



## AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
September 12, 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 August 8, 2016 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Presentations.
  - A. Cape Fear Transportation 2040/Suraiya Motsinger
- 9) Old Business.
  - A. Rezoning Z-741CZ – Solana, Theriault & Gross PLLC/Alan M. Solana  
Proposed rezoning of approximately 4.58 acres located off Todd Road (SR 1147) near Shallotte from R-7500 (Medium Density Residential) to RRCZ (Rural Residential Conditional Zoning) for Tax Parcel 2290004409.
- 10) Public Hearings.
  - A. Rezoning Z-745 – Lenda B. Hankins  
Proposed rezoning of approximately 5.83 acres located at 3170 Old Ocean Hwy (Old US 17) near Bolivia from R-7500 (Medium Density Residential) to CLD (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.

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

Proposed rezoning of 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 Parcel 2250003603, a portion of Tax Parcel 2250003604, a portion of Tax Parcel 2250003606, and a portion of Tax Parcel 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 for a portion of Tax Parcel 2250003603, a portion of Tax Parcel 2250003604, a portion of Tax Parcel 2250003606, and a portion of Tax Parcel 2250003614.

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

Proposed rezoning of approximately 6 acres located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 357, 361, 365, 369, 373, 360 Santee St NW and 376, 373 Oconee St NW near Carolina Shores from Undesignated to R-6000 (High Density Residential) for a portion of 225OA098, a portion of 24000030, a portion of 225OA110, a portion of 255OA111, and a portion of 225OA018, a portion of 225OA019, 225OA020, 225OA021, 225OA022, 225OA023, 225OA024, 225OA025, 225OA026, 225OA027, 225OA028, 225OA029, 225OA030, 225OA031, and a portion of 225OA032.

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, 357, 361, 365, 369, 373, 360 Santee St NW and 376, 373 Oconee St NW near Carolina Shores from Undesignated, MDR (Medium Density Residential) and Conservation to MDR (Medium Density Residential) for Tax Parcels 225OA098, 225OA110, 255OA111, 225OA018, 225OA019, 225OA020, 225OA021, 225OA022, 225OA023, 225OA024, 225OA025, 225OA026, 225OA027, 225OA028, 225OA029, 225OA030, 225OA031 and 225OA032.

11) Other Business.

A. Planning Board Cases Update

12) Adjournment.

**MINUTES**

**PLANNING BOARD**

**BRUNSWICK COUNTY, NC**

**6:00 P.M. Monday  
August 8, 2016**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
Richard Leary  
Troy Price  
Chris Stanley  
Joe Johnson  
Randy Ward

MEMBERS ABSENT

None

STAFF PRESENT

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

OTHERS PRESENT

Alan Solana  
Phil Norris  
Bobby Johnson  
Curtis Johnson  
Brian Slattery, State Port Pilot  
Robert McCall  
Jessica Camara

Alan Lewis  
Keith Herbs  
John Hankins  
Lewis Dozier  
Mary McCall  
Jo-Ann Behrent-Peabody

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 13-JUN-16 MEETING.

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

V. PLAQUE PRESENTATION TO MRS. CYNTHIA HENRY.

Mr. Dunham presented Mrs. Henry with a plaque for her appreciation of years of service on the Board. The other Board members and staff wished her much success in her future endeavors. Mrs. Henry thanked the Board and staff for their generosity and expressed her appreciation for serving on the Board for nine years.

VI. AGENDA AMENDMENTS.

Ms. Dixon addressed the Board. She introduced the summer interns (Jennifer Dickinson and Sam Stephens) that worked in the Economic Development and Planning Department. Mr. Dunham and the other Board members welcomed the interns to the meeting and wished them well on the future endeavors.

VII. PUBLIC COMMENT.

There were none.

VIII. PUBLIC HEARINGS.

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, NC from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 2290004409.

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 RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 2200004409 with the noted conditions listed in the Staff Report as well as the permitted uses (Outdoor Recreation including water rescue and scuba diving training, Single Family Detached Residential, Accessory Dwelling Units, and Planned Development subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance).

Mr. Dunham asked staff if the buffers currently exist on the site? Ms. Dixon replied, no. Mr. Dunham asked staff if the owner intends to operate a commercial scuba diving and other recreation (training facility) business on the subject property? Ms. Dixon replied, yes.

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

Mr. Alan Solana, Attorney-At-Law, addressed the Board on behalf of the applicant (Shawn Nasser, Nasser Properties, LLC). Mr. Solana said the previous property owner (Steve Denny) bought Lake Serene several years ago when the subject property was within the Town of Shallotte corporate limits. Mr. Solana said the previous property owner was going to develop the property for multi-family use with a recreational facility (boat ramp, pier, and gazebo) serving the residential area prior to the economic boom. As a result of the economic boom, the previous property owner petitioned for his property to be de-annexed to the County and the zoning designation was changed to R-7500 (Medium Density Residential).

Mr. Solana said diving has occurred on the site for more than a decade by the previous property owner. He further stated that the previous property owner of the subject property placed restrictions (see attached) to limit the use of the lake for diving purposes to Lot 1, which is the subject property. Mr. Solana said they held a neighborhood meeting and met with adjacent property owners that were unable to attend the neighborhood meeting and there were no objections from the immediate property owners. Mr. Solana said there is a couple in the area that had some concerns and they are present tonight. He said the applicant has agreed to additional buffers and swells between Lots 1 and 2 and a security gate has been installed on site to prevent trespassing on the subject property.

Mr. Solana said the applicant wants to get zoning approval so he can move forward with applying for a building permit for a three bedroom structure on the property. He stated that a site plan has been submitted and the site has been approved for a three-bedroom on-site wastewater system. As a result, the applicant intends to erect a structure that appears to be residential in nature with a two car garage and a fence in the rear with a parking area to deter trespassers from accessing Lake Serene without supervision. Mr. Solana said they have agreed to the conditions read in the Staff Report.

Mr. Stanley asked Mr. Solana if the intended business will attract some other type of business to be a supportive role? Mr. Solana said his client has an instructional scuba diving training facility in Wilmington. He further stated that his client has classroom instruction, a pool, and open water dives in the ocean as part of his facility in Wilmington. Mr. Solana said the subject property would allow for diving to the bottom of the water and reappearance for safety survival.

Mr. Dunham asked the depth of the water? Mr. Nasser replied, 45 feet at the deepest point. Mr. Solana added that the applicant intends to erect a buoy and cord to delineate the diving area for the subject property. Mr. Dunham clarified that adjacent property owners have access to Lake Serene, but they cannot provide for commercial diving in Lake Serene? Mr. Solana replied, yes. He further stated that the previous property owner placed restrictions on the lots on Lake Serene stipulating such as well as other restrictions outlined in the deeds for those properties contiguous to Lake Serene.

Mrs. Mary McCall, owner of Lot 3 (Tax Parcel 2290004411), addressed the Board. Mrs. McCall said she and her husband purchased their property to build a retirement home and their plans are 98% complete. Mrs. McCall said they plan to begin construction on the home within the next month. She stated that she has a proxy (attached) for the property owners of Lot 2 and the concerns they have regarding the scuba diving facility. Mrs. McCall read a letter of their concerns of the proposed use and who will be liable should there is an injury or death on the

subject property as they were advised by legal counsel that the property owners on Lake Serene will be responsible for any injuries incurred on the lake. She expressed concern with a sign on the property advertising the scuba diving business and she had photos of activity currently occurring on the site. Mrs. McCall said the adjoining property owners feel the approval of the zoning change will be detrimental to area and they respectfully request that the Board deny the applicant's request to rezone the subject property from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning).

Mr. Bittenbender asked the number of property owners that have access to Lake Serene? Mrs. McCall said 6 property owners. Mrs. Easley asked if the property owners own the portion of Lake Serene in front of their property? Mrs. McCall replied, yes. Mr. Stanley asked Mrs. McCall if they have rights to all of Lake Serene? Mr. McCall said they were told that they own the bottom of Lake Serene to the sky on their property. Mr. Stanley asked if they have riparian rights over the entire lake? Mr. McCall said he is unsure.

Mrs. Jo-Ann Behrent-Peabody, owner of Tax Parcel 2290004044, addressed the Board. Mrs. Behrent-Peabody said she and her husband purchased their property to build a home. She stated that they were neither informed of the neighborhood meeting nor did they receive a letter regarding the meeting tonight. Mr. Dunham asked Mrs. Behrent-Peabody to point out her property on the visual map. The Board discovered that she is not an adjoining property owner, but her property overlooks Lake Serene. She said they do not have deed restrictions on their property regarding no scuba diving is allowed. She stated that they were contacted by the previous property owner asking if they would agree to not have a scuba diving business on their property and they declined. Mrs. Behrent-Peabody said she and her husband was lead to believe by the previous owner of the subject property that he was going to build a home on the property and the water structures (gazebo, boat launch, and dock) were built for the property owners on Lake Serene to use. Mrs. Behrent-Peabody said they were informed that they have the right to utilize the entire lake. She said she also spoke with legal counsel and was advised that they will be liable if harm came to someone using the lake. Mrs. Behrent-Peabody said she is opposed to the zoning change.

Ms. Jessica Camara addressed the Board. Ms. Camara was concerned with traffic, noise, and a potential increase in taxes. She further stated that this is currently a quiet neighborhood. Ms. Camara felt that the entire area will be affected should this zoning change occur. Mr. Dunham suggested Ms. Camara contact staff tomorrow regarding whether or not her tax values will increase as result of the zoning change.

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

Mr. Dunham asked staff if they have any information on the ownership of Lake Serene? Mr. Pages said he did not think this manmade lake is subject to riparian and maritime rights. Mr. Dunham asked staff if there is any language regarding the use of Lake Serene in any of the deeds for the property owners abutting Lake Serene? Ms. Dixon said she did not review any deeds of the property owners abutting Lake Serene. Mr. Stanley said there may be riparian rights even though this is a manmade lake. Mrs. Easley said there are deed restrictions for 4 lots abutting Lake Serene according to the deed restrictions previously submitted to the Board by Mr. Solana.

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

Ms. Behrent-Peabody readdressed the Board. Mrs. Behrent-Peabody said they were told by the previous property owners' attorney that they would have use of the entire lake. She further stated that their property extends out into the lake to ensure the lake could not be owned by a

development and restrict the property owners use of the lake or make them responsible for maintenance of the lake.

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

Mr. Ward said the deed restrictions presented to the Board by Mr. Solana restricts commercial diving with the exception of Lot 1.

Mrs. Easley asked staff the zoning of the property when it was in the Town of Shallotte? Ms. Dixon said multi-family. Ms. Dixon said the activity on site began when the subject property was located in the Town of Shallotte; thus, grandfathering the current use. Mrs. Easley asked staff when the property was de-annexed to the County? Ms. Dixon replied, 2015. She said the owner (Steve Denny), at that time, requested that the property be de-annexed to the County.

Mr. Dunham expressed concern with lake ownership and who would be liable for damages that occurred on the lake. He suggested that this matter be tabled until these questions can be answered.

Mrs. Easley made a motion to table the request until the next Planning Board meeting and ownership and liability be researched prior to that meeting. The motion was unanimously carried.

B. Rezoning Z-742 – East Coast Engineering and Surveying (%Alan C. Lewis)

Request to rezone approximately 13.45 acres located off Todd Road SW (SR 1147) and Edna Way SW near Shallotte, NC from IG (Industrial General) to NC (Neighborhood Commercial) for a portion of Tax Parcel 2290004503.

Land Use Plan Map Amendment LUM-742:

Request to amend approximately 13.45 acres located off Todd Road SW (SR 1147) and Edna Way SW near Shallotte, NC from Industrial to Commercial for a portion of Tax Parcel 2290004503.

Mr. Chris Stanley asked to be recused citing a potential conflict of interest. Mrs. Easley made a motion to excuse Mr. Stanley from voting on this matter and the motion was unanimously carried.

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 IG (Industrial General) to NC (Neighborhood Commercial) for Tax Parcel 2290004503 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcel 2290004503.

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

Mr. Alan Lewis, East Coast Engineering and Surveying, addressed the Board. Mr. Lewis said the applicants of the subject property were unable to attend the meeting so he is speaking on their behalf. He stated that this a down-zoning from IG to NC and the applicants intend to relocate to the area to build their dream home. Mr. Lewis further stated that his clients wanted to avoid a potential spot zoning issue when they requested this zoning change.

Mr. Bobby Johnson, owner of Tax Parcel 22900089, addressed the Board on behalf of his family. He asked staff when his family's property was rezoned to NC because it was previously zoned Heavy Manufacturing? Ms. Dixon said she was unsure and she would have to research when the change occurred. Mr. Johnson asked if property (Tax Parcel 2130006416) to the north of the subject property could be rezoned from IG to NC? Mr. Dunham said an application would have to be submitted for the zoning change. Mr. Johnson said he requested such in the past and he was told that the adjacent property owners would have to agree to rezoning their property from IG to NC. Ms. Dixon interjected that she has spoken with Mr. Johnson about this situation and she suggested that he contact a neighbor that has property contiguous to the NC Zoning that would be agreeable to the zoning change and Mr. Johnson's property could be included in the application request; otherwise, the zoning change would create a potential spot zoning situation. Mr. Johnson said the adjacent property owner(s) to NC Zoning is not in favor of rezoning their property. Ms. Dixon told Mr. Johnson that he can submit an application to request his property be rezoned from IG to NC, but staff would likely not recommend in favor due to the potential of spot zoning.

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. There is similar zoning nearby.

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

Yes. This rezoning request is located in the Union Elementary School District, which has 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.

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

No. However, an amendment has been requested.

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

Yes. There is similar zoning nearby and there was not 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 IG (Industrial General) to NC (Neighborhood Commercial) Tax Parcel 2290004503 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcel 2290004503 located off Todd Road SW (SR 1147) and Edna Way SW near Shallotte. The motion was unanimously carried.

Mrs. Easley made a motion to bring Mr. Stanley back to the panel and the motion was unanimously carried.

C. Rezoning Z-743 – Norris & Tunstall Engineers, P.C. (%Phil Norris)

Request to rezone approximately 5.69 acres located at 9601, 9617, 9621, and 9625 Blackwell Road SE (SR 1551) near Leland, NC from R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 04700040, 0470004001, 04800001, 0480000202, 0480000203, and 0480000205.

Land Use Plan Map Amendment LUM-743:

Request to amend approximately 5.69 acres located at 9601, 9617, 9621, and 9625 Blackwell Road SE (SR 1551) near Leland, NC from Industrial to Commercial for Tax Parcels 04700040, 0470004001, 04800001, 0480000202, 0480000203, and 0480000205.

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-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 4700040, 0470004001, 04800001, 0480000202, 0480000203, and 0480000205 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcels 4700040, 0470004001, 04800001, 0480000202, 0480000203, and 0480000205. Ms. Dixon said another adjacent property owner has requested that their property (Tax Parcel 048000002) be included in the zoning change after the deadline submittal and staff concurs with including said parcel. Ms. Dixon said there has been a lot of transition in this area and there is a growing need for the change.

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

Mr. Phil Norris, Norris & Tunstall Consulting Engineering, addressed the Board on behalf of the applicant. Mr. Norris said the developer he represents is putting the subject properties together for a commercial development. He stated that all of the property owners have been contacted regarding purchasing their property and they are in agreement with the zoning change. Mr. Norris reiterated that the area is in transition.

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 area is in transition.

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

This rezoning is located in the Leland Fire District.

Water is available by Brunswick Regional Water & Sewer District (H<sub>2</sub>O) off Blackwell Road SE (SR 1551). Sewer is available by Brunswick Regional Water & Sewer District (H<sub>2</sub>O) off Blackwell Road SE (SR 1551). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access Blackwell Road SE (SR 1551), which have no capacity deficiencies at this time. There are three (3) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- R-3601 in the interchange at NC 133 and US 74/76/17. The project is under construction and completion is anticipated 2016.
- R-3633 is I-140 Wilmington Bypass - US 17 in Brunswick County to I-40 in New Hanover County. This project has been divided into many sections. Several sections of this project have been completed (A and C). Currently Sections BA & BB are under construction.
- R-5862 is an upgrade to Village Road NE. This project is in the planning stage and completion 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 area is in transition and there was no opposition from the public.

THEREFORE, on the basis of all the foregoing, Mrs. Easley made a motion to recommend to the Board of Commissioners to approve from R-6000 (High Density Residential) to C-LD (Commercial Low Density) Tax Parcels 04700040, 0470004001, 04800001, 0480000202, 0480000203, 0480000205, and 04800002 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcels 04700040, 0470004001, 04800001, 0480000202, 0480000203, 0480000205, and 04800002 located at 9601, 9617, 9621, and 9625 Blackwell Road SE (SR 1551) near Leland. The motion was unanimously carried.

D. Rezoning Z-744CZ – United Renewable Energy (%Keith Herbs)

Request to rezone approximately 30 acres located at 3033 Albright Road SE (SR 1508) near Bolivia, NC from R-7500 (Medium Density Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 15400025.

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

Mr. Pages said staff recommends approval from R-7500 (Medium Density Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 15400025 with the noted conditions listed in the Staff Report as well as the permitted uses (Solar Farm, Bona Fide Farm, Private Stables, Farmers Market, Farm Stand, Agricultural Tourism, Home Occupation, Day Care-In Home, Minor Utilities, Accessory Dwelling Unit, Single Family Detached Residential, and Planned Development subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance). He further stated that the owner must provide a written statement (staff received an oral agreement to the conditions from the applicant) that he agrees to the conditions prior to the request moving forward to the Board of Commissioners for consideration.

Mr. Bittenbender asked the distance the site is located off Midway Road SE (SR 1500)? Mr. Pages said Albright Road SE is approximately ¼ mile off Midway Road SE (SR 1500).

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

Mr. Keith Herbs, United Renewable Energy, addressed the Board. Mr. Herbs said his company is a developer and the construct solar farms. He stated that they work with landowners who have an interest in solar farms and they work with local utilities to ensure the project is a good fit, can be successfully financed and constructed in areas that are conducive to solar farms. Mr. Herbs said this site is 1 of 12 sites in the Brunswick Electric Membership Corporation (BEMC) service area that they have developed. He further stated that the sites they select are usually in agricultural areas. Mr. Herbs said they take solar resource and harvest it to create energy.

Mr. Herbs said this particular project will equate to approximately 2300 solar panels that are mounted on a racking structure, which consist of driven post in the ground with a 20 degree tilt to the south. He said the footprint of the project is approximately 3 acres. Mr. Herbs said they have an agreement in place with BEMC for them to purchase the solar generated energy through a long term power purchase agreement. He said they also have an agreement to interconnect with BEMC's system. Mr. Herbs said they will have a 6 foot high perimeter fence for security purposes. Mr. Herbs said they may include an energy storage system, which are containers that include lithium ion batteries. He said they anticipate the project to be constructed in the latter part of this year or early 2017 once all approvals are received from the appropriate agencies. Mr. Herbs concluded that the use does not generate traffic other than during installation or maintenance of the solar panels and this will be a good fit with the area. He concluded that it will also add to the County's tax base.

Mr. Dunham asked Mr. Herbs if they intend to expand at a later date? Mr. Herbs reiterated that they have an agreement with BEMC and they have no future plans of expansion at this particular time.

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

Mr. Dunham asked staff to address the potential of spot zoning? Mr. Pages said staff indicated such because there is no like zoning nearby. He further stated that staff does not anticipate this to be spot zoning. Attorney Shaver added that spot zoning in itself is not illegal. He further stated that if the problems that could occur from spot zoning are addressed and the benefits outweigh the detriment, then the zoning change could occur.

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 are similar uses existing in the County and it is a benefit to the County as a whole.

- 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 has adequate capacity; and South Brunswick High School District has a two year capacity warning.

This rezoning is located in the Bolivia Fire District.

Water and sewer are not available at this time.

This rezoning has access off both Albright Road SE (SR 1508) and Midway Road SE (SR 1500), which have no capacity deficiencies at this time. There are two (2) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- B-5311 replaces a bridge over Middle Swamp. This project is in the planning and design phase and construction is scheduled for 2019.
- R-5021 widens NC 211 from Midway Road (SR 1500 to NC 87. This project right-of-way is in progress and completion is anticipated in 2020.

- 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?

Yes. There was no opposition from the public and the owner has been working in conjunction with BEMC to provide alternative energy sources.

THEREFORE, on the basis of all the foregoing, Mrs. Easley made a motion to recommend to the Board of Commissioners to approve from R-6000 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) Tax Parcel 15400025 with the noted conditions listed in the Staff Report as well as the permitted uses (Solar Farm, Bona Fide Farm, Private Stables, Farmers Market, Farm Stand, Agricultural Tourism, Home Occupation, Day Care-In Home, Minor Utilities, Accessory Dwelling Unit, Single Family

Detached Residential, and Planned Development subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance) and the applicant must provide a written statement agreeing to the conditions prior to the request moving forward to the Board of Commissioners for consideration.

IX. OTHER BUSINESS.

A. Planning Board Cases Update

Ms. Dixon reported that Z-739 and Z-740 were approved by the Board of Commissioners at their 18-Jul-16 meeting. However, the farmers market/farm stand text amendment was denied in a 3 to 2 vote at the 18-Jul-16 Board of Commissioners' meeting.

X. ADJOURNMENT.

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

DRAFT

# REZONING STAFF REPORT

Date: August 8, 2016

Case#: Z-741CZ

Tax Parcel(s): 2290004409

Location: 4427 Todd Rd near Shallotte NC

Acreage: 4.58

Applicant(s): Solana, Theriault & Gross PLLC/Alan M. Solana



## APPLICATION OVERVIEW:

The applicant is seeking to rezone Tax Parcel 2290004409 to RR Conditional Zoning. The conditional zoning is proposed to limit the uses to Outdoor Recreation (include water rescue and scuba diving training), Accessory Dwelling Units, Single Family Detached Residential, and Planned Development (this use is subject to approval by Planning Board per the Brunswick County Unified Development Ordinance). The applicant held a neighborhood meeting on March 9, 2016 and also met with nearby residents on April 9 and 13, 2016. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. Several conditions have been proposed and agreed upon by the owner. The Conditional Zoning Provision requires that the owner agree with any conditions included with the approval.

## ZONING ANALYSIS

### PROPOSED ZONING REQUEST:

From: R-7500 (Medium Density Residential)

To: RR-CZ (Rural Low Density Conditional Zoning)

*"This District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed."*

*"The Conditional Zoning Overlay is established to offer flexibility to meet project needs that are not accommodated by conventional zoning districts. These overlay districts are approved with individualized development standards adopted as part of the rezoning. Property is rezoned to these districts in response to and consistent with a petition filed by the property's owner. The petition includes a site plan, a specification of the actual use planned, and any rules, regulations, or conditions that would govern development of the site. The petitioner must conduct at least one community meeting on the proposal prior to the official hearing on the rezoning. These districts are potentially available in conjunction with any of the conventional zoning classifications the site. The petitioner must conduct at least one community meeting on the proposal prior to the official hearing on the rezoning. These districts are potentially available in conjunction with any of the conventional zoning classifications."*

### SURROUNDING AREA ZONING DESIGNATIONS

North: IG

South: IG

East: R-7500

West: R-7500

*The rezoning site was rezoned from IG to R-7500 on February 16, 2015 as part of Rezoning Case Z-726.*

### PROJECT BOUNDARY BUFFERS:

The Site Plan reflects minimum 10-foot-wide landscaped buffer with a berm that includes 1 canopy tree, 2 understory trees, and 3 shrubs every 100 linear feet shall be located between the use and the adjacent Tax Parcel 2290004410 and a minimum 50-foot-wide landscaped buffer that includes 4 canopy tree, 10 understory trees, and 17 shrubs every 100 linear feet shall be located between the use and the adjacent Tax Parcel 2290004503 as outlined in the approved plan.

## 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: LDR (Low Density Residential)*

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

**Capital Improvement Plan (CIP):**

CIP Projects     No CIP Projects

CIP Project(s)	Scheduled
New Town Creek Middle School	FY 2017/2018

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

The area surrounding this rezoning site has been experiencing growth based upon recent land development activities submitted to the Brunswick County Planning Department. Rezoning Case Z-742 is located nearby. *Currently the rezoning site has water related facilities (gazebo, floating dock, and boat launch) located on it.*

**INFRASTRUCTURE AND SERVICE IMPACTS**

**SCHOOL CAPACITY:**

<u>Elementary School:</u> <u>Union</u>	<u>Middle School:</u> <u>Shalotte</u>	<u>High School:</u> <u>West Brunswick</u>
<input type="checkbox"/> Adequate Capacity	<input checked="" type="checkbox"/> Adequate Capacity	<input checked="" type="checkbox"/> Adequate Capacity
<input checked="" type="checkbox"/> Two-Year Capacity Warning	<input type="checkbox"/> Two-Year Capacity Warning	<input 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**

Roads	Capacity Deficiencies
Todd Road (SR 1147)	None

**NCDOT PROJECTS AND STUDIES:**     **NONE**

**UTILITIES:**

**CURRENT WATER AND SEWER AVAILABILITY**

**WATER:**     **Not Available**     **Available**

SIZE OF WATER LINE: 8-inch line  
LOCATION: Todd Road

**PROVIDER:**

- Brunswick County Utilities
- Brunswick Regional Water & Sewer District (H<sub>2</sub>GO)
- Southeast Brunswick Sanitary District

**SEWER:**     **Not Available**     **Available**

*It is the developer's responsibility to connect to the water system.*

**ENVIRONMENTAL IMPACTS**

- Located within a FEMA Flood Hazard Zone.
- Located near a watercourse/water body (Lake Serene).
- 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.
- Most of the rezoning site is not located within a *Biodiversity & Wildlife Habitat Assessment Area*. However, a small portion of the rezoning site located with a *Biodiversity & Wildlife Habitat Assessment Area* scoring 1 out of 10 (10 is the highest conservation value) due to nearby surface waters including Lake Serene.

## 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 industrially zoned property.  | <input checked="" type="checkbox"/> Located within a Fire District (Shallotte Point).                   |
| <input type="checkbox"/> Located in an Overlay Zoning District.  | <input checked="" type="checkbox"/> Located within 1/2 mile of a Voluntary Agricultural District (VAD). |
| <input checked="" type="checkbox"/> Located near other property designated as LDR in the <i>Brunswick County CAMALand Use Plan</i> . | <input type="checkbox"/> Cemetery known to be located on or 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 RR-CZ IN CONJUNCTION WITH THE LIST OF CONDITIONS AND PERMITTED USES FOR TAX PARCEL 2290004409 BASED*** upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

### Permitted Uses:

- 1. Outdoor Recreation (include water rescue and scuba diving training)**
- 2. Single-Family Detached Residential**
- 3. Accessory Dwelling Units**
- 4. Planned Development (*Subject to approval from Planning Board per the Brunswick County Unified Development Ordinance*)**

### Conditions:

- 1. Outdoor Recreation activities may be located on the parcel and subject to the following:**
  - a. Outdoor Recreation activities that take place within the Lake Serene may not go beyond the parcel boundary. The water area used for outdoor recreation activities shall be designated with a rope and buoy system while in use.**
  - b. A minimum 10-foot-wide landscaped buffer with a berm that includes 1 canopy tree, 2 understory trees, and 3 shrubs every 100 linear feet shall be located between the use and the adjacent Tax Parcel 2290004410 and a minimum 50-foot-wide landscaped street buffer that includes 4 canopy tree, 10 understory trees, and 17 shrubs every 100 linear feet shall be located between the use and the adjacent Tax Parcel 2290004503 as outlined in the approved plan.**
  - c. Outdoor Recreation hours of operation shall be from dawn to dusk.**
- 2. All structures shall be designed with a residential appearance or screened from view.**
- 3. Uses other than the Outdoor Recreation activities are subject to the dimensional requirements (i.e., setbacks, minimum lot size, etc.) of the RR district; however, requirements for a Planned Development shall be based on the conceptual plan approval.**
- 4. All parking and parking areas shall be at least 200 feet away from Lake Serene.**
- 5. No Signage is allowed except for no trespassing signs and street number identification.**
- 6. All development shall comply with the Brunswick County Unified Development Ordinance (UDO) and conform to the site plan, the list of permitted use(s), and all design features as submitted and approved as part of this conditional rezoning and as kept on file by the Brunswick County Economic Development and Planning Department.**
- 7. All applicable County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits.**
- 8. Development must conform to all other applicable County, State, and Federal Guidelines.**
- 9. All conditions listed have been agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.**

**Case No. Z-741CZ**

**COUNTY OF BRUNSWICK**  
**REZONING REQUEST**  
**FINDINGS**  
**BOARD CONSIDERATION WORKSHEET**

Applicant: Alan Solana (%Solana, Theriault and Gross, PLLC)

Owner: Nesseri Properties, LLC

Property Location: 4427 Todd Road SW (SR 1147), Shallotte NC 28470

Tax Parcel #(s): 2290004409

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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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

# REZONING STAFF REPORT

Date: September 12, 2016

Case#: Z-745

Tax Parcel(s): 1390005104

Location: 3170 Old Ocean Hwy (Old US 17) near Bolivia, NC

Acreage: 5.83

Applicant(s): Lenda B. Hankins



## APPLICATION OVERVIEW:

The applicant is seeking to rezone Tax Parcel 1390005104 to CLD and amend the Land Use Plan Map to Commercial. The owners and adjacent owners have been notified of the proposed rezoning via first class mail.

## ZONING ANALYSIS

Proposed Zoning Request:

From: R-7500 (Medium Density 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: R-7500

South: R-7500

East: R-7500

West: R-7500 & NC

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: MDR (Medium Density Residential)

- 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.15 states that Brunswick County supports greater residential density in areas that accessible to water and/or sewer service(s). Agricultural and low density residential land uses should be located in areas that do not have central water or sewer service.
- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.112 states that Brunswick County will encourage 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
Courthouse Annex	FY 2021

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

The area surrounding this rezoning site has not been experiencing much growth based upon recent land development activities submitted to the Brunswick County Planning Department. *Currently the rezoning site vacant.*

## INFRASTRUCTURE AND SERVICE IMPACTS

### SCHOOL CAPACITY:

<u>Elementary School:</u> <u>Bolivia</u>	<u>Middle School:</u> <u>South Brunswick</u>	<u>High School:</u> <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**

Roads	Capacity Deficiencies
Old Ocean Hwy (Old US 17)	None

**NCDOT PROJECTS AND STUDIES:**  **NONE**

Project	Project Type	Project Description	Status
B-5311	STIP	Replace Bridge Over Middle Swamp on Midway Rd	Planning Stages Construction Anticipated 2019

**UTILITIES:**

**CURRENT WATER AND SEWER AVAILABILITY**

**WATER:**                     Not Available                     Available

SIZE OF WATER LINE: 30-inch line

LOCATION: Old Ocean Hwy

**PROVIDER:**

- Brunswick County Utilities
- Brunswick Regional Water & Sewer District (H<sub>2</sub>GO)
- Southeast Brunswick Sanitary District

**SEWER:**                     Not Available                     Available

SIZE OF WATER LINE: 10-inch force main line

LOCATION: Old Ocean Hwy

**PROVIDER:**

- Brunswick County Utilities
- Brunswick Regional Water & Sewer District (H<sub>2</sub>GO)
- Southeast Brunswick Sanitary District

*It is the developer's responsibility to connect to the water and sewer system.*

**ENVIRONMENTAL IMPACTS**

- Located within a FEMA Flood Hazard Zone.
- 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 portion of the rezoning site located with a Biodiversity & Wildlife Habitat Assessment Area scoring 6 out of 10 (10 is the highest conservation value) due to significant wetlands on the subject property.

**OTHER SITE CONSIDERATIONS**

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

**STAFF RECOMMENDATION SUMMARY**

**Staff recommends APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCEL 1390005104 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-745

**COUNTY OF BRUNSWICK**  
**REZONING REQUEST**  
**FINDINGS**  
**BOARD CONSIDERATION WORKSHEET**

Applicant: Lenda B. Hankins

Owner: Liller Hankins

Property Location: 3170 Old Ocean Hwy, Bolivia NC 28422

Tax Parcel #(s): 1390005104

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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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

**BRUNSWICK COUNTY PLANNING AND COMMUNITY DEVELOPMENT**  
PO BOX 249  
BOLIVIA NC 28422  
910-253-2025/1-800-621-0609/910-253-2437(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*

DATE RECEIVED: 7-26-16

CASE: Z-745

RECEIVED

RECEIPT #: 013594

JUL 26 2016

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

**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: MDR

Requested Land Use Classification: Comm.

\$200 (Land Use Amendment Request)

**Contact Information:**

Applicant/Agent: Lenda B Hankins  
*(This person will be the contact person and will receive all mailings)*

Address: PO Box 366, Bolivia NC 28422

Phone: (910) 253 6880 (910) 262-3262 Fax: (910) 253-6075

Email: Lenda.hankins@gmail.com

Property Owner(s): Hankins Liller & ETALS % Corbett Hankins  
*(If the owner is different than the applicant)*

Address: 3170 Old Ocean Hwy, Bolivia NC 28422  
*PO Box 366 Bolivia, NC 28422*

Phone: 910-253-6880 Fax: (910) 253-6075

Email: Lenda.hankins@gmail.com

**Property Information:**

Property Location/Address(es): 3170 Old Ocean Hwy, Bolivia NC 28422

Tax Parcel Identification Number(s): 1390005104

Current Use of Property(ies): VACANT

Acreage to be Rezoned: 5.83

Zoning Information:  
Current Zoning District(s): R 7500

Requested Zoning District(s): CLD

Purpose of Zoning Change (optional): \_\_\_\_\_

**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).

no, this will not be a spot zoning because  
next door to HC zoning.

**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): MDR

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)).

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

Adjacent Adjacent commercial.

Requested Land Use Classification(s): Commercial.

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.

  
Applicant Signature 7/25/16  
Date

  
Owner Signature 7/25/16  
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.

# CASE Z-745

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME		ADDRESS	CITY	STATE	ZIP
1390006601	HANKINS MARSLIN SR H	% JO ANN LANGSTON	448 BENLEA CIRCLE	VIRGINIA BEACH	VA	23454
1390005101	HANKINS CORBETT L JR ET HANKINS LENDA		P O BOX 366	BOLIVIA	NC	28422
1390005105	HANKINS LILLER C & ETALS	% CORBETT HANKINS	P O BOX 366	BOLIVIA	NC	28422
1390005103	HANKINS THELMA HEIRS	% CECELIA HANKINS	2333 NE 4TH ST	HOMESTEAD	FL	33033
13900066	GORE WILLIAM WADDELL ETALS		5330 MAPLETON ST	CLEMMONS	NC	27012
1390006605	FERGUSON CAROLYN R ETVIR FERGUSON CHARLES		746 BRUNSWICK PLACE SE	LELAND	NC	28451
1390005102	HANKINS THELMA HEIRS	% CECELIA HANKINS	2333 NE 4TH ST	HOMESTEAD	FL	33033

## OWNER(S)

PARCEL ID	NAME		ADDRESS	CITY	STATE	ZIP
1390005104	HANKINS LILLER C & ETALS	% CORBETT HANKINS	P O BOX 366	BOLIVIA	NC	28422

## APPLICANT(S)

PARCEL ID	NAME		ADDRESS	CITY	STATE	ZIP
---	LEND B. HANKINS		P O BOX 366	BOLIVIA	NC	28422

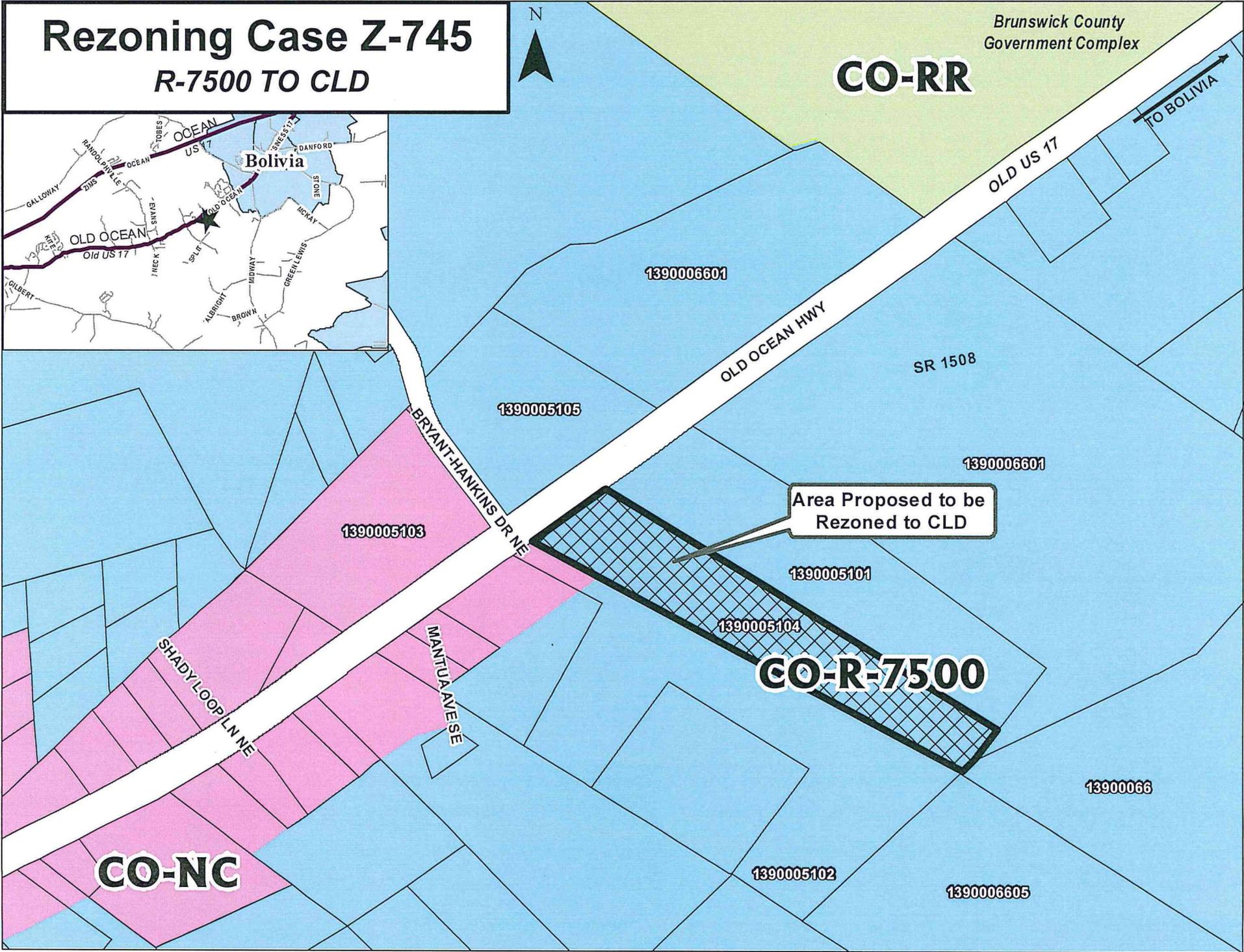
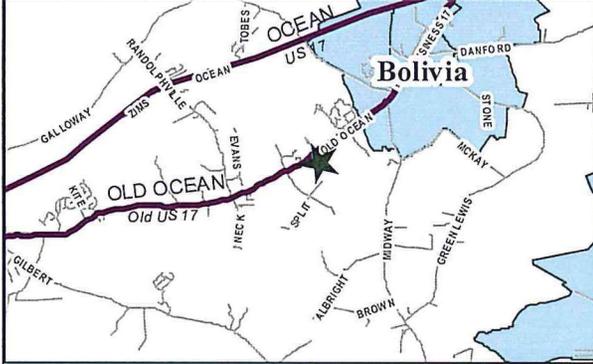
# Rezoning Case Z-745

## R-7500 TO CLD



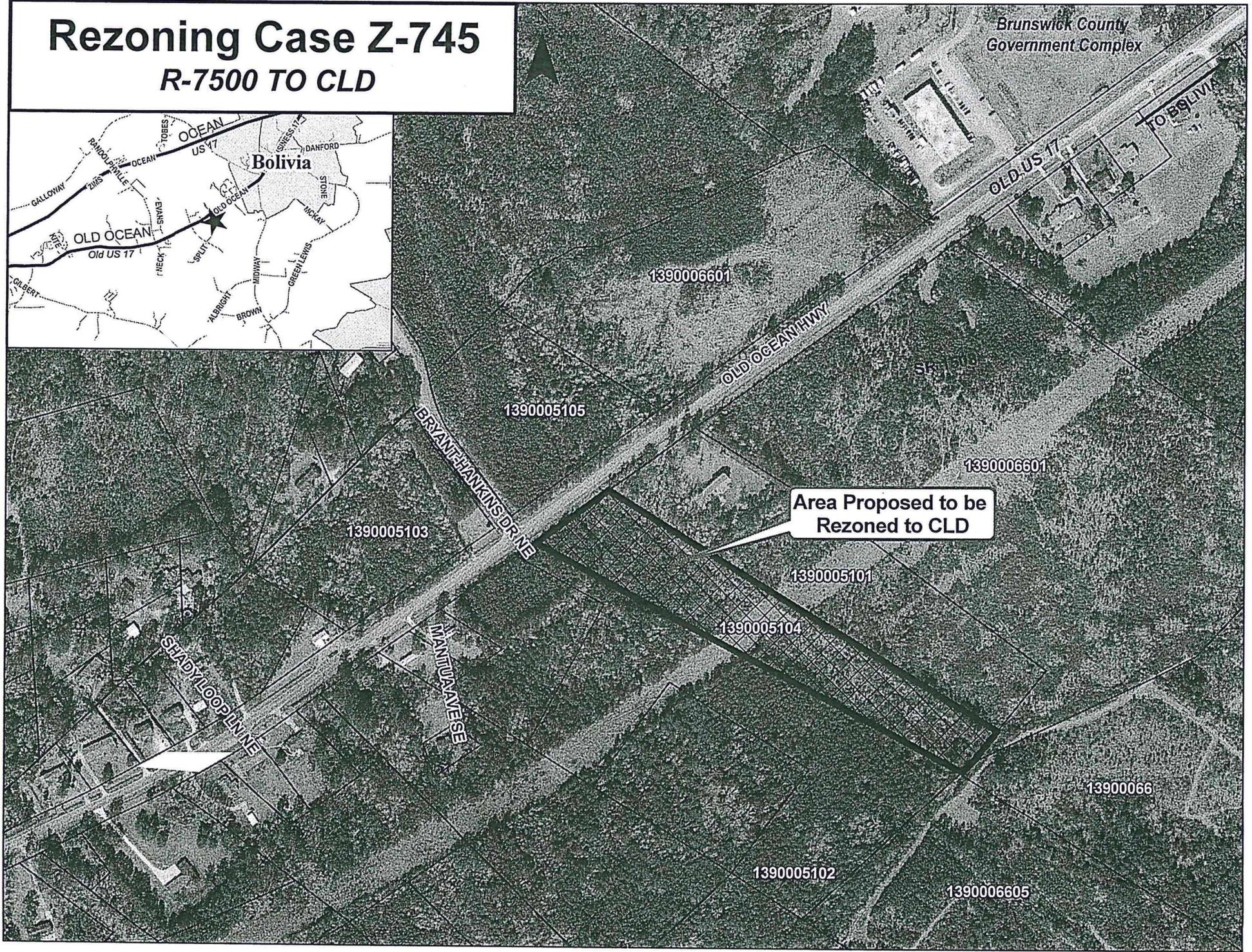
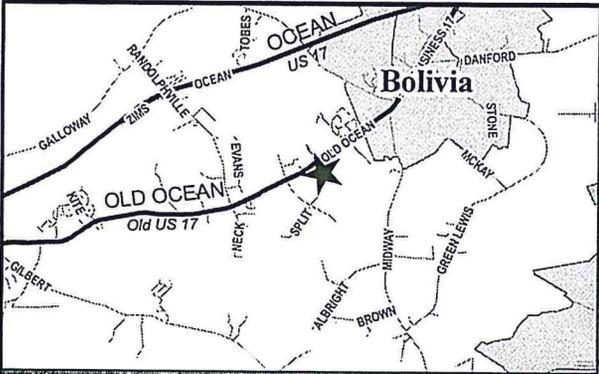
Brunswick County  
Government Complex

### CO-RR



# Rezoning Case Z-745

## R-7500 TO CLD



# Rezoning Case Z-745

R-7500 TO CLD



Brunswick County  
Government Complex

LDR

MDR

OLD US 17

TO BOLIVIA



1390006601

SR 1508

Area Proposed to be  
Rezoned to CLD

1390006601

THOMASINE LN NE

1390005105

1390005103

1390005101

1390005104

MANTUA AVENUE

Community Commercial

13900066

1390005102

1390006605

BRYANT-HANKINS DR NE

OLD OCEAN HWY

# REZONING STAFF REPORT {**ABBREVIATED\*\*\***}

Date: September 12, 2016

Case#: Z-746

Tax Parcel(s): Portions of 2250003603, 2250003604, 2250003606 and  
2250003614

Location: Located off of South Crow Creek Dr. and Ocean Hwy (US 17) near  
Carolina Shores

Acreage: 39

Applicant(s): Brunswick County Economic Development and Planning



**\*\*\*This is an abbreviated staff report because the proposed rezoning case is not requesting a change of zoning. A portion of the parcel does not have a zoning designation assigned and the selected zoning designation is consistent with the surrounding zoning.**

## APPLICATION OVERVIEW:

These parcels were recently relinquished from the Carolina Beach ETJ and currently do not have a zoning designation. Crow Creek PUD is zoned R-7500 and the R-7500 was selected to be consistent with the rest of the PUD. Request to rezone 39 acres to R-7500 and amend the Land Use Plan Map to Low Density Residential (LDR). The owner and adjacent owners have been notified of the proposed rezoning via first class mail. The owner was also notified via certified mail.

## ZONING ANALYSIS

Proposed Zoning Request:

From: Undesignated

To: R-7500 (Medium Density Residential)

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

### SURROUNDING AREA ZONING DESIGNATIONS

**North:** R-7500 and Carolina Shores Jurisdiction (HC)

**South:** Carolina Shores Jurisdiction (HC)

**East:** Carolina Shores Jurisdiction (R6 & HC)

**West:** Carolina Shores Jurisdiction (HC & AD)

## LAND USE ANALYSIS

*Brunswick County CAMA Land Use Plan Land Use Classification:* Undesignated and LDR (Low Density Residential)

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

## SITE CONSIDERATIONS

- Will correct a split zoning on a parcel(s).
- Potentially could create a *spot zoning*.
- Located near residentially zoned property.
- Located in an Overlay Zoning District.
- Located near other property designated as LDR, Community Commercial, and Conservation in the *Brunswick County CAMA Land Use Plan*.
- Located within a growth corridor.
- Classified as a Bona Fide Farm.
- Located within 1/2 mile of a Voluntary Agricultural District (VAD).
- Cemetery/Historical Resource known to be located *nearby* on the rezoning site.

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-7500 IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO LDR FOR PORTIONS OF TAX PARCELS 2250003603, 2250003604, 2250003606 AND 2250003614** 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-746**

**COUNTY OF BRUNSWICK**  
**REZONING REQUEST**  
**FINDINGS**  
**BOARD CONSIDERATION WORKSHEET**

Applicant: Brunswick County Economic & Planning

Owner: Raven Run LLC, Crow Creek Land Development LLC, and Crow Creek LLC

Property Location: Located off Ocean Hwy (US 17) near Carolina Shores, NC

Tax Parcel #(s): Portion of 2250003603, 2250003604, 2250003606, and 2250003614

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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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

**BRUNSWICK COUNTY PLANNING AND COMMUNITY DEVELOPMENT**  
PO BOX 249  
BOLIVIA NC 28422  
910-253-2025/1-800-621-0609/910-253-2437(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*

DATE RECEIVED: Aug.-05-2016

CASE: Z- 746

RECEIVED  
AUG 05 2016

RECEIPT #: N/A

- 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: LDR, <sup>NOW</sup> & Community Comm.

Requested Land Use Classification: LDR

**Contact Information:**

Applicant/Agent: Brunswick County Economic Development & Planning  
*(This person will be the contact person and will receive all mailings)*

Address: 60 Government Center Dr. NE, Bolivia, NC 28422

Phone: (910) 253-2025 Fax: \_\_\_\_\_

Email: plan@brunswick.net

Property Owner(s): \_\_\_\_\_  
*(If the owner is different than the applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

**Property Information:**

Property Location/Address(es): OFF

Tax Parcel Identification Number(s): Portion of 2250003603; Portion of 2250003604; Portion of 2250003606; Portion of 2250003614

Current Use of Property(ies): Golf Course

Acreage to be Rezoned: Crow Creek PUD (SE-102) / 39 Ac.  
65000

**Zoning Information:**

Current Zoning District(s): NONE

Requested Zoning District(s): R-7500

Purpose of Zoning Change (optional): \_\_\_\_\_

**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).

will not constitute spot zoning because next to existing R-7500 zoning

**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): LDR, Community Commercial, NONE

- 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:**

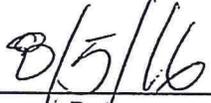
A Land Use Map Amendment is **REQUIRED**. All rezoning requests **MUST BE CONSISTENT** with the Brunswick County CAMA Land Use Map and/or the Brunswick County CAMA Land Use Plan. All Land Use Amendments must be consistent with one or more of the adopted Land Use Plan Policies located within the Brunswick 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)).

was recently relinquished to Brunswick County

Requested Land Use Classification(s): LDR

With my signature, I certify that I have read the application guidelines below and I have submitted *one (1) 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.*

  
Applicant Signature

  
Date

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

\_\_\_\_\_  
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.

OWNERS LIST

Parcel ID	Owner	Address	City	NC	Zip Code	Acreage
2250003606	RAVEN RUN LLC	240 HICKMAN ROAD NW	CALABASH	NC	28467	4.94
2250003614	CROW CREEK LAND DEVELOPMENT LLC	240 HICKMAN ROAD NW	CALABASH	NC	28467	7.12
2250003604	CROW CREEK LLC	240 HICKMAN ROAD NW	CALABASH	NC	28467	10.25
2250003603	CROW CREEK LLC	240 HICKMAN ROAD NW	CALABASH	NC	28467	46.5
						68.81

ORDINANCE 16-6

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

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

WHEREAS, Crow Creek is a residential development located in Brunswick County, North Carolina;

WHEREAS, within said development, portions of Parcel ID Nos. 2250003603, 2250003604, 2250003606, and 2250003614 (said portions being collectively referred to herein as the "Relinquishment Area") are currently within the Town's extraterritorial jurisdictional limits as shown on the ETJ Relinquishment Map attached hereto and incorporated herein by reference as Exhibit A;

WHEREAS, the Town of Carolina Shores Board of Commissioners ("Board") finds that, in general, the split jurisdictional authority over the Relinquishment Area could result in administrative and code enforcement issues;

WHEREAS, the Board also finds that maintaining extraterritorial jurisdiction over those portions of Parcel ID Nos. 2250003604 and 2250003606 adjoining Ocean Highway West, as shown on Exhibit A, is necessary for regulating signage and ensuring uniform aesthetic standards along that frontage; and

WHEREAS, the Town has held a public hearing on the question of relinquishing extraterritorial jurisdiction over the Relinquishment Area and provided notice of the hearing to the property owners of the affected parcels, as listed on the County tax records, via first-class mail at least four (4) weeks prior to the public hearing:

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

Section 1. The Relinquishment Area shown on Exhibit A is hereby removed from the Town's extraterritorial jurisdiction.

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

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

In the COUNTY OF BRUNSWICK

Adopted this 14<sup>th</sup> day of July, 2016.

TOWN OF CAROLINA SHORES BOARD OF COMMISSIONERS

By: Joyce A. Dunn  
Joyce Dunn, Mayor

ATTEST:

Nicole R. Marks  
Nicole Marks, Clerk to the Board



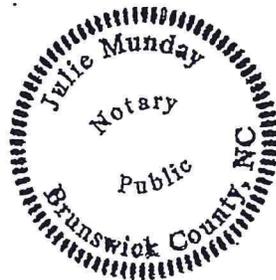
APPROVED AS TO FORM:

Wes E. Edwards  
Town Attorney

North Carolina, Brunswick County

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

Witness my hand and official seal this the 14<sup>th</sup> day of July, 2016.



Julie Munday  
My commission expires: February 25, 2021



# CASE Z-746

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
22500051	CALABASH LLC	SUITE R	200 EAST ARLINGTON BLVD	GREENVILLE	NC	27858
22500052	MCCRAY RONNIE		9225 OCEAN HWY 17 WEST	CALABASH	NC	28467
2250005301	WILSON DENNIS		9231 OCEAN HWY W	CALABASH	NC	28467
22500053	WILSON DENNIS		9231 OCEAN HWY W	CALABASH	NC	28467
2250005401	WILSON DENNIS EARL		9231 OCEAN HWY W	CALABASH	NC	28467
2250005402	GORE JOHNNIE		679 SO 7TH AVE	MOUNT VERNON	NY	10550
2250005501	GORE JOHNNIE		679 SO 7TH AVE	MOUNT VERNON	NY	10550
22500043	MARLOWE BOBBY L ET VIRGINIA		5-B EARHART LN	BRONX	NY	10475
2250005706	SMITH ANNIE E		1590 METROPOLITAN AVE #3F	BRONX	NY	10462
22500055	GORE JOHNNIE		679 SO 7TH AVE	MOUNT VERNON	NY	10550
22500056	GORE JOHNNIE		679 SO 7TH AVE	MOUNT VERNON	NY	10550
2250005601	GORE JOHNNIE		679 SO 7TH AVE	MOUNT VERNON	NY	10550
22500058	GORE JOHNNIE		679 SO 7TH AVE	MOUNT VERNON	NY	10550
2250004102	MATTER CHARLOTTE J AND SUNSHINE 17 LP		3963 MAN O WAR LN	MALABAR	FL	32950-4757
2250004104	MATTER CHARLOTTE J AND SUNSHINE 17 LP		3963 MAN O WAR LN	MALABAR	FL	32950-4757
2250003907	BENNETT HENRY ETUX AMELIA W		6205 OLD SHALLOTTE ROAD	OCEAN ISLE BEACH	NC	28469
2250003906	BROWN CYNTHIA MCCORD		PO BOX 6742	OCEAN ISLE BEACH	NC	28469
22500040	BENNETT HENRY D ETUX AMELIA L		6205 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
22500038	BENNETT HENRY D ET AMELIA W		6205 OLD SHALLOTTE RD NW	OCEAN ISLE BEACH	NC	28469
22500049	COASTAL INVESTMENT PARTNERS LLC		P O BOX 70	WHITEVILLE	NC	28472
2250003602	CROW CREEK LLC		240 HICKMAN ROAD NW	CALABASH	NC	28467
2250003620	RAVEN RUN LLC		240 HICKMAN ROAD NW	CALABASH	NC	28467
22500044	MARLOWE BOBBY L ET VIRGINIA		5-B EARHART LN	BRONX	NY	10475
225ED00101	CORRICK JOHN DOUGLAS ET MARIAN	UNIT 1	9304 HONEY TREE LANE	CALABASH	NC	28467
225ED00102	MCGEORY HOLMES ET KAREN		15 AMALFI DRIVE	CORTLANDT MANOR	NY	10567
225ED00105	B&B DEVELOPERS LLC		6260 OCEAN HWY W	OCEAN ISLE	NC	28469
225ED00103	HALL THOMAS H ETUX SHARON C		9308 HONEY TREE LANE U-1	CALABASH	NC	28467
225FC001	TRAVERS MICHAEL ETUX CLAIRE		9312 HONEY TREE LN NW U-1	CALABASH	NC	28467
225ED00104	BOSTIC DEVELOPMENT @ CROW CREEK LLC		6260 OCEAN HWY W	OCEAN ISLE BEACH	NC	28469
225FC002	CROWLEY THERESA A & JANET CAPUANO		9312-2 HONEY TREE LANE	CALABASH	NC	28467
225FC003	SCHIFINI NOREEN S & VIRGINIA HOYT		66 SUNRISE BOULEVARD	TOMS RIVER	NJ	8753

225FC004	PIRA KAREN A & JEANNE M CROSBY		1416 ODELL STREET	WANTAGH	NY	11793
22500150	CROW CREEK PROPERTY OWNERS ASSN INC		240 HICKMAN ROAD NW	CALABASH	NC	28467
2250003623	PAUL D TYNDELL CUSTOM HOMES INC		PO BOX 652	SHALLOTTE	NC	28459
225EE00104	HICKEY RAYMOND ETUX CAROLE M	COTTAGE #2	9303 HONEY TREE LN	CALABASH	NC	28467
225EE00103	J K SPARKS & ASSOC INC		9303 HONEY TREE LANE NW 1	CALABASH	NC	28467
225EE00102	ORZECZOWSKI ROBERT J ETUX JOANN H		1165 CECIL AVENUE S	MILLERSVILLE	MD	21108
225EE00101	MCMASTERS RONALD G ETUX JOAN M		4014 FOXFIRE LANE	KINGSPORT	TN	37664
225FC008	MURPHY MICHAEL K ETUX JOAN		9311-2 HONEYTREE LANE	CALABASH	NC	28467
225FC007	GORDON HAROLD & ANNETTE G TRUSTEES		9311 HONEY TREE LANE UT#1	CALABASH	NC	28467
225FC006	KLEINT DON J ETUX CHRISTINE		9315-2 HONEY TREE LANE	CALABASH	NC	28467
225FC005	HENRY LYNNE C		9315 HONEYTREE LANE UT 1	CALABASH	NC	28467
225FE004	FLYNN EDWARD E ETUX PATRICIA		1014 KEELER AVE	MAMARONECK	NY	10543
225ED001	B&B DEVELOPERS LLC		6260 OCEAN HWY W	OCEAN ISLE	NC	28469
225FE003	TOMS ERVIN ETUX ELLEN M FLYNN		9319-1 HONEY TREE LANE NW	CALABASH	NC	28467
22500037	BENNETT JENNIE G		359 HICKMAN ROAD NW	CALABASH	NC	28467
225KB004	TYNDELL ROBINETT CUSTOM HOMES LLC		PO BOX 652	SHALLOTTE	NC	28459-0652
225KB003	PAUL D TYNDELL CUSTOM HOMES INC		PO BOX 652	SHALLOTTE	NC	28459
225KB002	CHILES JAMES W ETUX CHILIES DANA L		9356 HONEYTREE LN	CALABASH	NC	28467-2319
225FE001	WINSETT DANIEL N		9323 HONEY TREE LN #1	CALABASH	NC	28467
225FE002	SIMONTON SAMUEL W ETUX EILEEN G		9323-2 HONEY TREE LANE	CALABASH	NC	28467
225KB001	TYNDELL ROBINETT CUSTOM HOMES LLC		PO BOX 652	SHALLOTTE	NC	28459-0652
2250003608	PAUL D TYNDELL CUSTOM HOMES INC		PO BOX 652	SHALLOTTE	NC	28459
22500089	WHITE BOBBIE B		9113 FOREST DRIVE SW	CALABASH	NC	28467
---	TOWN OF CAROLINA SHORES		200 PERSIMMOM ROAD	CAROLINA SHORES	NC	28467

#### OWNER(S)

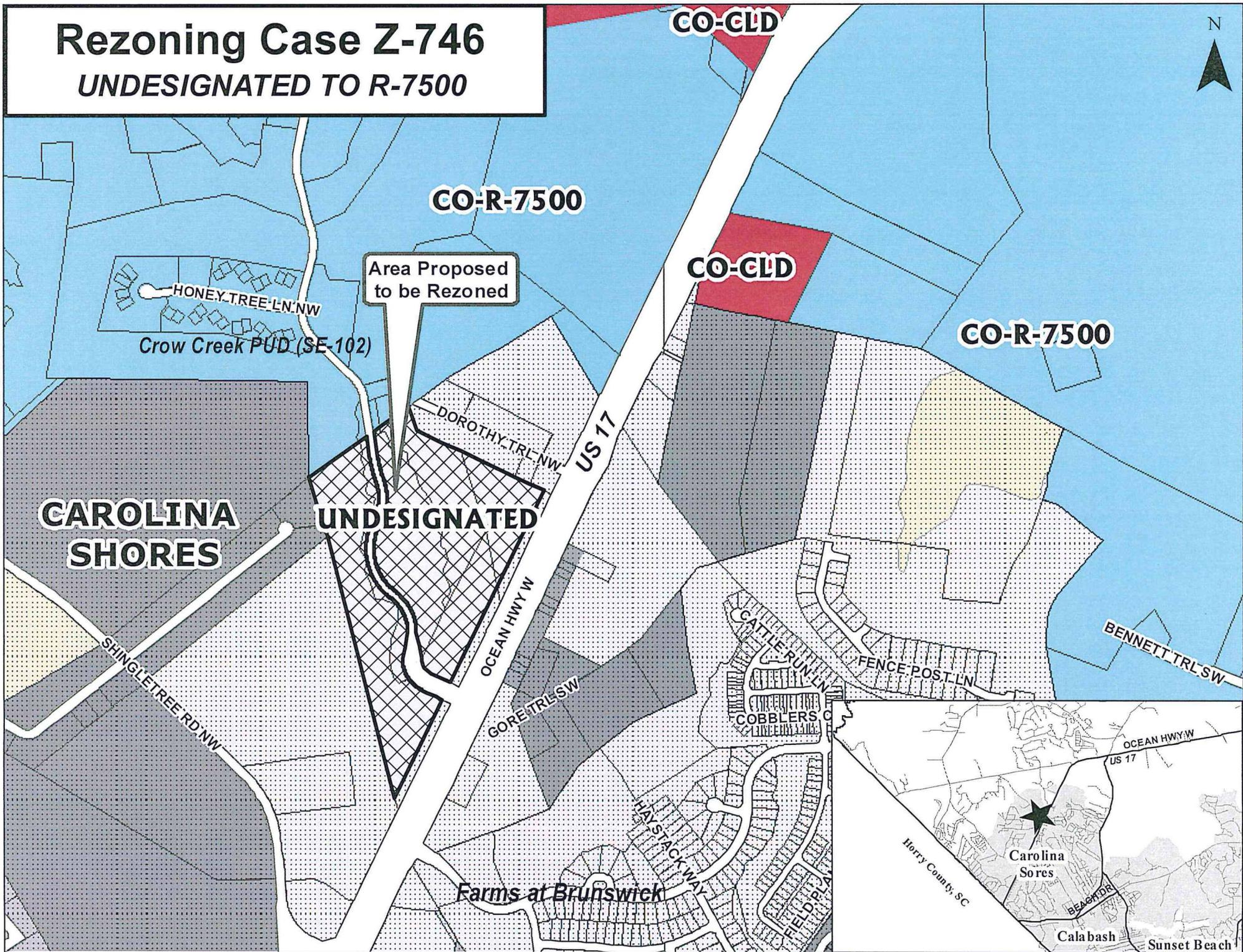
PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
2250003606	RAVEN RUN LLC		240 HICKMAN ROAD NW	CALABASH	NC	28467
2250003614	CROW CREEK LAND DEVELOPMENT LLC		240 HICKMAN ROAD NW	CALABASH	NC	28467
2250003604	CROW CREEK LLC		240 HICKMAN ROAD NW	CALABASH	NC	28467
2250003603	CROW CREEK LLC		240 HICKMAN ROAD NW	CALABASH	NC	28467

#### APPLICANT(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
---	BRUNSWICK COUNTY ECONOMIC AND PLANNING		PO BOX 249	BOLIVIA	NC	28422

# Rezoning Case Z-746

UNDESIGNATED TO R-7500



Area Proposed to be Rezoned

CO-R-7500

CO-CLD

CO-R-7500

CAROLINA SHORES

UNDESIGNATED

Farms at Brunswick

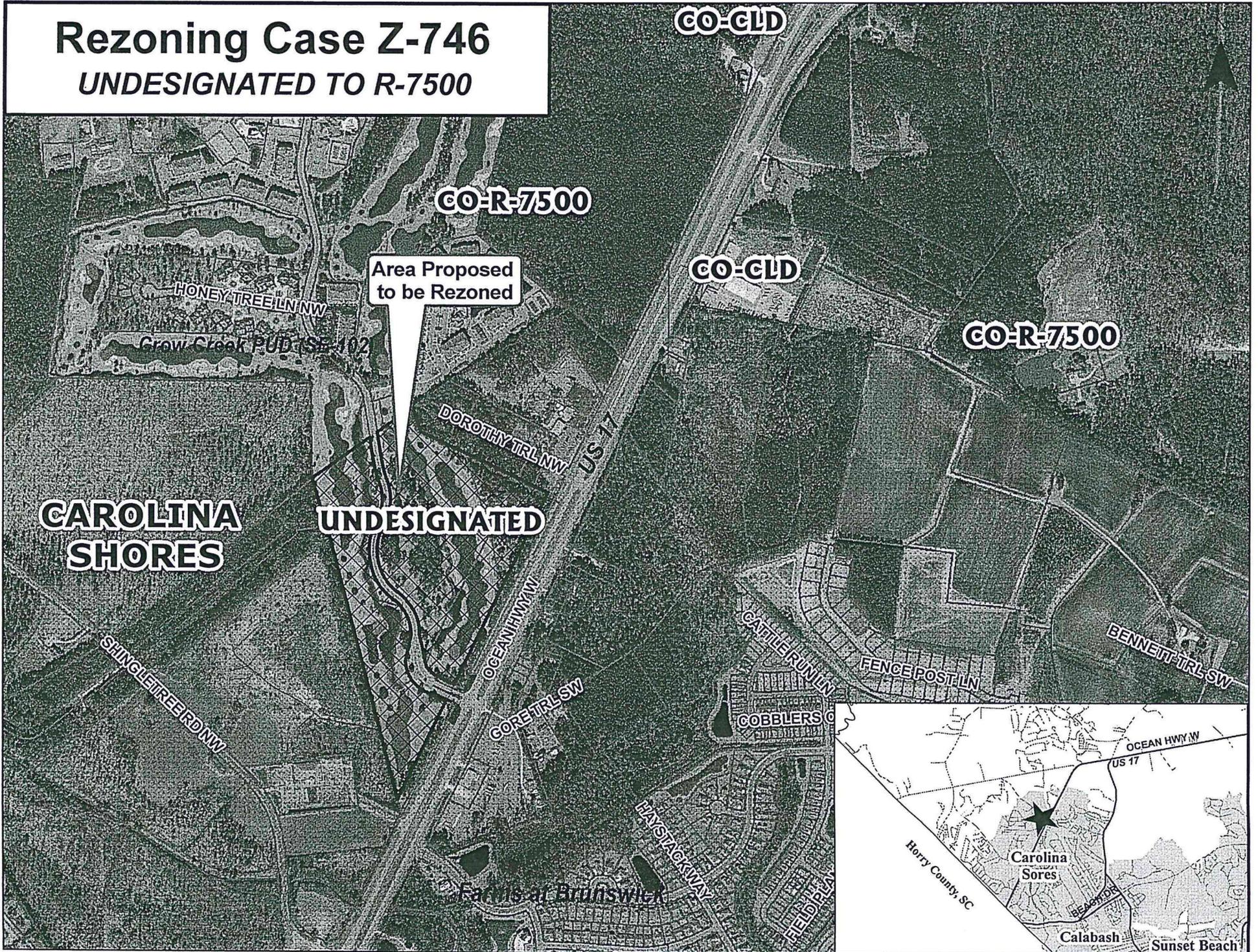
Carolina Sores

Calabash

Sunset Beach

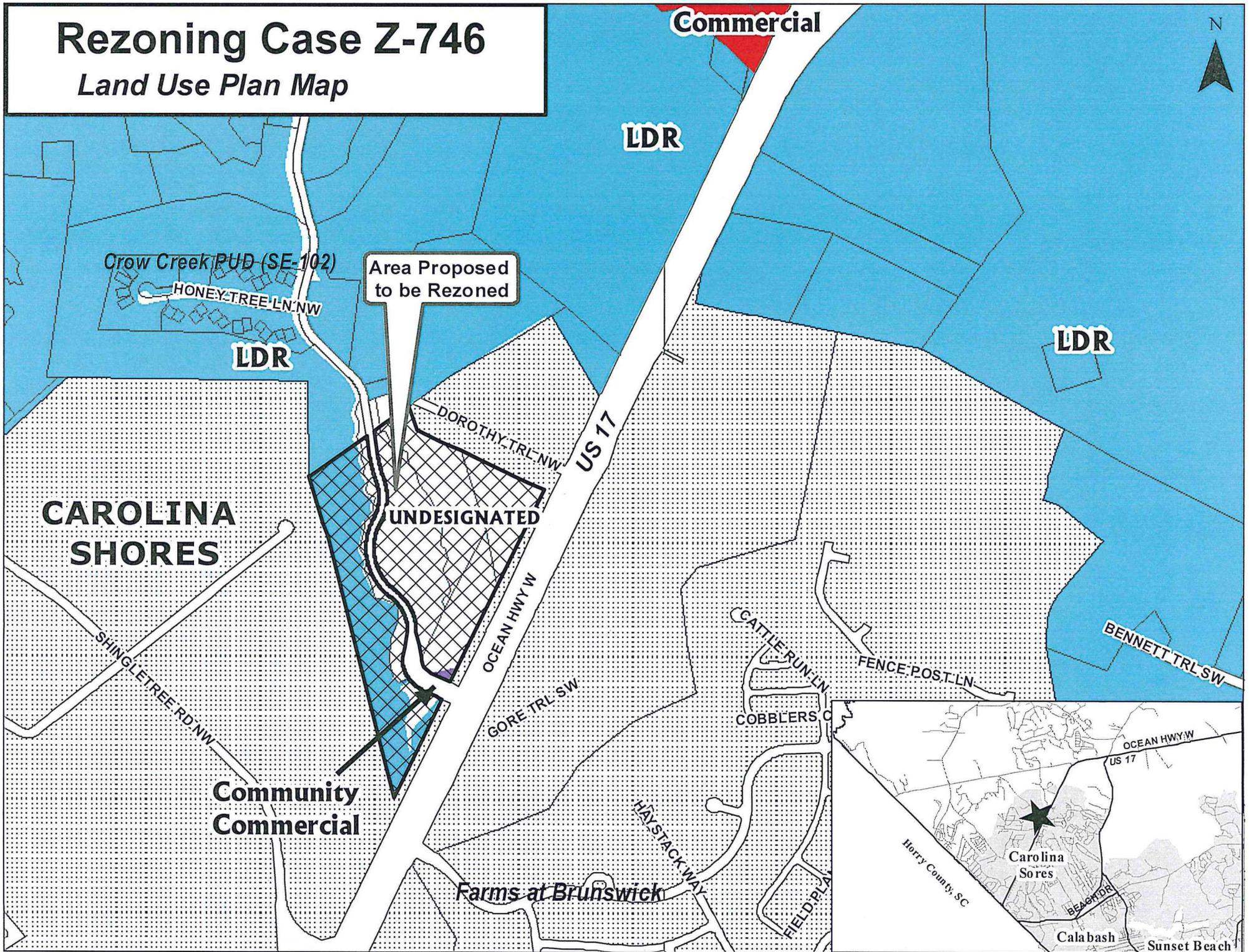
# Rezoning Case Z-746

UNDESIGNATED TO R-7500



# Rezoning Case Z-746

## Land Use Plan Map



# REZONING STAFF REPORT {**ABBREVIATED\*\*\***}

Date: September 12, 2016

Case#: Z-747

Tax Parcel(s): 225OA020-225OA031 and portions of 225OA098, 225OA018, 225OA019, 225OA032, 225OA0110, 225OA111 and 24000030

Location: Located in Ocean Side Place Subdivision at 317, 321, 325, 329, 333, 337, 341, 345, 349, 353, 357, 361, 365, 369, 373, 360 Santee St NW and 376, 373 Oconee St NW near Carolina Shores



Acreage: Approx. 6

Applicant(s): Brunswick County Economic Development and Planning

**\*\*\*This is an abbreviated staff report because the proposed rezoning case is not requesting a change of zoning. A portion of the parcel does not have a zoning designation assigned and the selected zoning designation is consistent with the surrounding zoning.**

## APPLICATION OVERVIEW:

These parcels were recently relinquished from the Carolina Beach ETJ and currently do not have a zoning designation. The portion of Ocean Side Place Subdivision that is already in Brunswick County is zoned R-6000 and therefore R-6000 was selected to be consistent with the rest of the subdivision. Request to rezone 19 parcels within the Ocean Side Place Subdivision to R-6000 and amend the Land Use Plan Map to Medium Density Residential (LDR). The owner and adjacent owners have been notified of the proposed rezoning via first class mail. The owner was also notified via certified mail.

## ZONING ANALYSIS

Proposed Zoning Request:  
From: Undesignated  
To: R-6000 (High Density Residential)

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

### SURROUNDING AREA ZONING DESIGNATIONS

North: R-6000

South: Carolina Shores Jurisdiction (ID)

East: Carolina Shores Jurisdiction (R15)

West: Carolina Shores Jurisdiction (R8)

## LAND USE ANALYSIS

Brunswick County CAMA Land Use Plan Land Use Classification: Undesignated, MDR (Medium Density Residential) and Conservation

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

## SITE CONSIDERATIONS

- |   |   |
|---|---|
| <input checked="" 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 type="checkbox"/> Located near residentially zoned property.   | <input checked="" type="checkbox"/> Located within 1/2 mile of a Voluntary Agricultural District (VAD).       |
| <input type="checkbox"/> Located in an Overlay Zoning District.   | <input type="checkbox"/> Cemetery/Historical Resource known to be located <i>nearby</i> on the rezoning site. |
| <input checked="" type="checkbox"/> Located near other property designated as LDR, Community Commercial, and Conservation in the <i>Brunswick County CAMA Land Use Plan</i> . |   |

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-6000 IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO MDR FOR TAX PARCELS 225OA020-225OA031 AND PORTIONS OF 225OA098, 225OA018, 225OA019, 225OA032, 225OA0110, 225OA111 AND 24000030** 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-747**

**COUNTY OF BRUNSWICK**  
**REZONING REQUEST**  
**FINDINGS**  
**BOARD CONSIDERATION WORKSHEET**

Applicant: Brunswick County Economic Development & Planning

Owner: Fred Cafiera, Richard Engelhardt, Robert Jensen, Edmund Helmecki, III Heirs LLC, William Brenk, Anthony Nicastro, William Locke, Thomas Holcombe, Marion Nelson, Dennis Mongeon, John Charity, Charles Campbell, Kathleen Manning, Sharon Desimone, Clifford Siefried, Alfred Lowrie, Patrick McDonald, and Ocean Side Place Property Owners Association

Property Location: 317, 321, 325, 329, 333, 337, 373, and 376 Oconee Street NW; 341, 345, 349, 353, 357, 361, 365, 369, 360, and 373 Santee Street NW

Tax Parcel #(s): 225OA020 - 225OA31 and portions of 225OA098, 225OA018, 225OA019, 225OA032, 225OA110, 225OA111 and 24000030

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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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

# BRUNSWICK COUNTY PLANNING AND COMMUNITY DEVELOPMENT

PO BOX 249  
BOLIVIA NC 28422  
910-253-2025/1-800-621-0609/910-253-2437(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  
AUG 05 2016

DATE RECEIVED: 08/05/2016

CASE: Z-747

RECEIPT #: N/A

- 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: NONE and conservation

Requested Land Use Classification: MDR (med. Density Res.)

### Contact Information:

Applicant/Agent: Brunswick County Economic Development & Planning  
(This person will be the contact person and will receive all mailings)

Address: 60 Government Center Dr. NE, Bolivia, NC, 28422

Phone: (910)-253-2025 Fax: \_\_\_\_\_

Email: plan@brunscoc.net

Property Owner(s): see Attached  
(If the owner is different than the applicant)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

### Property Information:

Property Location/Address(es): Ocean Side Place - 317, 321, 325, 329, 333, 337

341, 345, 349, 353, 357, 361, 365, 369, 373\*, 376\*, 373\* Ocoee St. NW  
376\* ~~373\*~~ Santee St. NW

Tax Parcel Identification Number(s): 2250A098, 2250A110-111, and

2250A018-2250A032, 24000030 (Portnow)

Current Use of Property(ies): Residential / stick built houses

Acreage to be Rezoned: 6 Ac.

**Zoning Information:**

Current Zoning District(s): R-6000

Requested Zoning District(s): NONE Carolina Shores ETS

Purpose of Zoning Change (optional): \_\_\_\_\_

**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).

NO, this will not constitute a spot zoning because  
the adjacent is zoned R-6000

**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): NONE and Conservation

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

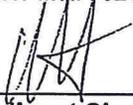
**IF THE REZONING REQUEST IS NOT CONSISTENT WITH THE CAMA LAND USE MAP:**

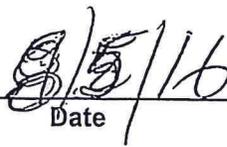
A Land Use Map Amendment is **REQUIRED**. All rezoning requests **MUST BE CONSISTENT** with the *Brunswick County CAMA Land Use Map* and/or the *Brunswick County CAMA Land Use Plan*. All Land Use Amendments must be consistent with one or more of the adopted Land Use Plan Policies located within the Brunswick 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)).

Area was located in Carolina shore's jurisdiction (ETS)  
Relinquished to Brunswick Co.

Requested Land Use Classification(s): MOR

With my signature, I certify that I have read the application guidelines below and I have submitted *one (1) 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.*

  
\_\_\_\_\_  
Applicant Signature

  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
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.

# Owner List

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
225OA018	CAFIERA FRED ETUX CAROL	317 SANTEE STREET	CALABASH	NC	28467
225OA019	ENGELHARDT RICHARD C ETUX SUSAN M	321 SANTEE STREET	CALABASH	NC	28467
225OA020	JENSEN ROBERT ETUX NICOLE	325 SANTEE STREET	CALABASH	NC	28467
225OA021	HELMECKI EDMUND ETUX BARBARA	329 SANTEE ROAD	CALABASH	NC	28467
225OA022	III HEIRS LLC	4032 S 3420 WEST	SALT LAKE CITY	UT	84119
225OA098	BRENK WILLIAM C & ALMA M TOKARSKI	376 OCONEE STREET NW	CALABASH	NC	28467
225OA023	NICASTRO ANTHONY J ETUX CAROL A	337 SANTEE ST	CALABASH	NC	28467
225OA024	LOCKE WILLIAM ETUX ELAINE TRUSTEES	341 SANTEE STREET NW	CALABASH	NC	28467
225OA025	HOLCOMBE THOMAS	345 SANTEE STREET NW	CALABASH	NC	28467
225OA110	NELSON MARION	373 OCONEE STREET NW	CALABASH	NC	28467
225OA111	MONGEON DENNIS L ETUX BOBBETTE J	360 SANTEE STREET NW	CALABASH	NC	28467
225OA028	CHARITY JOHN R ETUX JOYCE M	44 PETER BUSH DRIVE	MONROE	NY	10950
225OA029	CAMPBELL CHARLES E ETUX CHERYL J	1481 SNUG HARBOR RD	SHADY SIDE	MD	20764
225OA026	MANNING KATHLEEN	14303 MYER TERRACE	ROCKVILLE	MD	20853
225OA027	DESIMONE SHARON A	353 SANTEE ST	CALABASH	NC	28467
225OA030	SIEGFRIED CLIFFORD R ETUX LINDA D	365 SANTEE ST NW	CALABASH	NC	28467
225OA032	LOWRIE ALFRED L & YVONNE MELLIN	373 SANTEE ST NW	CALABASH	NC	28467
225OA031	MCDONALD PATRICK M ET MARY C	369 SANTEE ST NW	CALABASH	NC	28467
24000030	OCEAN SIDE PLACE PROP OWNERS ASSOC	413 SENECA ST.	CALABASH	NC	28467

ORDINANCE 16-7

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

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

WHEREAS, Oceanside Place ("Oceanside") is a residential development located in Brunswick County, North Carolina;

WHEREAS, all or a portion, as the case may be, of Oceanside's Parcel ID Nos. 2250A098, 2250A110-111, 2250A018-2250A032 and adjacent common areas and right-of-ways ("Relinquishment Area") are currently within the Town's extraterritorial jurisdictional limits as shown on the ETJ Relinquishment Map attached hereto and incorporated herein by reference as Exhibit A;

WHEREAS, the Town of Carolina Shores Board of Commissioners ("Board") finds that the split jurisdictional authority over the Relinquishment Area could result in administrative and code enforcement issues; and

WHEREAS, the Town has held a public hearing on the question of relinquishing extraterritorial jurisdiction over the Relinquishment Area and notified property owners of the affected parcels, as listed on the County tax records, via first-class mail at least four (4) weeks prior to the public hearing:

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

Section 1. The Relinquishment Area shown on Exhibit A is hereby removed from the Town's extraterritorial jurisdiction.

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

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

In the COUNTY OF BRUNSWICK

Adopted this 14<sup>th</sup> day of July, 2016.

TOWN OF CAROLINA SHORES BOARD OF COMMISSIONERS

By: Joyce A. Dunn  
Joyce Dunn, Mayor

ATTEST:

Nicole L. Marks  
Nicole Marks, Clerk to the Board

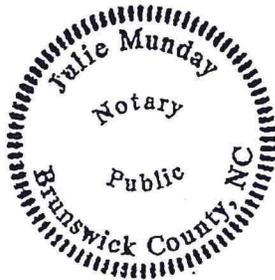
APPROVED AS TO FORM:



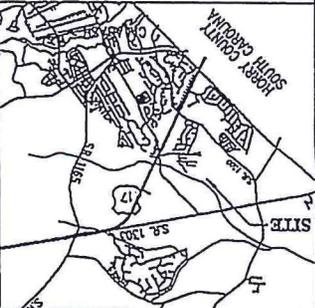
North Carolina, Brunswick County

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

Witness my hand and official seal this the 14<sup>th</sup> day of July, 2016.



Julie Munday  
My commission expires: February 25, 2021



THIS MAP IS AN ADJUTANT PLAT OF AREAS OF THE TOWN OF CAROLINA SHORES, SOUTH CAROLINA, AND IS SUBJECT TO THE TOWN'S ZONING ORDINANCES AND REGULATIONS. THE TOWN OF CAROLINA SHORES IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP OR FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP. THE TOWN OF CAROLINA SHORES IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP OR FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP.

4.28.16  
 ORDER OF ENGINEERS  
 STATE OF SOUTH CAROLINA  
 PROFESSIONAL SEAL  
 MAPPING ONLY

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ORD 16-7



PROJECT #:	160113
DATE:	04-23-2016
TOWNSHIP:	SULLYLOTTE
COUNTY:	BRAUNSWICK
STATE:	NC
SCALE:	1" = 100'
CLIENT:	VIA
FIELD:	VIA
TAX ID:	SEE MAP
DRAWN BY:	DNL

**East Coast Engineering & Surveying, P.C.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 4718 Main Street  
 P.O. Box 912728  
 Raleigh, North Carolina 27617  
 Phone: 919.272.4289  
 Fax: 919.272.4289  
 From License Number C-0014

**TOWN OF CAROLINA SHORES**  
 OF THE LANDS SHOWN IN MAP CUMMET X, PAGE 170  
 REVERTED OWNERS: HADLITHE

ETJ RELINQUISHMENT MAP FOR:  
 SR-1200  
 QUAKER ROAD

# CASE Z-747

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
24000006	HOWARD JUDY ANN	253 PEIFFER AVE	WILMINGTON	NC	28409
24000028	MARLOW JOHN W	371 CALABASH RD NW	CALABASH	NC	28467
240000605	ATLANTIC TELEPHONE MEMBERSHIP CORP	P O BOX 3198	SHALLOTTE	NC	28459
225OA017	BARNES FREDERICK P ETUX FRANCES P	315 SANTEE STREET NW	CALABASH	NC	28467
240000622	KATUSCAK SUDONA P	564 MEDCALF DRIVE SW	SUNSET BEACH	NC	28468
225OA097	FLYNN MICHAEL THOMAS ETUX FAY P	PO BOX 711	CAIRO	NY	11413
240000619	S & J PROPERTY MANAGEMENT LLC	2262 SPANISH MOSS COURT	LITTLE RIVER	SC	29566
225OA099	PILTZ HANS	380 OCONEE ST NW	CALABASH	NC	28467
240000618	S & J PROPERTY MANAGEMENT LLC	2262 SPANISH MOSS COURT	LITTLE RIVER	SC	29566
225OA109	JONES ROBERT H ETUX PATRICIA L	377 OCONEE ST NW	CALABASH	NC	28467
240000617	S & J PROPERTY MANAGEMENT LLC	2262 SPANISH MOSS CT	LITTLE RIVER	SC	29566
225OA112	CARDWELL CURTIS E & LUCILLE S TRUST	376 SANTEE ST NW	CALABASH	NC	28467
240000616	BELLINGER SERVICE COMPANY INC	4347 WOODHOLLOW LN	LITTLE RIVER	SC	29566
240BD008	TAYLOR WAYNE & NANETTE	PO BOX 6278	OCEAN ISLE BEACH	NC	28469
225OA033	LANDIS JAMES K ETUX ELIZABETH A	377 SANTEE ST NW	CALABASH	NC	28467
240BD009	TAYLOR DOUGLAS WAYNE & NANET	PO BOX 6278	OCEAN ISLE BEACH	NC	28469
240BD010	JAYNE KATE HEARNE TRUSTEE	316 SURRETT COVE ROAD	LEICESTER	NC	28748
225OA078	URBANSKI LEONARD ETUX MARCE	613 S PIKE RD	SARVER	PA	16055-9202
225OA077	TOSCANI LARRY ET PATRICIA	467 WAMPEE STREET NW	CALABASH	NC	28467
225OA076	COSTANZO RENEE ETVIR HANNA RONALD	3931 WEST WALNUT ST	ALLENTOWN	PA	18104
225OA075	CLAUSS GEORGE J ETUX MARIE E	475 WAMPEE ST NW	CALABASH	NC	28467
225OA074	NICHOLSON RICHARD J JR & ILENE K TR	479 WAMPEE STREET	CALABASH	NC	28467
225OA073	MASON MARK DAVID ET BRENDA LEE	483 WAMPEE ST	CALABASH	NC	28467
225OA072	GRAY LARRY G ETUX JANET A	487 WAMPEE ST NW	CALABASH	NC	28467
225OA071	RICHARDSON HENRY JR ETUX JOAN D	491 WAMPEE STREET NW	CALABASH	NC	28467
225OA070	THOMPSON DONALD ET DAWN	495 WAMPEE ST NW	CALABASH	NC	28467
225OA069	BEECHLER CYNTHIA J	499 WAMPEE STREET	CALABASH	NC	28467
225OA068	THREATT HARVEY T ET JEANETTE W	502 AIKEN CT NW	CALABASH	NC	28467
225OA062	ROWLAND PATRICK O ET ANNE M	503 WAMPEE STREET NW	CALABASH	NC	28467
225OA067	DOUGIELLO DARLENE	36 SOUTH PINE CREEK RD	FAIRFIELD	CT	06824
225OA066	WHITFORD DAVID B ETUX ANDREA L	446 DRAYTON HALL BLVD	DUNCAN	SC	29334

225OA063	NAUDUS MICHAEL J ET BARBARA TRUSTEE	501 WAMPEE STREET	CALABASH	NC	28467
225OA064	THOMAS CLIFFORD P JR ETUX SHIRLEY C	507 AIKEN CT	CALABASH	NC	28467
225OA065	SCHENK ELLEN L	511 AIKEN CT NW	CALABASH	NC	28467
225OA042	MAZUR BERNARD S	599 WAMPEE ST	CALABASH	NC	28467
225OA044	BUNN MARTHA JEFFREYS	591 WAMPEE STREET NW	CALABASH	NC	28467
225OA043	NAPOLITANO WILLIAM ET LINDA	497 QUAKER ST	WALLKILL	NY	12589
225OA034	BROWN NORMAN E ETUX BRENDA L	14 BARONS DR	PINEHURST	NC	28374
225OA035	QUIGLEY FRANCES M & KATHLEEN M SMITH	385 SANTEE ST NW	CALABASH	NC	28467
225OA036	GOLDING RONDA ETVIR GOLDING ARTHUR	74 SMITH STREET	WEST HAVEN	CT	06516
225OA037	GRANT KATHLEEN M	65 WESTMINSTER PLACE	SADDLEBROOK	NJ	07663
225OA038	NIEVES RAFAEL JOSE & CAROLYN C TR	3112 WHISPERING DRIVE	PRINCE FREDRICK	MD	20678
225OA039	HARMS ALAN J ET JUDY	613 WAMPEE STREET NW	CALABASH	NC	28467
225OA040	MALCOLM RONALD F & LAURIE A TRUSTEE	609 WAMPEE STREET NW	CALABASH	NC	28467
225OA041	SCIACCO VALERIE A	603 WAMPEE ST NW	CALABASH	NC	28467
225OA046	GRIFFIN CRAIG C ETUX PATRICIA M	5570 BRISTOL PARKWAY	DUBLIN	OH	43017
225OA047	HODGE ROSE A	573 WAMPEE ST	CALABASH	NC	28467
225OA045	ELMEIER JOAN E	585 WAMPEE STREET	CALABASH	NC	28467
225OA048	DININNO TRUST	1412 DWIGHT DRIVE	JOHNSTOWN	PA	15904
225OA049	HERTRICH JOSEPH P ETUX FLORENCE	561 WAMPEE ST NW	CALABASH	NC	28467
225OA052	SMITH MARGARET L	543 WAMPEE STREET NW	CALABASH	NC	28467
225OA050	ABBOTT DIANA & STEPHANIE HALE	555 WAMPEE ST NW	CALABASH	NC	28467
225OA051	CRANE ROBERT A ET KATHRYN A	547 WAMPEE STREET	CALABASH	NC	28467
225OA054	MARTIN STEPHEN A ETUX TERRESA N	533 WAMPEE STREET	CALABASH	NC	28467
225OA053	WOELFEL ROBERT S ET JANET R	539 WAMPEE ST	CALABASH	NC	28467
225OA056	DECAPRIO L J JR ETUX SUSAN M	525 WAMPEE ST	CALABASH	NC	28467
225OA057	JENNELLE MICHAEL B ET LORI W	519 WAMPEE ST NW	CALABASH	NC	28467
225OA055	MUTTIE DOLORES M	89 WILLIAMS DR	FOUNTAINVILLE	PA	18923
225OA058	HOLMAN HOWARD W	515 WAMPEE STREET NW	OCEAN ISLE BEACH	NC	28469
225OA059	TOSCANI JOHN L ETUX KATHLEEN	513 WAMPEE STREET NW	CALABASH	NC	28467
225OA061	GREENE LINDA CATHERINE	505 WAMPEE ST NW	CALABASH	NC	28467
225OA060	SCANNELL EUGENE R ETUX CLAIRE E	509 WAMPEE ST NW	CALABASH	NC	28467
2250008302	MITCHELL WRATHEL	3149 SIDS MILL RD	FAYETTEVILLE	NC	28312
2250011105	HARDEE KENDALL	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470
225OA084	BLEDSON FRANK H ET LULA F	439 WAMPEE ST NW	CALABASH	NC	28467
225OA083	EMORY JAMES W TRUSTEE	443 WAMPEE ST NW	CALABASH	NC	28467
225OA210	HOBBS JAMES MANLEY ETUX JOSELINE M	444 WAMPEE STREET NW	CALABASH	NC	28467-1933

225OA082	BIANCARDI RICHARD K ET ROSEMARY	447 WAMPEE ST NW	CALABASH	NC	28467
225OA081	OCEAN SIDE PLACE PROP OWNERS ASSOC	413 SENECA ST.	CALABASH	NC	28467
225OA211	CONOPASK LESLIE F	454 WAMPEE ST NW	CALABASH	NC	28467
2250011607	CARTER RICKY L	551 CALABASH RD NW	CALABASH	NC	28467
225OA080	MOYE RANDOLPH G ETUX NANCY L	455 WAMPEE ST NW	CALABASH	NC	28467-1934
225OA079	CARTER TERESA L	459 WAMPEE STRET NW	CALABASH	NC	28467
2250011703	URBANSKI LEONARD ETUX MARCE	613 S PIKE RD	SARVER	PA	16055-9202
225OB001	CARTER TERESA L ETALS	459 WAMPEE ST NW	CALABASH	NC	28467
225OB002	CARTER TERESA L ETALS	459 WAMPEE ST NW	CALABASH	NC	28467
225OB003	CARTER TERESA L ETALS	459 WAMPEE ST NW	CALABASH	NC	28467
225OB004	CARTER TERESA L ETALS	459 WAMPEE ST NW	CALABASH	NC	28467
225OB005	CARTER TERESA L ETALS	459 WAMPEE ST NW	CALABASH	NC	28467
225OA222	PHILIPP HANNELORE P	494 WAMPEE STREET	CALABASH	NC	28467
225OB006	CARTER TERESA L ETALS	459 WAMPEE ST NW	CALABASH	NC	28467
225OB007	CARTER TERESA L ETALS	459 WAMPEE ST NW	CALABASH	NC	28467
240BD031	OCEAN 7 INC	316 FAIRWOOD TERRACE	MYRTLE BEACH	SC	29588
240BD021	SLAYTON CHARLES W & BONNIE	5635 SUGAR & WINE RD	MONROE	NC	28110
240BD023	LALLY JAMES ETUX JULIA	2842 S WILLING WAY	AURORA	CO	80014
240BD022	SNYDER ROY	80 S MOUNTAIN ROAD	WALL KILL	NY	12589
240BD024	HERBERT CAROL A	5101 NORTH 25TH RD	ARLINGTON	VA	22207
240BD025	DANIELS RENTALS INC	PO BOX 3125	N MYRTLE BEACH	SC	29582
240BD026	CINQUEMANI DAVID J	1287 MINERVA AVE	WEST ISLIP	NY	11795
240BD028	WILSON CHAD E ETUX ALLISON B	8316 HARRELL ROAD	STANFIELD	NC	28163
240BD027	MULLER EDWIN JEFFREY ET LYNN	33 HAWKS AVENUE	OSSINING	NY	10562
240BD029	PERFITT WILLIAM F	P O BOX 611	MARATHOR	NY	13803
240BD030	ALOSI VERA	103 HILTON AVE	RIVERSIDE	RI	02915
240BD032	OCEAN 7 INC	316 FAIRWOOD TERRACE	MYRTLE BEACH	SC	29588
240BD033	WILSON DONALD G & WILSON MARY L	2407 UNION CHAPEL ROAD	BUFFALO JUNCTION	VA	24529
24000008 A	MARLOW DARRYL	396 CALABASH ROAD	CALABASH	NC	28467
24000008	MARLOW MARY G	380 CALABASH RD NW	CALABASH	NC	28467
24000027	MARLOWE DIANE	305 PINEY WOODS LN	APEX	NC	27502
24000026	BELLAMY LERONIA	391 CALABASH RD NW	CALABASH	NC	28467
225OA009	KATLA WILLIAM A ETUX DONNA	363 WAMPEE ST NW	CALABASH	NC	28467
225OA010	OLIN GARY E & NORMA J TRUSTEES	359 WAMPEE ST NW	CALABASH	NC	28467
225OA016	GARDINER JOHN D ETUX VIOLET L	311 SANTEE ST NW	CALABASH	NC	28467
225OA011	SUMMERS LAWRENCE J ETUX SHEILA M	5100 BROOK GREEN RD	BALTIMORE	MD	21229

225OA012	MILLER JAMES ETUX DONNAMARIE D	351 WAMPEE ST NW	CALABASH	NC	28467
225OA015	DESTEFON FRANK ET JUDITH M	307 SANTEE STREET NW	CALABASH	NC	28467
225OA014	CREED DALE R ETUX LUGENE	303 NW SANTEE ST	CALABASH	NC	28467
225OA095	CASSADY PATRICK & JAYNE DOMINIE	306 SANTEE STREET NW	CALABASH	NC	28467
225OA096	CHIN CHARLOTTE	310 SANTEE ST NW	CALABASH	NC	28467
225OA093	MOLINA RALPHAEL ETUX SUSAN	300 SANTEE STREET	CALABASH	NC	28467
225OA094	MOETSCH DONNA S	302 SANTEE STREET	CALABASH	NC	28467
225OA134	SOUCEK ROBERT L	36 QUEENS GRANT CIR	SHALLOTTE	NC	28470
225OA103	MCCARTHY JOHN D JR ETUX LAURA J	1000 SUMMER HILL DRIVE	ODENTON	MD	21113
225OA101	PLALE LARRY K	341 N BROAD ST	CARNEYS POINT	NJ	08069
225OA102	GROHSMAN FRANK W ETUX KAREN L	392 OCONEE ST NW	CALABASH	NC	28467
225OA135	ANDERSON WESLEY L ETUX SHIRLEY	419 KERSHAW ST NW	CALABASH	NC	28467
225OA132	FARRELL RICHARD E ETUX PATRICIA L	1291 SEABRIGHT DR	ANNAPOLIS	MD	21409
225OA133	TURNER WILLIAM H ETUX PATRICIA E	423 KERSHAW STREET NW	CALABASH	NC	28467
225OA161	ANDERSON DAWN ET BRIDGET DORSA	418 KERSHAW ST NW	CALABASH	NC	28467
225OA17701	OCEAN SIDE PLACE PROP OWNERS ASSOC	413 SENECA ST.	CALABASH	NC	28467
225OA162	BURDEWICK RONALD ETUX JOAN	33 FOX COURT	HICKSVILLE	NY	11801
225OA159	HUNT LARRY W ETUX DONNA SHARON	7000 DOW DRIVE	WHITSETT	NC	27377
225OA160	SCHOMAKER ROBERT W	423 SENECA ST	CALABASH	NC	28467
225OA100	KUTSCHMAN DAVID ETUX SANDRA	40 MCCARTER AVE	FAIRHAVEN	NJ	07704
225OA117	ALLISON EVELYN	396 SANTEE STREET NW	CALABASH	NC	28467
240BD011	HEARNE JONATHAN	255 WILLOW COVE ROAD	LEICESTER	NC	28748
240BD013	SNYDER ROY	80 S MOUNTAIN ROAD	WALL KILL	NY	12589
240BD012	HAWKINS HUNTER ETALS	6122 PASEO JAQUITA	CARLSBAD	CA	92009
240BD014	KIRK DONALD J	106 CLEVINGER DR	CLAYTON	NJ	08312
240BD019	STRONG WILLIAM J	77 CENTER STREET	JACKSON	OH	45640
240BD020	ALLEN THOMAS LYNN	568 BOUNDARY LOOP RD NW	CALABASH	NC	28467
240BD018	ESHLEMAN JOHN B	1533 QUEEN LANE	LANCASTER	PA	17601
240BD017	LYLES GEORGE ET SANDRA	237 TOM LUCAS LANE	PELION	SC	29123

**OWNER(S)**

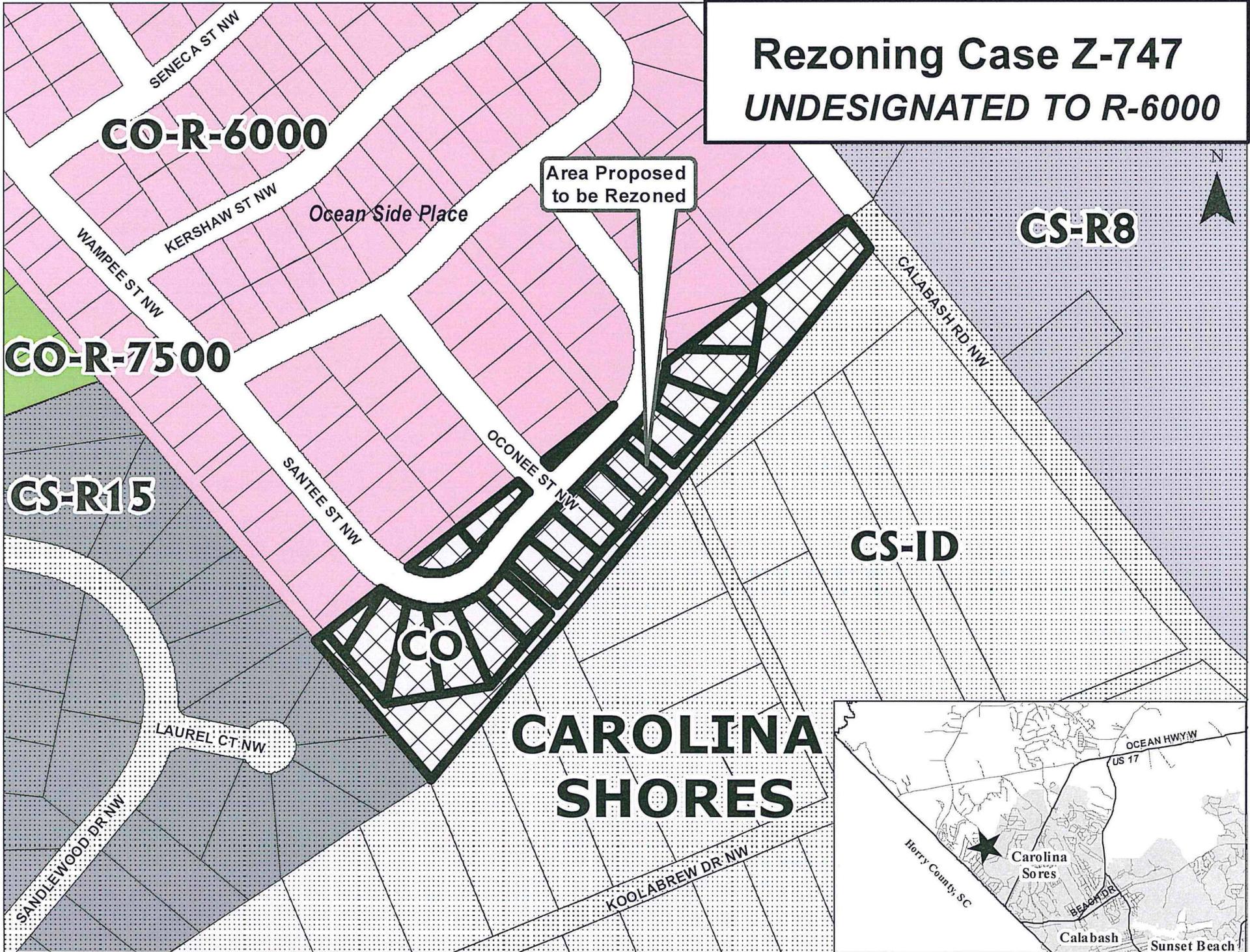
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
225OA018	CAFIERA FRED ETUX CAROL	317 SANTEE STREET	CALABASH	NC	28467
225OA019	ENGELHARDT RICHARD C ETUX SUSAN M	321 SANTEE STREET	CALABASH	NC	28467
225OA020	JENSEN ROBERT ETUX NICOLE	325 SANTEE STREET	CALABASH	NC	28467
225OA021	HELMECKI EDMUND ETUX BARBARA	329 SANTEE ROAD	CALABASH	NC	28467

225OA022	III HEIRS LLC	4032 S 3420 WEST	SALT LAKE CITY	UT	84119
225OA098	BRENK WILLIAM C & ALMA M TOKARSKI	376 OCONEE STREET NW	CALABASH	NC	28467
225OA023	NICASTRO ANTHONY J ETUX CAROL A	337 SANTEE ST	CALABASH	NC	28467
225OA024	LOCKE WILLIAM ETUX ELAINE TRUSTEES	341 SANTEE STREET NW	CALABASH	NC	28467
225OA025	HOLCOMBE THOMAS	345 SANTEE STREET NW	CALABASH	NC	28467
225OA110	NELSON MARION	373 OCONEE STREET NW	CALABASH	NC	28467
225OA111	MONGEON DENNIS L ETUX BOBBETTE J	360 SANTEE STREET NW	CALABASH	NC	28467
225OA028	CHARITY JOHN R ETUX JOYCE M	44 PETER BUSH DRIVE	MONROE	NY	10950
225OA029	CAMPBELL CHARLES E ETUX CHERYL J	1481 SNUG HARBOR RD	SHADY SIDE	MD	20764
225OA026	MANNING KATHLEEN	14303 MYER TERRACE	ROCKVILLE	MD	20853
225OA027	DESIMONE SHARON A	353 SANTEE ST	CALABASH	NC	28467
225OA030	SIEGFRIED CLIFFORD R ETUX LINDA D	365 SANTEE ST NW	CALABASH	NC	28467
225OA032	LOWRIE ALFRED L & YVONNE MELLIN	373 SANTEE ST NW	CALABASH	NC	28467
225OA031	MCDONALD PATRICK M ET MARY C	369 SANTEE ST NW	CALABASH	NC	28467
24000030	OCEAN SIDE PLACE PROP OWNERS ASSOC	413 SENECA ST.	CALABASH	NC	28467

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
---	BRUNSWICK COUNTY ECONOMIC AND PLANNING	PO BOX 249	BOLIVIA	NC	28422

**Rezoning Case Z-747**  
**UNDESIGNATED TO R-6000**



# Rezoning Case Z-747

UNDESIGNATED TO R-6000

**CO-R-6000**

Area Proposed  
to be Rezoned

Ocean Side Place

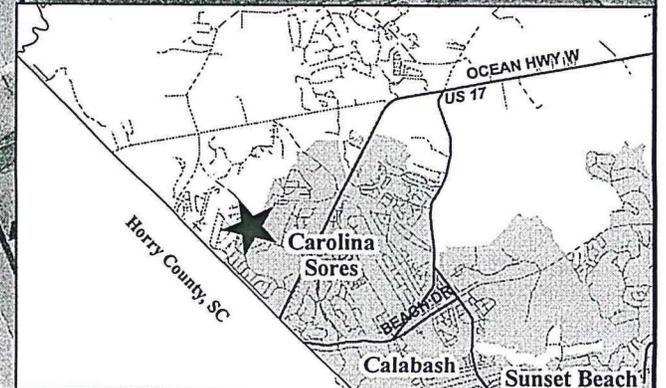
**CAROLINA  
SHORES**

KERSHAW ST NW  
WAMPEE ST NW  
SANJEE ST NW  
LAUREL CT NW  
SANDLEWOOD DR NW

O G O N E E ST NW

CALABASH DR NW

KOOLABREW DR NW



# Rezoning Case Z-747 LAND USE PLAN

