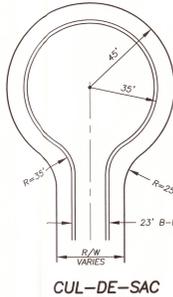
## PRELIMINARY P.D. LAND PLAN

NOTE: PUD FOR THIS PROJECT WAS PREVIOUSLY APPROVED AS SE-109

1. WATER AND SEWER SERVICE TO BE PROVIDED BY BRUNSWICK COUNTY. PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
2. COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR RESTORED BEFORE OBTAINING THE PERMITS.
3. THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER CONVEYMENTS, 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 US ARMY CORPS OF ENGINEERS.
4. 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 6.1.2.1 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
5. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS; ALL ROADS WILL BE PRIVATE AND MAINTAINED BY THE HOA.
6. A HERITAGE TREE SURVEY WILL BE REQUIRED FOR ALL PROPOSED DEVELOPMENT AREAS IN ACCORDANCE WITH SECTION 6.1.3 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
7. IMPERVIOUS AREAS FOR EACH PHASE OF DEVELOPMENT WILL BE DETERMINED AT A LATER DATE AND INCORPORATED INTO COUNTY AND STATE STORMWATER PERMITS.
8. THE PROJECT HAS BEEN DESIGNED TO MAXIMIZE ROADWAY INTERCONNECTIVITY AND MINIMIZE LINK-TO-NODE RATIO WHILE HONORING EXISTING DEVELOPMENT AND ENVIRONMENTALLY SENSITIVE AREAS (WETLANDS).
9. THIS PROPOSED DEVELOPMENT IS CONSISTENT WITH ORIGINALLY APPROVED PLAN AND THEREFORE A NEW TRAFFIC IMPACT STUDY HAS NOT BEEN PROVIDED.
10. A NEIGHBORHOOD MEETING WILL BE REQUIRED IN ACCORDANCE WITH SECTION 9.2 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
11. ALL SINGLE FAMILY RESIDENCES SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES.
12. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND ROADWAYS.
13. A MINIMUM 10-FOOT MAINTENANCE AND ACCESS EASEMENT WILL BE PROVIDED TO AND AROUND ALL PONDS.
14. ALL STREET NAMES WILL BE SUBMITTED TO AND APPROVED BY BRUNSWICK COUNTY GIS DEPARTMENT PRIOR TO RECORDING OF PLATS.
15. A MINIMUM 10-FOOT UTILITY EASEMENT WILL BE PROVIDED ON THE FRONT OF ALL LOTS ABUTTING ROAD RIGHT OF WAY.
16. A MINIMUM 15-FOOT PERIPHERAL BUFFER WILL BE PROVIDED FOR ALL AREAS WHERE PROPOSED DEVELOPMENT ADJACENT PROPERTIES. THIS BUFFER WILL CONSIST OF EXISTING VEGETATION AND SUPPLEMENTAL NATIVE PLANTINGS (I.E. WAX MYRTLES) AS DEEMED NECESSARY BY DEVELOPER.
17. THE 15-FOOT PERIPHERAL BUFFER & 10-FOOT STREET BUFFER SHALL HAVE A VISUAL OPACITY OF 0.6.
18. THE AMENITY SITE & TOWNHOMES (SECTION 6A & 6B) WILL BE SUBJECT TO SITE SPECIFIC REVIEW.
19. ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9 OF THE UDO FOR ALL AREAS NOT CURRENTLY PLATTED. AN APPROVED LIGHTING PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

### SITE DATA TABLE PARCEL ID 22800009

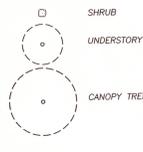
OVERALL AREA	238.55 ACRES
EXISTING ZONING	R7500
ALLOWABLE UNITS	1,383
ADJ. ADJACENT PROPERTIES THIS BUFFER WILL COVER	85.51 ACRES
APPROXIMATE WETLAND AREA	153.04 ACRES
SINGLE FAMILY DETACHED AREA (EXCLUDES ROW)	97.74 ACRES
SINGLE FAMILY ATTACHED AREA (EXCLUDES ROW)	7.75 ACRES
PROPOSED SINGLE FAMILY DETACHED UNITS (INCLUDES EXISTING LOTS 1-181)	377 UNITS
PROPOSED TOWNHOME LOTS	44 UNITS
TOTAL PROPOSED RESIDENTIAL UNITS (INCLUDES EX. LOTS 1-181)	421 UNITS
PROPOSED DENSITY	1.76 DU/AC
TOTAL OPEN SPACE REQUIRED (25% OF GROSS AREA)	59.64 ACRES
ACTIVE OPEN SPACE REQUIRED (15% OF TOTAL OPEN SPACE)	8.95 ACRES
TOTAL OPEN SPACE PROVIDED	96.38 ACRES
ACTIVE OPEN SPACE PROVIDED	10.47 ACRES
ALLOWABLE COMMERCIAL AREA (20% OF GROSS AREA)	47.71 ACRES
PROPOSED COMMERCIAL AREA (MIXED USE)	0 ACRES
AVERAGE LOT SIZE	9,156 SF
SMALLEST LOT SIZE (LOT #116 SECTION 3)	5,490 SF
LARGEST LOT SIZE (LOT #181 SECTION 2)	26,693 SF
SMALLEST LOT WIDTH (LOT #103 SECTION 1)	32.09 FT



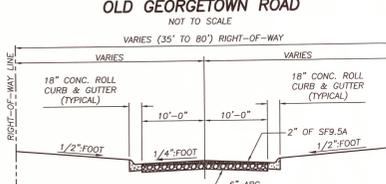
### PROPOSED PHASING SCHEDULE

(APPROXIMATE ONLY. DEVELOPER RESUMES THE RIGHT TO MODIFY THIS PROPOSED PHASING SCHEDULE)

1. SECTION 5
2. SECTION 2A & AMENITY SITE \* COMPLETE WATERBROOK WAY
3. SECTION 3 (LOTS 1-13, 57-60, 78-82)
4. SECTION 3 (LOTS 83-93, 130-138)
5. SECTION 3 (LOTS 14-29, 45-70, 72-77)
6. SECTION 4
7. COMPLETE HOLTON PLACE
8. SECTION 3 (REMAINING AREAS)
9. COMPLETE MARSTON POINT
10. SECTION 6A & 6B



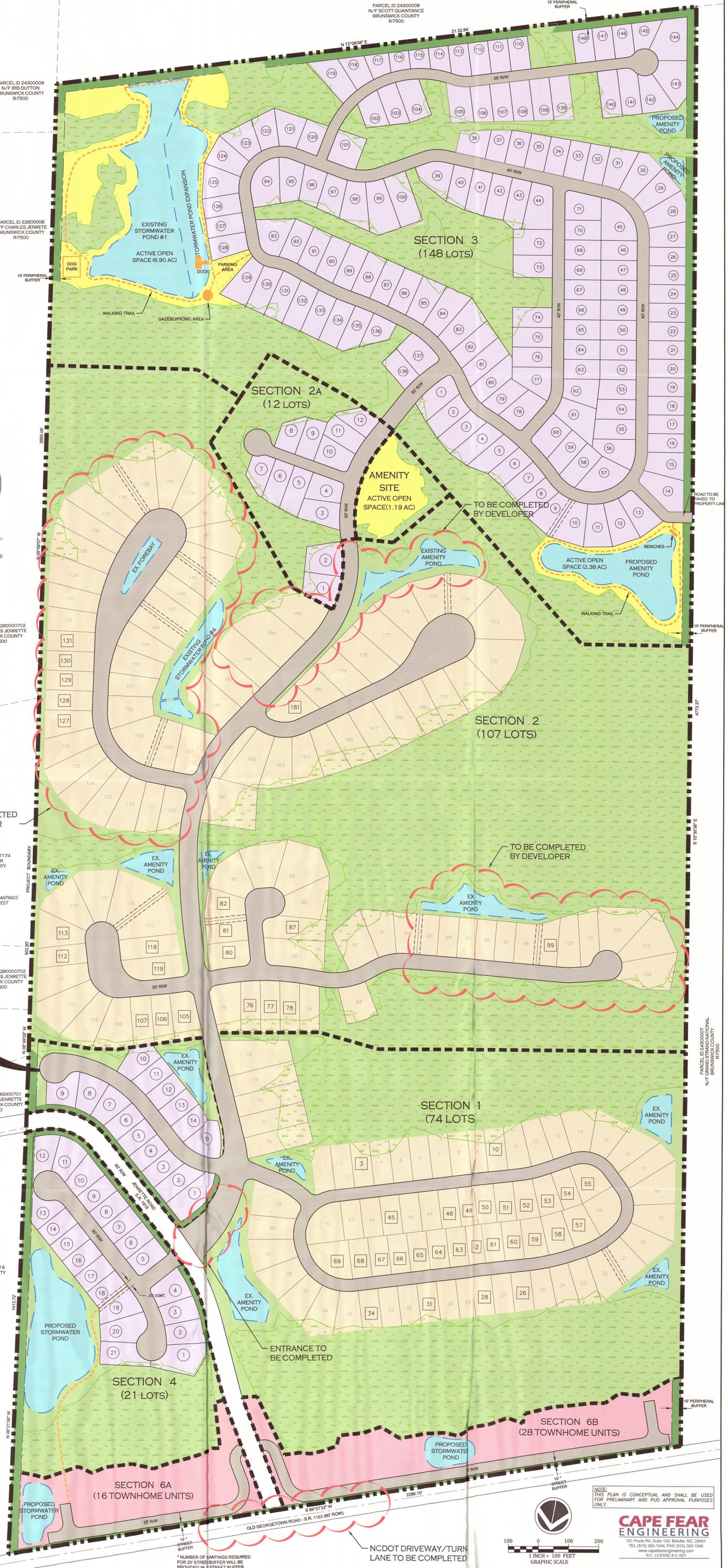
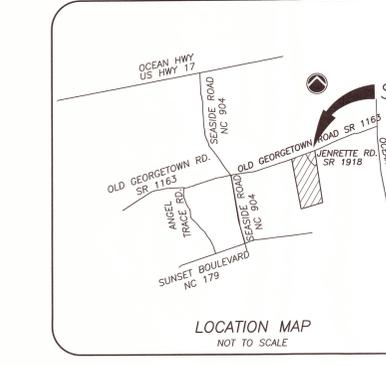
### TYPICAL STREET BUFFER DETAIL OLD GEORGETOWN ROAD



### LEGEND

- PROJECT BOUNDARY
- PROPOSED PHASE LINE
- WALKING TRAIL / AMENITY
- WETLANDS
- WATER FEATURE
- OPEN SPACE
- ACTIVE OPEN SPACE
- BUFFER
- EXISTING SINGLE FAMILY
- PROPOSED SINGLE FAMILY
- PROPOSED SINGLE FAMILY ATTACHED
- EXISTING LOT NUMBER (SOLD)
- EXISTING LOT NUMBER (NOT SOLD)
- PROPOSED LOT NUMBER
- WORK IN EXISTING SECTION TO BE COMPLETED BY NEW DEVELOPER

- ### PROPOSED SETBACKS
- FRONT - 15 FEET
  - SIDE - 5 FEET
  - REAR - 9 FEET
  - CORNER - 15 FEET
  - ANY PERIPHERAL PROPERTY LINE - 15 FEET
  - STRUCTURES - PER NC STATE BUILDING CODE



**CAPE FEAR ENGINEERING**  
131 Poole Rd. Suite 102 Beaufort, NC 28516  
TEL (910) 383-1044 FAX (910) 383-1045  
www.capefearengineering.com  
N.C. LICENSE # E-1021

NOTE: THIS PLAN IS CONCEPTUAL AND SHALL BE USED FOR PRELIMINARY AND PUD APPROVAL PURPOSES ONLY.

P:\REVISED-02 Waterbrook Woods\DWG\Revised PUD\2016-09-01 Revised Waterbrook Woods PUD.dwg

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-8

Applicant: Chatham Glenn Development, LLC

Project Name: Chatham Glenn

Property Location: Seaside Road (NC 904) and Old Georgetown Road (SR 1163)

Parcel Number: 2270002301

Zoning District: C-LD

Surrounding Zoning **North:** R-7500 **South:** R-7500 and R-6000 **East:** R-7500  
**West:** C-LD

Proposed Use: This is a proposed revision to an existing Planned Development which will consist of 158 single family lots on a gross site of 113.51 acres creating an overall density of 1.39 units per acre.

**Approval Criteria**

- The majority of the surrounding uses consists of single family residential and vacant land. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Low Density Residential.
- Chatham Glenn is a Planned Development that was approved by the Brunswick County Planning Board on August 8, 2005 for 143 single family lots. Since that preliminary approval 34 lots have been recorded with infrastructure completed to those lots. To date, no homes have been constructed within the development.
- A 25 foot peripheral buffer with a 0.6 visual opacity is proposed for the project. Existing vegetation will be serve as a visual buffer and will be supplemented by native landscaping where necessary.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure will include:
  1. **Water** and **Sewer** will be provided by Brunswick County Utilities.
  2. **Roads** will be private.
- **Open Space** is required at 25% or **28.38** acres of the total project area. The developer is proposing a total of **78.58** acres of open space. The developer is also proposing **4.48** acres of recreational open space of which **4.26** acres are required.
- Adjacent and existing Waterbrook Woods property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on October 13, 2016.

- A neighborhood meeting consistent with UDO Section 9.2 was held on October 24, 2016 at the project site.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for these sections of Seaside or Old Georgetown Roads. A revised NCDOT driveway permit shall be required prior to recording of the individual lots.
- The proposed townhome section of the project will be subject to site specific review.

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.
3. Revise the project density on the site plan to show 1.38 dwelling units per acre.



# Planned Development (PD)

## Application and Checklist

Fee: \$500

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

### For Office Use Only

File # \_\_\_\_\_ Receipt # \_\_\_\_\_

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

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

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

Property Owner	Name	CalAtlantic Group, Inc.	Phone	
	Address	2 Office Park Court	Fax	
	City, St, Zip	Columbia, SC 29223	Email	

Applicant or Representative	Name	Chatham Glenn Development, LLC	Phone	843-448-1020
	Address	2002 N Oak Street, Suite 200	Fax	
	City, St, Zip	Myrtle Beach, SC 29572	Email	graeme@realstarmgmt.com

Property Information	Address	Seaside Road, Shallotte NC
	Tax Parcel(s)	2270002301
	Acreage	113.5
	Current Zoning	CO-CLD
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Chatham Glenn		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input type="checkbox"/>		
	Single Family Acres	51.31	Lots	158
	Multi-Family Acres	0	Units	0
	Commercial Acres	0		

Authorization	Property Owner Signature	<i>H. Clifford Edwards</i>	Date	10/13/16
	Applicant/Representative Signature	<i>H. Clifford Edwards</i>	Date	10/13/16

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**October 13, 2016**  
**Sign-In Sheet**

DEPARTMENT

REPRESENTATIVE

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

\_\_\_\_\_

\_\_\_\_\_

*Dane Stanley (Senior Project Eng.)*

\_\_\_\_\_

\_\_\_\_\_

*Wm. L. Pinnix, P.E.*

*Brigit Hna*

\_\_\_\_\_

\_\_\_\_\_

*John Clemens*

\_\_\_\_\_

\_\_\_\_\_

*Orange Hunt*

\_\_\_\_\_

\_\_\_\_\_

*Chris*

\_\_\_\_\_

\_\_\_\_\_

*Marc Paves*

*MATT HALEY, CFE*

*PERCY DAVIS, CFE*

\_\_\_\_\_

\_\_\_\_\_



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

October 14, 2016

Mckim and Creed  
C/o Tara Murphy  
243 N. Front Street  
Wilmington, NC 28401

**RE: Chatham Glenn  
File # PD-8**

Dear Ms. Murphy,

The Technical Review Committee (TRC) at their October 13, 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 for the Driveway Permit and utility easement process from NCDOT. Please contact Jon Roan with NCDOT for additional details – 251-2655 or [jroan@ncdot.gov](mailto:jroan@ncdot.gov).
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and internet service to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at [jdstanley@atmc.coop](mailto:jdstanley@atmc.coop).
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- Please revise the periphery buffer opacity to show 0.6 on the site plan.
- Proposed street names need to be approved by county GIS prior to recording. Additionally, please contact GIS if you wish to have county issued street signs. Jan Clemmons can be contacted at 253-2392.
- The US Army Corps of Engineers has indicated that a corps permit would be required for road impacts on the southeast corner of the collector street. Contact Brad Shaver with USACE for additional details at 910-251-4611 or [Brad.E.Shaver@usace.army.mil](mailto:Brad.E.Shaver@usace.army.mil).
- Please indicate the proposed density for the project in the site data.
- Please indicate specific areas to be included as Recreation Space and provide the acreage of each. Please make an effort to link these recreation areas with trails and to provide trails to and around ponds that will be included as Recreation Space.
- Please provide more detail on how the ponds/BMP's will be landscaped.

- Please indicate the adjacent tax parcel numbers, zoning and ownership information on the site plan.
- Please indicate the water and sewer provider.
- Please note that the amenity center and sales center will be subject to site specific review.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO. An approved lighting plan will be required prior to the issuance of building permits."
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.

Please return 2 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on October 21, 2016. 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.

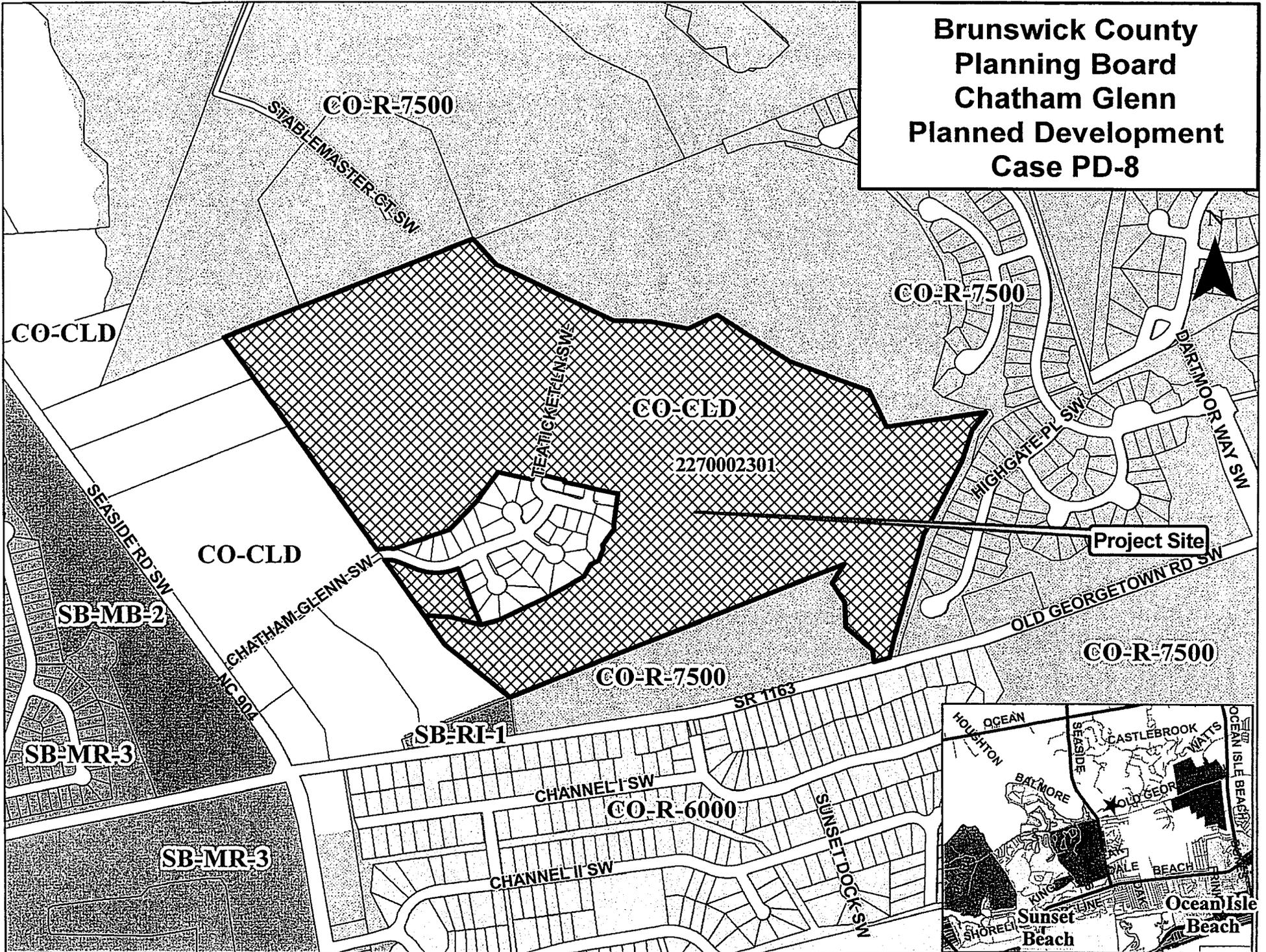
If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,

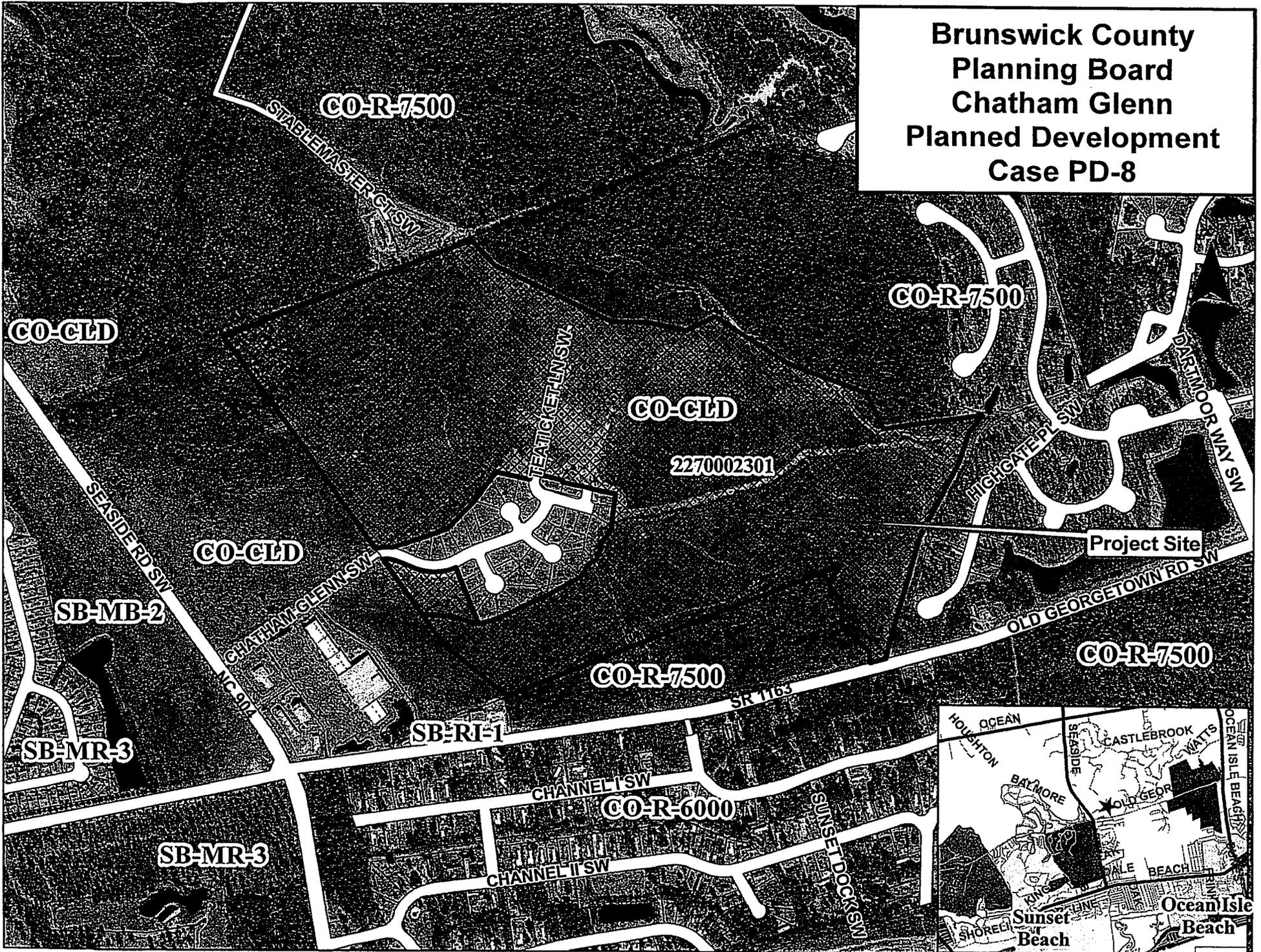
A handwritten signature in cursive script that reads "Marc A. Pages". The signature is written in black ink and is positioned below the word "Sincerely,".

Marc Pages  
Land Planner

**Brunswick County  
Planning Board  
Chatham Glenn  
Planned Development  
Case PD-8**



Brunswick County  
Planning Board  
Chatham Glenn  
Planned Development  
Case PD-8



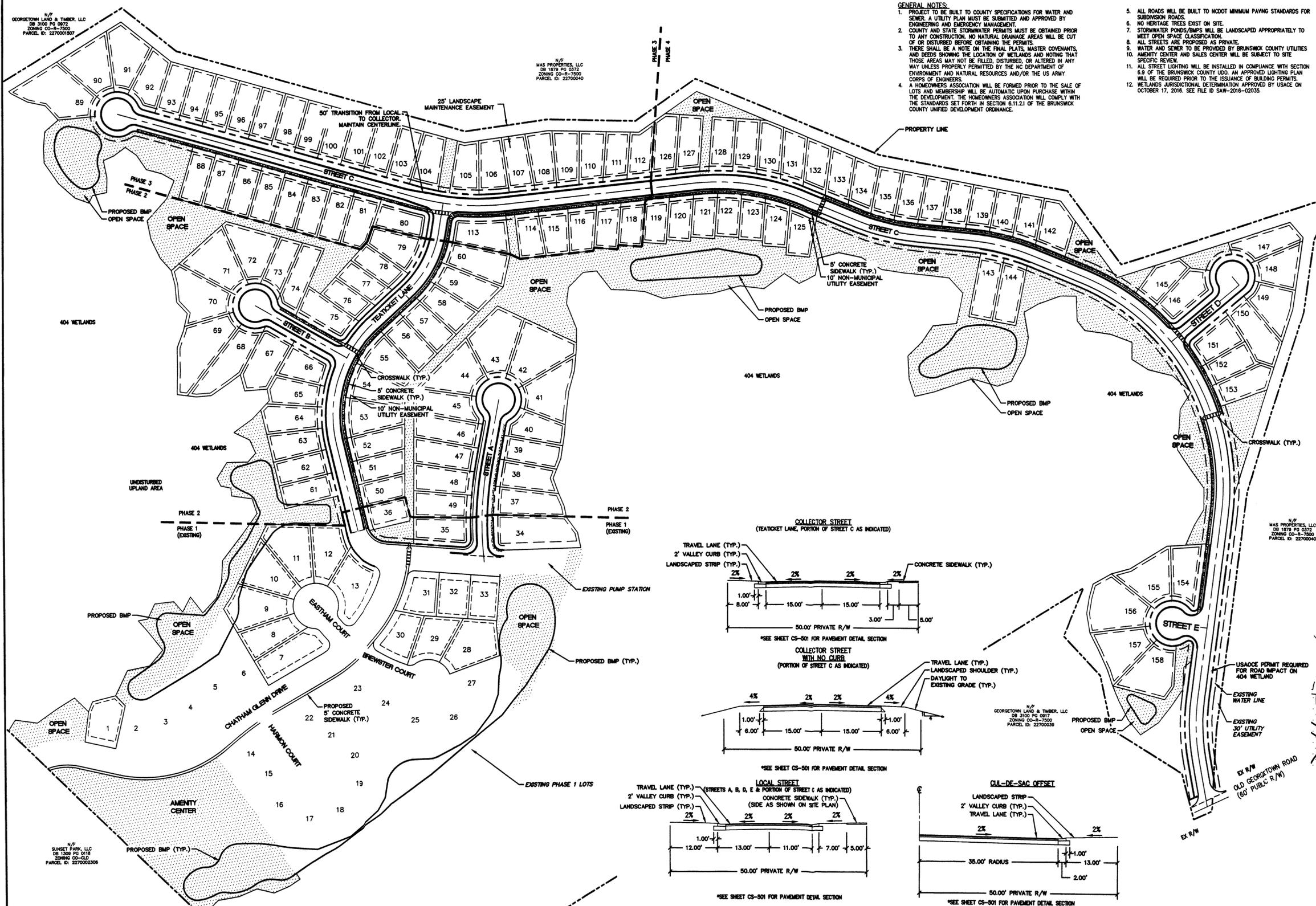
**PROPERTY OWNERS**  
**File # PD-8**  
**Chatham Glenn Planned Development**

**Adjacent Property Owners**

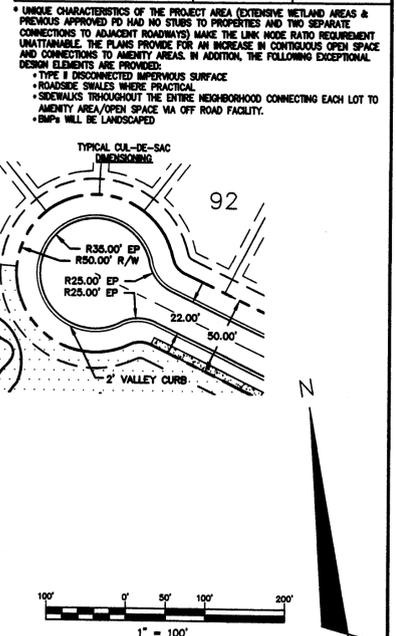
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22700039	GEORGETOWN LAND & TIMBER LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2270002308	SUNSET PARK L L C	PO BOX 4048	MURRELLS INLE	SC	29576
22700040	MAS PROPERTIES LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2270001507	GEORGETOWN LAND & TIMBER LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2270001503	REMUDA RUN INVESTMENTS LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2270002304	PEARSON ALAN B AND POPE	310 EAST 1ST ST	OCEAN ISLE BEA	NC	28469
2270002302	PEARSON ALAN B AND POPE	310 EAST 1ST ST	OCEAN ISLE BEA	NC	28469
22700041	MAS PROPERTIES LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
227MB088	POPE WILLIAM W ET PEGGY	1270 ALDERMAN MILL ROAD	DUNN	NC	28334

**Existing Chatham Glenn Property Owners**

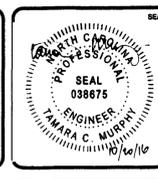
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
227NC032	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC00104	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC00103	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC031	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC033	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC030	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC029	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC010	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC011	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC006	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC008	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC007	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC005	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC004	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC003	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC002	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC001	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC00101	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC00102	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
2270002301	CALATLANTIC GROUP INC	160 GREENTREE DR STE 101	DOVER	DE	19904-7620
227NC034	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC009	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC026	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC025	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC027	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC024	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC028	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC023	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC022	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC021	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC018	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC020	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC019	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC013	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC012	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC017	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC016	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC014	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
227NC015	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196



GENERAL INFORMATION	
CURRENT ZONING:	CO-CLD
TOTAL ACREAGE:	113.51 AC (4,944,614 SF)
UPLAND ACREAGE:	51.31 AC (2,235,190 SF)
PROPOSED USE:	SINGLE FAMILY SUBDIVISION
TAX PARCEL IDENTIFICATION NUMBER(S):	2270002301
MAXIMUM BUILDING HEIGHT:	35'
NUMBER OF STORIES:	2
ADDRESS:	TO BE ASSIGNED
TOTAL NUMBER OF LOTS:	158
PROJECT DENSITY:	0.72 ACRES/LOT
TYPICAL LOT DIMENSIONS:	83' x 120'
AVERAGE LOT SIZE:	6360 SF (0.15 AC)
SMALLEST LOT SIZE:	5359 SF (0.12 AC)
MINIMUM LOT SIZE:	4800 SF (0.11 AC)
IMPERVIOUS AREA (EXISTING)	72,894 SF
IMPERVIOUS AREA (PROPOSED)	
BUILDINGS:	530,875 SF
ROADWAYS:	188,235 SF
SIDEWALKS:	18,020 SF
AMENITY CENTER:	22,790 SF
TOTAL PROPOSED IMPERVIOUS:	739,920 SF
TOTAL IMPERVIOUS:	812,815 SF
PERCENTAGE (IMPERVIOUS/UPLAND AREA):	36.36 %
BUILDING SETBACKS	
FRONT:	15'
REAR:	6'
SIDE:	5'
SIDE (STREET):	15'
LANDSCAPE BUFFERS	
PERIPHERY:	REQUIRED 0.6 OPAQTY PROPOSED 0.6 OPAQTY
STREET:	N/A: NO ROADS ADJACENT TO PROPERTY
ROAD DATA	
ROAD TYPE:	PRIVATE
RIGHT OF WAY WIDTHS:	VARIES, SEE SHEET
REQUIRED LINK NODE RATIO:	1.30
PROPOSED LINK NODE RATIO:	1.08* (17 LINKS, 16 NODES)
EXTERNAL ACCESS POINTS:	2
OPEN SPACE	
SITE AREA:	113.51 AC
OPEN SPACE REQUIRED (113.51 x 0.25 = 28.38):	28.38 AC
OPEN SPACE PROVIDED:	78.56 AC
RECREATION AREA REQUIRED (28.38 x 0.15 = 4.26):	4.26 AC
RECREATION AREA PROVIDED:	4.48 AC



REV. NO.	DESCRIPTION	DATE



**MCKIM & CREED**  
 243 North Front Street  
 Wilmington, North Carolina 28401  
 Phone: (910)343-1048, Fax: (910)251-8282  
 NC LIC. No. F-1222  
 www.mckimcreed.com

**Chatham Glenn**  
 CHATHAM GLENN DEVELOPMENT, LLC  
 2002 N OAK STREET, SUITE 200  
 MYRTLE BEACH, SC 29572

**CHATHAM GLENN**  
 SHALLOTTE TOWNSHIP  
 BRUNSWICK COUNTY, NORTH CAROLINA  
**SITE PLAN**

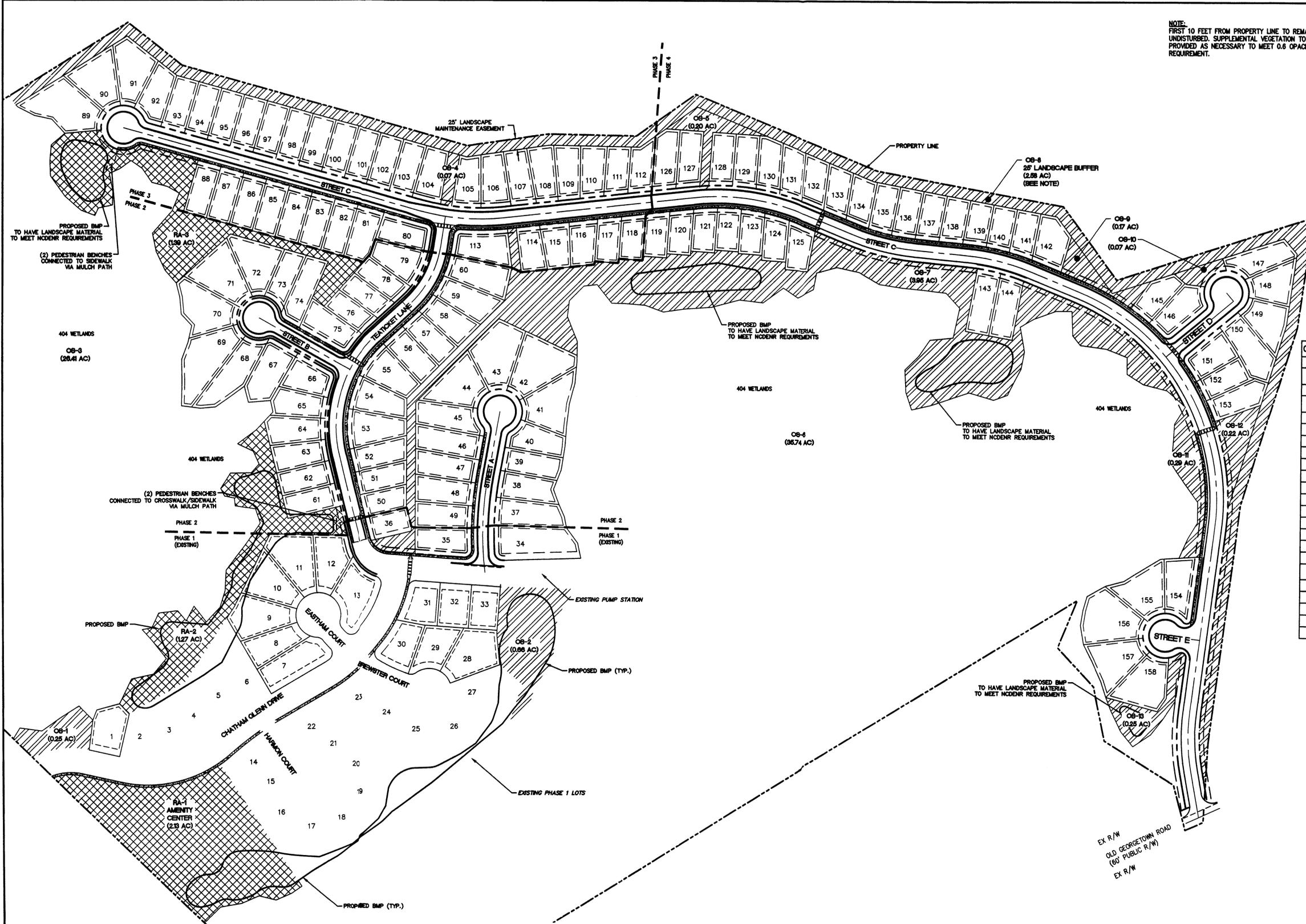
DATE: 3 OCT 2016  
 MCE PROJ. #: 07116-0001  
 DRAWN: CDN  
 DESIGNED: CDN, TCM  
 CHECKED: RMC, TSM  
 PROJ. MGR.: TCM

SCALE: HORIZONTAL: 1"=100', VERTICAL: N/A

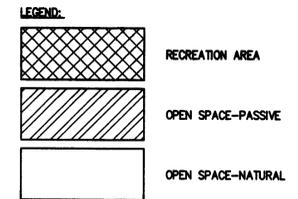
MAC FILE NUMBER: CS-101  
 DRAWING NUMBER: 4

STATUS: PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION

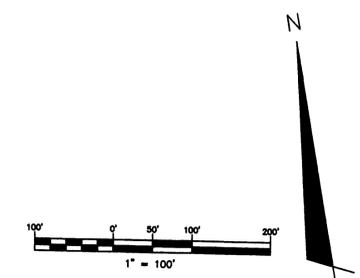
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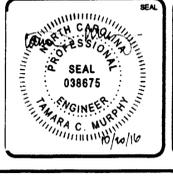
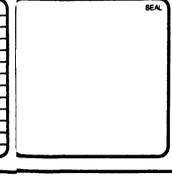
NOTE:  
FIRST 10 FEET FROM PROPERTY LINE TO REMAIN UNDISTURBED. SUPPLEMENTAL VEGETATION TO BE PROVIDED AS NECESSARY TO MEET 0.6 OPAQITY REQUIREMENT.



OPEN SPACE & RECREATION AREA REQUIREMENTS			
SITE AREA		113.51 AC	
OPEN SPACE REQUIRED (113.51 x 0.25 = 28.38)		28.38 AC	
OPEN SPACE PROVIDED		75.58 AC	
RECREATION AREA REQUIRED (28.38 x 0.15 = 4.26)		4.26 AC	
RECREATION AREA PROVIDED		4.79 AC	
BREAKDOWN			
SPACE	SF	ACRES	TYPE
RA-1	92,987	2.13	RECREATION AREA
RA-2	55,363	1.27	RECREATION AREA
RA-3	60,610	1.39	RECREATION AREA
OS-1	10,755	0.25	OPEN SPACE
OS-2	28,632	0.66	OPEN SPACE
OS-3	1,150,431	26.41	NATURAL WETLAND
OS-4	2,942	0.07	OPEN SPACE
OS-5	8,748	0.20	OPEN SPACE
OS-6	1,556,621	35.74	NATURAL WETLAND
OS-7	172,078	3.95	OPEN SPACE
OS-8	112,330	2.58	OPEN SPACE/BUFFER
OS-9	7,435	0.17	OPEN SPACE
OS-10	3,193	0.07	OPEN SPACE
OS-11	12,717	0.29	OPEN SPACE
OS-12	9,385	0.22	OPEN SPACE
OS-13	10,809	0.25	OPEN SPACE



REV. NO.	DESCRIPTION	DATE
	ADD BENCHES AND PEDESTRIAN CONNECTION TO RECREATION AREAS	10/26/2016



**MCKIM & CREED**  
 243 North Front Street  
 Wilmington, North Carolina 28401  
 Phone: (910)343-1048, Fax: (910)251-8282  
 NC LIC. No. F-1922  
 www.mckimcreed.com

**Chatham Glenn**  
 CHATHAM GLENN DEVELOPMENT, LLC  
 2002 N OAK STREET, SUITE 200  
 MYRTLE BEACH, SC 29572

**CHATHAM GLENN**  
 SHALLOTTE TOWNSHIP  
 BRUNSWICK COUNTY, NORTH CAROLINA  
**OPEN SPACE PLAN**

DATE:	27 OCT 2016
MCE PROJ. #	07118-0001
DRAWN:	CDM
DESIGNED:	CDM, TCM
CHECKED:	RMG, TSM
PROJ. MGR.	TCM

SCALE	HORIZONTAL:	1"=100'
	VERTICAL:	N/A
M&C FILE NUMBER	CS-101A	
DRAWING NUMBER	4A	
STATUS:	PRELIMINARY PLANS NOT FOR CONSTRUCTION	
REVISION	1	

S:\171610000000-ChathamGlenn\CS-101A\_7116-0003.dwg 10/27/2016 1:08:33 PM

# Brunswick County Planning Board

## *Rezoning Application Deadline Schedule 2017*

Application Deadline*	Planning Board Meeting Date
11/4/2016	12/12/2016
12/2/2016	1/9/2017
1/6/2017	2/13/2017
2/3/2017	3/13/2017
3/3/2017	4/10/2017
4/7/2017	5/8/2017
5/5/2017	6/12/2017
6/2/2017	7/10/2017
7/7/2017	8/14/2017
8/4/2017	9/11/2017
9/1/2017	10/9/2017
10/6/2017	11/13/2017
11/3/2017	12/11/2017
12/1/2017	1/8/2018
1/5/2018	2/12/2018

\* Completed Applications are due by 5:00 pm on the application deadline day. **Incomplete applications will not be accepted.**  
*Final scheduling of requests will be made following the submittal of the request.*

## 2017 Brunswick County Major Subdivision and Planned Development Project Submittal Deadlines

Project Submittal Deadline*	TRC Meeting Date	TRC Revision Due Date	Planning Board Meeting Date
11/7/2016	11/17/2016	11/28/2016	12/12/2016
12/5/2016	12/15/2016	12/22/2016	1/9/2017
1/3/2017*	1/12/2017	1/20/2017	2/13/2017
2/6/2017	2/16/2017	2/24/2017	3/13/2017
3/6/2017	3/16/2017	3/24/2017	4/10/2017
4/3/2017	4/13/2017	4/21/2017	5/8/2017
5/1/2017	5/11/2017	5/19/2017	6/12/2017
6/5/2017	6/15/2017	6/23/2017	7/10/2017
7/3/2017	7/13/2017	7/21/2017	8/14/2017
8/7/2017	8/17/2017	8/25/2017	9/11/2017
9/5/2017*	9/14/2017	9/22/2017	10/9/2017
10/2/2017	10/12/2017	10/20/2017	11/13/2017
11/6/2017	11/16/2017	11/27/2017*	12/11/2017
12/4/2017	12/14/2017	12/22/2017	1/8/2018

\* Applications and plans are due by 5:00 pm on the submittal deadline day. **Incomplete applications cannot be processed.**

\* This date was changed from its regularly scheduled date due to a holiday.