



AGENDA BRUNSWICK COUNTY PLANNING BOARD

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

**Commissioners Chambers
David R. Sandifer Administration Bldg.
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 January 11, 2016 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings.
 - A. Rezoning Z-736 – Old Shallotte Baptist Church/Bobby Long

Proposed rezoning of approximately 5.61 acres located at 394 Longwod Road (NC 904) near Shallotte from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcel 21100001.

LAND USE PLAN MAP AMENDMENT LUM-736:
Request to amend approximately 5.61 acres located at 394 Longwod Road (NC 904) near Shallotte from LDR (Low Density Residential) to Commercial for Tax Parcel 21100001.
 - B. Proposed Revisions to Various Provisions of the Unified Development Ordinance.
- 9) Other Business.
- 10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
January 11, 2016

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Cynthia Henry
Michael Polychrones
Troy Price
Joe Johnson

MEMBERS ABSENT

Randy Ward
Chris Stanley

STAFF PRESENT

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

OTHERS PRESENT

Robert Ray
Kevin Peake
Les Goldstein
Terry Pope, State Port Pilot

W.J. McLamb
Vanessa Wolford
Jeanette Steinberg

I. CALL TO ORDER.

The Chair called the meeting to order at 6:04 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Chris Stanley and Mr. Randy Ward were absent.

IV. CONSIDERATION OF MINUTES OF THE 14-DEC-15 MEETING.

Mrs. Henry made a motion to approve the minutes as written and the motion carried with Mr. Polychrones abstaining from voting as he was not present at that particular meeting.

V. INTRODUCTION OF BOB SHAVER, COUNTY ATTORNEY.

Mr. Hargett introduced Mr. Bob Shaver as the County Attorney and the Board welcomed Attorney Shaver. Attorney Shaver said he is happy to be a part of the team and made himself available to the Board and staff regarding any legal matters to be addressed.

VI. AGENDA AMENDMENTS.

There were no agenda amendments.

VII. PUBLIC COMMENT.

There were none.

VIII. PUBLIC HEARINGS.

A. Rezoning Z-733 – Robert S. Ray

Request to rezone approximately 3.8 acres located at 2992 Southport-Supply Road SE (NC 211) near Bolivia, NC from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 20300003.

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 C-LD (Commercial Low Density) for Tax Parcel 20300003.

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

Mr. Robert Ray addressed the Board. Mr. Ray said he would like the subject property to be rezoned from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density).

Ms. Vanessa Wolford addressed the Board on behalf of her mother, Ruby Lineberry (owner of Tax Parcel 20300004). Ms. Wolford said they own the property adjacent to Premium Moving Company and they have no objections to the zoning change as long as her mother's is not affected. Ms. Wolford said Mr. Pages informed her that her mother's property is classified as farmland, but the Brunswick County Tax Records shows the property as residential. Ms. Wolford said she would prefer her mother's property be farmland.

Ms. Wolford expressed concern with firearms being discharged in the area and the potential of stray bullets ricocheting and injuring someone. Mr. Dunham said discharging firearms will have to be addressed by the Sheriff's Office. Ms. Wolford said she wanted that matter to be of record. She concluded that she is not opposed to the zoning change if her mother's property is not affected and it remains farmland as stated by Mr. Pages. Mr. Pages said that particular property is zoned R-7500. He asked Ms. Wolford if her mother's property is a bona-fide farm? Ms. Wolford said her mother's property has not been farmed since her father passed away. Mr. Pages said the applicant is requesting that his property be rezoned and staff is not proposing any changes to Ms. Ruby Lineberry's property (Tax Parcel 20300004).

With no further comments, Mr. Polychrones 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 Virginia Williamson Elementary School District, which has adequate capacity; Cedar Grove Middle School District has adequate capacity; and South 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 St. James Fire District.

Water and sewer are available by Brunswick County Utilities via a sixteen inch (16") line off Southport-Supply Road SE (NC 211). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off Southport-Supply Road SE (NC 211), which is near capacity. However, other areas along NC 211 are over capacity. There is one (1) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- R-5021 is the widening of NC 211 from Midway Road SE (SR 1500) to NC 87. The Right-of-Way is in progress and completion is anticipated 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 is similar zoning nearby. There was 1 adjacent property owner that spoke regarding firearms being discharged nearby, but she was not opposed to the zoning change.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) Tax Parcel 20300003. The motion was unanimously carried.

B. Rezoning Z-734CZ – W.J. McLamb Enterprise LP

Request to rezone approximately 0.2 acres (8,734 square feet) located at 1211 Ash-Little River Road NW (SR 1300) near Ash from R-7500 (Medium Density Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for a portion of Tax Parcel 2250000503.

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 2250000503 with the noted conditions listed in the Staff Report as well as the permitted uses (Residential/Personal/Non-Commercial Storage Structure, Single Family Detached Residential, and Mobile Home, Class A).

Mr. Dunham asked staff if there is any other rural residential property in close proximity to the subject project? Mr. Pages said not in close proximity to the subject property, but there is rural residential zoning approximately ½ mile down Ash-Little River Road NW (SR 1300). Mr. Dunham asked how the conditional uses differ from the uses allowed in the current zoning district? Mr. Pages said a residential/personal/non-commercial storage is not allowed in the current zoning district. However, an accessory structure is allowed in the current zoning district only if a primary use is on the property.

Ms. Easley asked staff the minimum setbacks in R-7500 zoning district? Mr. Pages said the minimum setbacks in the R-7500 Zoning District is 25' front yard, 9' rear yard, 5' side yard and 15' street side yard. He said the applicant requested a 22' front yard setback because the structure cannot meet the 25' minimum requirement. Ms. Easley clarified that a 3' variance would also be granted on the front yard setback. Mr. Pages said, typically, the Planning Director would have the discretion to grant an administrative adjustment up to a 10% reduction for a setback requirement. Ms. Easley asked staff if this is a portion of Tax Parcel 2250000503 and Mr. Pages concurred. Mr. Pages said the property will be subdivided at a later date. Ms. Easley clarified that an accessory structure can be built on the subject property because there is an existing home located on the property and Mr. Pages concurred.

Mrs. Henry asked staff if the condition should read a portion of Tax Parcel 220000503? Mr. Pages replied, yes. Mr. Dunham asked staff about the potential split-zoning of the property. Mr. Pages said the property would be temporarily split-zoned until this portion is subdivided by the applicant.

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

Mr. W.J. McLamb addressed the Board. Mr. McLamb reiterated that an accessory use could accompany a dwelling unit on the subject property without requesting a zoning change. He stated that the potential buyer lives in the area and he has some surplus automobiles that he needs a place to store them. Mr. McLamb said the potential buyer has been searching for property to house his automobiles to no avail. He said he agreed to sell a portion of this parcel for this particular use and the remainder of the property will be used for residential purposes. Mr. McLamb felt that the intended use would not be detrimental to the neighborhood. He stated that

there was a mobile homes to the west of the subject property and there are other mobile homes in this area as well as some abandoned structures (sheds, commercial building). Mr. McLamb reiterated that the intended use (metal building) will be an enhancement to the neighborhood.

Ms. Jeanette Steinberg addressed the Board on behalf of her mother, Stella Jenerette (Tax Parcel 22500019) located directly across Ash-Little River Road NW. Ms. Steinberg said her mother is 95 years old and she lives by herself. She presented letters from 2 residents in the immediate area (attached). Ms. Steinberg stated that she and other people in the neighborhood are opposed to the zoning change to allow for a storage shed because doing so allows impermissible spot-zoning. She stated that public sewer is not available for this portion of Ash-Little River Road NW, but there is public water available. Ms. Steinberg felt that allowing this use will only open the door for other unwanted commercial activity in this residentially-zoned community. She said the proposed use will be visible from her mother's front door. Ms. Steinberg felt that the potential buyer should build the storage shed in his neighborhood and not this residentially-oriented community. Ms. Steinberg said there is a business (Smith Heating and Air) in the area and there was a country store on the corner of Hickman Road NW and Ash-Little River Road NW that was rented to several tenants, but it has been unoccupied for approximately 3 years. Ms. Steinberg said the barns and sheds mentioned by Mr. McLamb have been a part of Mr. Wallace Hickman's farm for many years. Ms. Steinberg said there are at least 7 residential homes that have a visible view of the intended use. She concluded that the intended use will be an eyesore to the neighborhood and she hopes it will not affect their tax values if it is allowed.

Mr. Dunham asked staff if a storage shed can be built on the subject property without the zoning change? Mr. Pages the accessory use would have to be built behind the front wall of the existing home. He felt there would be some challenges with an accessory structure being placed on the property as there is limited space in some areas on the site behind the front wall of the existing home. Mr. Pages added that there is a sewer force main in the area, but a grinder pump would have to be installed to tie-into the sewer force main.

Mr. Johnson asked if the neighborhood is objecting to the appearance of the building being proposed? Ms. Steinberg said she can only speak for herself and her mother and they would like for the structure to blend into the neighborhood. She said there was a mobile home in that area that was not kept up because the owners did not reside there on a permanent basis, but it was eventually moved. Ms. Steinberg was concerned with her 95 year old mother living in the area by herself and the potential of what could be next door to her in a metal building as well as the traffic that may be generated. Mr. Johnson said the potential buyer will be building a storage shed to house automobiles so additional traffic should be limited to his visits to the site. Ms. Steinberg said they only know what he says his intent is for the property, but there is a potential for something else to be placed in the storage shed and/or on the property that may not be appealing to this residentially-zoned neighborhood. Mr. Johnson reiterated that a residence can be placed on the property with storage underneath without a zoning change. Mr. Johnson said it seems there is a concern with how the storage shed looks and if the structure had a residential appearance, said structure would be more appealing. Ms. Steinberg agreed that a residential appearance would be more aesthetically appealing, but they do not want a stand-alone storage building in the neighbor. She further stated that, if this is allowed, what's next?

Mr. Les Goldstein, potential buyer of a portion of the subject property, addressed the Board. Mr. Goldstein stated that he intends to construct a garage to store automobiles on a portion of Tax Parcel 2250000503 (approximately 8,734 square feet). He stated that the side of the building will have the appearance of a home and the building will have 2 garage doors on the access easement rather than Ash-Little River Road NW. He reiterated that a mobile homes can be placed on the property at the current time. Mr. Pages said a Class A, Mobile Home (doublewide) can be placed on the property. Mr. Goldstein said the building will be 30' x 40' and no traffic other than him

moving the vehicles will be generated. He further stated that he will be storing his cars in the building. Mr. Dunham asked Mr. Goldstein if the building will be constructed of metal? Mr. Goldstein replied, yes. Mr. Johnson asked Mr. Goldstein if the building will have metal siding? Mr. Goldstein replied, yes. Mr. Johnson said there are concerns with adjoining neighbors regarding the building not have a residential appearance. Mr. Goldstein said the side of the building will still look like a residence because these type buildings are constructed in different colors. He stated that he intends to construct a blue building with a blue roof and the side of the building would be similar in appearance to clap board or hardy plank siding.

Mr. Price asked staff about the neighborhood meeting verification form. Mr. Pages said Mr. McLamb conducted the neighborhood meeting on Monday December 21st at the Meadowlands office. Mr. Price asked staff if the attendees expressed concerns at the neighborhood meeting? Mr. Pages said there were concerns by the neighbors at that meeting that were similar to Ms. Steinberg's opposition to the zoning change. Mr. Hargett said the buffer requirements recommend by staff and agreed upon by the applicant were the result of the neighborhood meeting. Ms. Easley asked Mr. Goldstein if he lived in this area and Mr. Goldstein said he lives in Meadowlands PUD, which is approximately 1½ from this property off Hickman Road NW.

With no further comments, Mr. Polychrones 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?

No. There is no RR zoning in the immediate area and there is a potential for spot zoning because the intended use (stand-alone storage building) does not exist on any other parcel in the general vicinity. However, a storage shed is currently allowed on the subject property with certain provisions (i.e., residential dwelling must be on site).

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 Jessie Mae Monroe Elementary School District, which has adequate capacity; Waccamaw has adequate capacity; and West Brunswick High School District is out-of-capacity.

This rezoning is located in the Calabash Fire District.

Water is available by Brunswick County Utilities via a twelve inch (12") line off Ash-Little River Road NW (SR 1300. Sewer is available by Brunswick County Utilities via an eight inch (8") line off Ash-Little River Road NW (SR 1300). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off both Ash-Little River Road NW (SR 1300) and Hickman Road NW (SR 1303), 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?

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

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

No. This will create a split-zoning of the property as well as a potential for spot zoning; and there are neighbors that are opposed to the zoning change.

THEREFORE, on the basis of all the foregoing, Ms. Easley made a motion to recommend to the Board of Commissioners to deny the zoning change. The vote was split with Ms. Easley, Mrs. Henry, and Mr. Polychrones in favor of the motion while Mr. Dunham, Mr. Price and Mr. Johnson voted nay.

C. Rezoning Z-735 – Kevin Peake

Request to rezone approximately 1.04 acres located at 1283 Mt. Pisgah Road SW (SR 1130) near Supply from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 1990012403.

Land Use Plan Map Amendment LUM-735:

Request to amend approximately 1.04 acres located at 1283 Mt. Pisgah Road SW (SR 1130) near Supply from LDR (Low Density Residential) to Commercial for Tax Parcel 1990012403.

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 NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 1990012403 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 1990012403.

Mr. Johnson asked staff how the commercial area (10 acres) for Empire Place PD is zoned? Mr. Pages said the commercial area for Empire Place PD is R-7500, but the Brunswick County Unified Development Ordinance (UDO) allows for a planned development to have up to 10% of the acreage to be utilized for commercial purposes without rezoning said area. The approved planned development plan depicts commercial uses adjoining the requested property.

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

Mr. Kevin Peake, representative for Island Cart Rentals, addressed the Board. Mr. Peake said they purchased an existing 5,000 square foot metal building that is currently zoned Neighborhood Commercial and operating as a screen printing and a tee shirt business. Mr. Peake said he is in the golf cart business and they want to relocate there existing business (currently in Leland Industrial Park) closer to home in the Holden Beach area.

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

Mr. Dunham asked staff if the CAMA Land Use Plan Map should be expanded in anticipation of future development in this area? Mr. Hargett said the PD project has not been developed and there is a potential for other commercial uses. He further stated that staff may present another request in the future, if needed.

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 future commercial development proposed in the adjacent planned development (Empire Place PD) and there is commercial zoning southeast of the subject property.

- 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 Supply Elementary School District, which has adequate capacity; Cedar Grove Middle School District has adequate capacity; and West Brunswick High School District is out-of-capacity. The proposed use is not expected to generate demand on schools.

This rezoning is located in the Civietown Fire District.

Water is available by Brunswick County Utilities via a twelve inch (12") main off Empire Road SW (SR 1133) and Mt. Pisgah Road SW (SR 1130). Sewer is available by Brunswick County Utilities via a twenty inch (20") force main off Mt. Pisgah Road SW (SR 1130). It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off both Mt. Pisgah Road SW (SR 1130) and Empire Road SW (SR 1133), 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 future commercial development proposed on the adjacent planned development (Empire Place); there is commercial zoning to the southeast of the subject property, the area is in transition, and no one spoke in opposition.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) Tax Parcel 1990012403 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 1990012403 located at 1283 Mt. Pisgah Road SW (SR 1130) near Supply. The motion was unanimously carried.

IX. OTHER BUSINESS.

A. 2015 Annual Report – Administrative Adjustment Requests

Mr. Hargett addressed the Board. He stated that the Board previously received a memo (attached) outlining the Administrative Adjustments that were approved by the Planning Director for informational purposes. He stated that the report was submitted with the packet and was somewhat self-explanatory. He indicated that requests that are inconsistent with the administrative adjustment provision are discouraged and other remedies are suggested.

B. Credit Union Membership Eligibility

Ms. Marlowe addressed the Board. She stated that the Board previously received a cover memo and brochure regarding the Local Government Federal Credit Union (Credit Union) extending their service to appointees, volunteers and their families. She encouraged any Board members and/or family member(s) that are interested in joining the Credit Union to complete the membership application on the back side of the brochure and bring it along with the items listed on the reverse side to a branch (Shallotte, Leland, and Southport) nearest you.

C. UDO Refinements

Mr. Hargett addressed the Board. He stated that staff is finalizing clarifications and some minor revisions to the UDO. He stated that the changes will be submitted to the legal department for their review and they will be forwarded to the Board members thereafter for review. Mr. Hargett said the proposed refinements will be presented at the Planning Board's February 8th meeting for a public hearing and recommendation to the Board of Commissioners unless the Board feels there is a need to discuss the proposed refinements further. Mr. Hargett encouraged the Board to provide staff with any revisions they feel need to be addressed or made a part of the UDO Refinements.

X. ADJOURNMENT.

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

REZONING STAFF REPORT



Date: February 8, 2016

Case#: Z-736

Tax Parcel(s): 21100001

Location: 394 Longwood Road (NC 904) near the intersection of Longwood Road and Old Shallotte Road in Ash, NC

Acreage: 5.61

Applicant(s): Old Shallotte Baptist Church/Bobby Long

APPLICATION OVERVIEW:

The applicant is seeking to rezone Tax Parcel 21100001 to CLD and changing the Land Use Plan Map to Commercial. The owner 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: CLD

West: R-7500

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: Low Density Residential (LDR)

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

Brunswick County CAMA Land Use Plan policies affecting this rezoning:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.17 states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.112 states that Brunswick County will encourages industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

Capital Improvement Plan (CIP):

- CIP Projects No CIP Projects

CIP Project(s)	Scheduled
New Middle School	FY 2017
New Elementary School	FY 2017

Future Surrounding Areas Land Use(s):

The area surrounding this rezoning site has not been experiencing growth based upon recent land development activities submitted to the Brunswick County Planning Department. The rezoning site is not located within a subdivision. *Currently, the rezoning site contains structure that is used as a church.*

INFRASTRUCTURE AND SERVICE IMPACTS

SCHOOL CAPACITY:

<i>Elementary School:</i> <u>Union</u>	<i>Middle School:</i> <u>Shallotte</u>	<i>High School:</i> <u>West 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 type="checkbox"/> Two-Year Capacity Warning
<input type="checkbox"/> Out-of-Capacity	<input type="checkbox"/> Out-of-Capacity	<input checked="" type="checkbox"/> Out-of-Capacity

MAJOR ROADWAY IMPACTS:

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

Roads	Capacity Deficiencies
Longwood Road (NC 904)	None
Old Shallotte Road (SR 1316)	None

NCDOT PROJECTS AND STUDIES: **NONE**

UTILITIES:

CURRENT WATER AND SEWER AVAILABILITY

WATER: Not Available Available

PROVIDER:

Brunswick County Utilities
 Brunswick Regional Water & Sewer District (H₂GO)
 Southeast Brunswick Sanitary District

SIZE OF WATER LINE: 12-inch line
LOCATION: Longwood Rd (NC 904)

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 (Shalotte River).
- 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 very small portion of the rezoning site located with a *Biodiversity & Wildlife Habitat Assessment Area* scoring 8 out of 10 (10 is the highest conservation value) due to Shalotte River and associated wetlands that is located nearby.

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 LDR in the *Brunswick County CAMALand Use Plan*.
- Located within a growth corridor.
- Classified as a Bona Fide Farm.
- Located within a Fire District (Grissetown/Longwood).
- 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 FOR TAX PARCEL 21100001 WITH AN ASSOCIATED LAND USE PLAN AMENMENT TO COMMERCIAL 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-736

COUNTY OF BRUNSWICK
REZONING REQUEST
FINDINGS
BOARD CONSIDERATION WORKSHEET

Applicant: Old Shallotte Baptist Church (%Bobby Long)

Owner: Old Shallotte Baptist Church

Property Location: 394 Longwood Road NW, Ocean Isle Beach NC 28469

Tax Parcel #(s): 21100001

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

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?

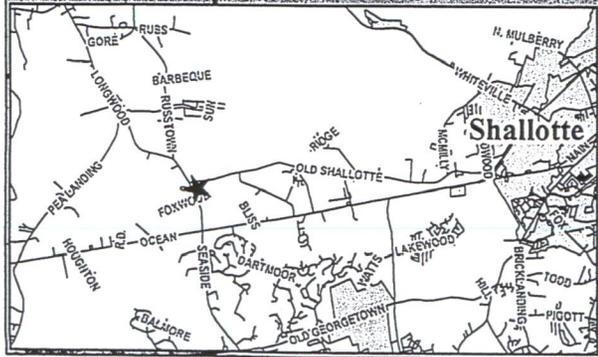
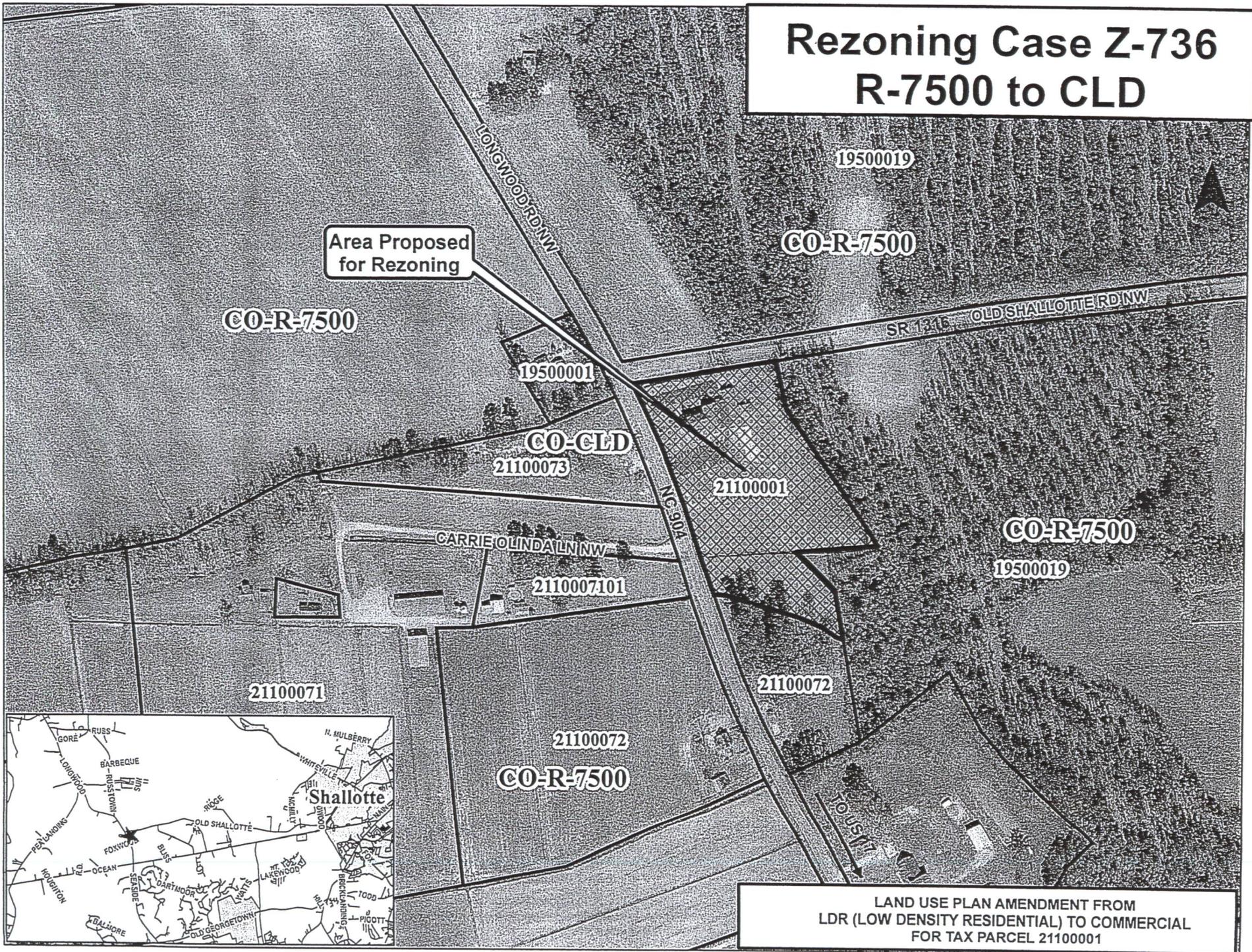
III. Is the proposed change consistent with the CAMA Land Use Plan or any other adopted land use document?

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

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

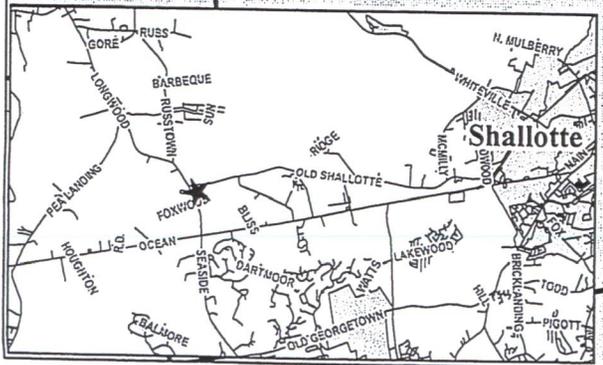
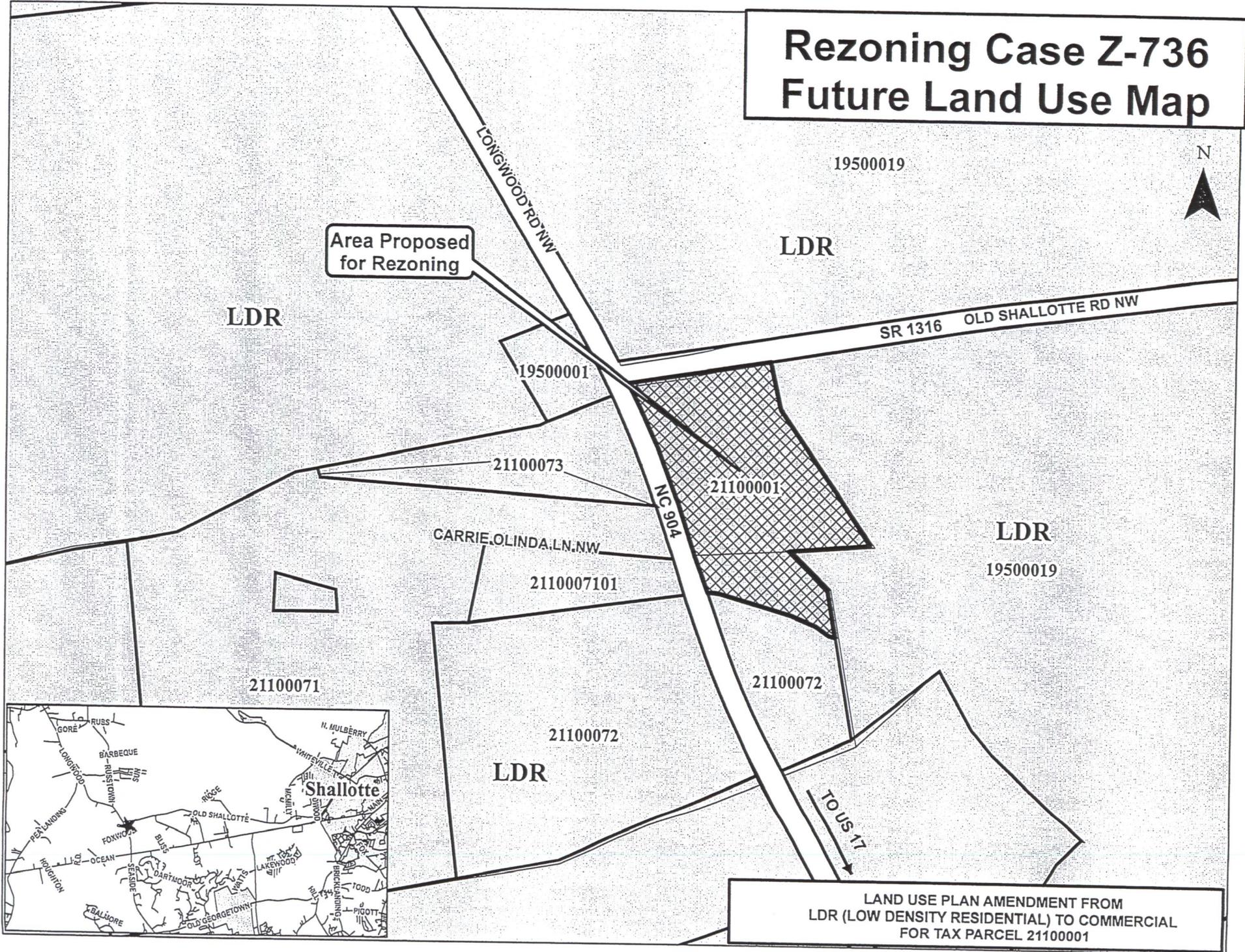
Planning Board recommends: Approval Denial

Rezoning Case Z-736 R-7500 to CLD



LAND USE PLAN AMENDMENT FROM
LDR (LOW DENSITY RESIDENTIAL) TO COMMERCIAL
FOR TAX PARCEL 21100001

Rezoning Case Z-736 Future Land Use Map



LAND USE PLAN AMENDMENT FROM
LDR (LOW DENSITY RESIDENTIAL) TO COMMERCIAL
FOR TAX PARCEL 21100001

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: 12/24/15 CASE: Z- 736

RECEIPT #: _____

- 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: Residential LDR
Requested Land Use Classification: Commercial CLD

Contact Information:

Applicant/Agent: Old Shellite Baptist Ch. By Bobby Long
(This person will be the contact person and will receive all mailings)
 Address: P.O. Box 1117, Shellite, N.C. 28459
 Phone: 910-754-6300 Fax: 910-754-5486
 Email: B. M. Long Sam @ ATMC.NET

Property Owner(s): Old Shellite Baptist church
(If the owner is different than the applicant)
 Address: 394 Longwood Rd. 01B, NC 28469
 Phone: 910-754-6300 Fax: 910-754-5486
 Email: NO Email

Property Information:

Property Location/Address(es): 394 Longwood Rd.
AT CORNER OF OLD Shellite Rd + Longwood Road.
 Tax Parcel Identification Number(s): 21100001

Current Use of Property(ies): Church
 Acreage to be Rezoned: 5.61

Zoning Information:

Current Zoning District(s): LDR - R-7500

Requested Zoning District(s): CLD

Purpose of Zoning Change (optional): to place light on existing sign

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).

this parcel will not be spot zoning, AT intersection of old Shalbuth Rd + Longwood Road, parcel across Road is CLD.

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

- 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).

land is tender to commercial & land across road is zoning CLD & this parcel is at the intersection of old Shalbuth Road & Longwood Road.

Requested Land Use Classification(s): Commercial

KD Jan 25, 2016

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.

Bobby M Long
Applicant Signature

12/21/15
Date

Bobby M Long, Chairman of Deacon
Owner Signature

12/21/15
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-736

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
19500019	REDWINE DORIS F	1754 FRINK ST SW	OCEAN ISLE BEACH	NC	28469
19500001	OLD SHALLOTTE BAPTIST CHURCH INC	394 LONGWOOD RO.	OCEAN ISLE BEACH	NC	28469
21100072	GRISSETT HULON ET RUBY	331 LONGWOOD RD	OCEAN ISLE	NC	28469
2110007101	GRISSETT MALCOLM	361 LONGWOOD RD	OCEAN ISLE BEACH	NC	28469
21100073	LONG BOBBY M ETALS	PO BOX 1117	SHALLOTTE	NC	28459
21100071	KING CAROLINA PROPERTIES LLC	4872 WHITEVILLE RD	ASH	NC	28420

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21100001	OLD SHALLOTTE BAPTIST CHURCH INC	394 LONGWOOD RO.	OCEAN ISLE BEACH	NC	28469

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	LONG BOBBY M ETALS	PO BOX 1117	SHALLOTTE	NC	28459



Brunswick County Planning & Community Development
P. O. Box 249 Bolivia, NC 28422

MEMORANDUM

DATE: January 27, 2016
TO: Planning Board Members
FROM: Mike Hargett, Planning Director
RE: **Proposed UDO Refinements**

Attached is the draft version of proposed refinements to the Unified Development Ordinance. The changes consist primarily of clarifications and minor revisions designed to improve the user friendliness of the ordinance. Among the more substantive revisions are the addition of Exceptional Design as a Density Bonus category (#6), proposed increases in maximum building height with Planning Board approval above 75 feet (#7), removing the final lift of asphalt from required improvements that may be financially guaranteed (#22) and requiring the project engineer to certify that roads are constructed in accordance with approved plans (#23).

We forwarded the proposed refinements to the ABC POA, Small Business Advisory Commission, Brunswick Housing Opportunities, Coastal Land Trust, Brunswick Board of Realtors, Business Alliance for a Sound Economy, Home Builders and other community groups in preparation for the Public Hearing at your meeting on February 8th. As we discussed, it is anticipated that the changes can be fully reviewed at that meeting; however, you may schedule additional sessions if needed. Following action by the Planning Board, a Public Hearing by the Board of Commissioners will be scheduled.

Please let me know if there are questions or if I can provide anything further regarding the proposed refinements.

Brunswick County Unified Development Ordinance

PROPOSED REFINEMENTS

(DRAFT January 26, 2016)

1. Section 3.1.6. Pre-Application Conference: **Change** to “Project Planning Session” throughout the ordinance.

Clarify A. by revising to read as follows: “Prior to undertaking the project design, applicants are strongly urged to schedule a Project Planning Session with the Planning Department. At the session, the project concept is discussed in order to determine how the considerable flexibility provided in Section 6.1 of this ordinance can best be utilized to meet the needs of the project. There is no fee for the session and the discussions are consultative rather than prescriptive.”

2. Section 3.3.3.B. Planned Development Approval 3. Pre-Application Conference i.: **Change** reference from Section 3.2 to Section 3.1.6. **Clarify** purpose of session by changing the last sentence to read: “The Project Planning Session provides the project team (*e.g., developer, contractor, land planner, engineer, realtor, etc.*) the opportunity to discuss proposed uses, development intensity, general layout, unique site conditions, etc. on a conceptual level with County staff. In addition to Planning, other County departments attend the session to address utilities, stormwater, building code, etc. depending on the project scope. The intent is to provide an informal, non-binding exchange of information to determine the design approach that best matches the specific needs and characteristics of the project.”

Clarify ii. by revising to read: “Following the Project Planning Session, the applicant will prepare a Concept Plan of the entire Planned Development as outlined in Section 3.3.3.B.5.ii. The applicant, at their option, may submit a Preliminary Master Plan consisting of a preliminary site plan and preliminary utilities plan as outlined in Section 3.3.3.B.5.iii.”

3. Section 3.3.3.B.5.ii. Concept Plan: **Clarify** by revising to read as follows:

At minimum, the concept plan should contain the following information in schematic form:

- (a) The location and size of the area involved.
- (b) General layout of proposed development including lots, open space/natural areas, recreation areas/amenities, transportation features including access, streets, circulation, pedestrian ways, off-street parking, etc.
- (c) Proposed type, location, density and/or intensity of uses.
- (d) A tabulation of land area to be devoted to various uses and activities, as well as overall densities.
- (e) Identify proposed exceptional design, best management practice elements.
- (f) The current zoning of the surrounding properties.
- (g) Location of existing waterways and other riparian areas, heritage trees and other significant environmental features.
- (h) Reservations for public uses including schools, parks, fire and medical emergency services, and other open spaces.
- (i) The general means of the disposition of sanitary waste and storm water.
- (j) List utility providers (power, water, sewer, internet, etc.)
- (k) If a project is to be developed in phases, a general breakdown showing the various phases and the estimated schedule of construction.

4. Section 3.3.3.B.7. Planned Development. General provisions. **Revise** i. to add “NC Zoning District”

5. Section 4.3.1.D. Uses Permitted in Planned Developments

Clarify 1. and 2. by adding “...within a residentially zoned PD....”

Clarify 3. by revising to read: “Non-residential uses within residentially zoned PDs shall be designed and located to be easily accessible to residents of the development. It is expected that such uses will also serve patrons from outside the development.”

Clarify by adding 5. “Within non-residentially zoned PD’s, the uses shall be the same as those uses in the underlying district along with uses in the C-LD and NC districts, including residential uses.”

6. Section 4.3.2 Density Bonus: **Add** introductory paragraph as follows: “The Density Bonus provisions in this section are available to any project (*i.e.*, *Planned Development or Conventional*) meeting the requirements as outlined herein. Density bonuses are intended to encourage work force housing, dedication of public facilities and exceptional design in development projects.

Revise B. Public Facilities Density Bonus 1. Applicability, to read “This program may be utilized by projects meeting the requirements of this section. It is especially encouraged for Planned Development projects.”

Add: C. Exceptional Design Bonus

1. Applicability

This density bonus option may be utilized by any project employing exceptional design, best management practices and other similar methods in the design of the project as outlined in Section 6.1.

2. Bonus Program

i. A development may be granted a density bonus up to 25% for incorporating exceptional design and other similar methods as outlined in Section 6.1 into the site design of the project.

ii. The extent of the Exceptional Design density bonus shall be determined in accordance with Section 4.3.1.C.

7. **Revise** Maximum Height Requirements as follows:

- Maximum height up to 75 feet by right in all districts except the Conservation Protection (CP) district.
- Allow above 75 feet with Planning Board approval in all districts except CP.
- In the IG industrial district, above 75 feet allowed by right on sites minimum 100 acres in size with existing additional setback requirement and fire code requirements.
- All other existing requirements (*e.g.*, *additional setbacks, fire code compliance, etc.*) unchanged.
- **Add** Fire Marshal approval requirement above 75 feet.

8. Section 4.13.1. Number of Principal Structures Allowed: **Clarify** A. by revising to read as follows: “Multiple principal residential structures may be placed on a lot in all residential zoning districts in conformance with Section 5.4.3. In non-residential districts, one principal non-residential structure is allowed on a lot; provided however, the placement of multiple principal residential, non-residential or mixed-use structures are allowed in all Planned Developments.”

9. Section 5.2.3. Use Table, *Revise* as follows:

- Under 'Residential – Zero Lot Line' *Add* as Limited Use/Planned Development in MR-3200, C-LD and N-C;
- Under 'Residential– Traditional' *Add* as Limited Use/Planned Development in C-LD and N-C.
- Under 'Residential – Semi-Attached' *Add* as Permitted Use/Planned Development in C-LD.
- Under 'Residential – Duplex' *Add* as Permitted Use/Planned Development in C-LD.
- Under 'Residential – Accessory Dwelling Units' *Add* as Limited use in C-LD and N-C.
- Under 'Residential' *Add* Planned Development as a Use Grouping.

10. Section 5.3.4.O. Wireless Telecommunication Facility. 7. Approval Authority: *Change* from Special Use Permit to administrative approval as follows:

- i. The Planning Director shall be responsible for WTF approvals.
- ii. In determining whether a WTF is in harmony with the area, or the effects and general compatibility of a WTF with neighboring properties, the staff may consider the aesthetic effects of the WTF as well as mitigating factors concerning aesthetics. The Planning Director may disapprove an application on the grounds that the WTFs aesthetic effects are unacceptable, or may condition approval on changes in WTF height, design, style, buffers, or other features of the WTF or its surrounding area. Such changes need not result in performance identical to that of the application. Factors relevant to aesthetic effects are: the protection of the view in sensitive or particularly scenic areas and areas specially designated in adopted plans such as unique natural features, scenic roadways and historic sites, the concentration of WTFs in the proposed area, and whether the height, design, placement or other characteristics of the proposed WTF could be modified to have a less intrusive visual impact.

11. Section 5.3.7.G. Mining Operations Class I *Revise* to read: "1. Class I Mining Operations are limited to no more than 20 acres (including required buffer areas) of the site upon which the operations are located. As a condition of the approval, a copy of the approved State permit and accompanying documentation must be provided prior to initiating the operation." The current requirement states "1. Class I mining operations may not occupy more than 20 acres". This has been interpreted to mean that the property that the operation is located on cannot exceed 20 acres. This change would clarify that the *operation* is limited to 20 acres, not the *site* that it is located on.

12. Sections 5.3.8.A.5.iii.c. and 5.3.8.C.9.iii.3. Campgrounds and Outdoor RV Resorts, *Revise* to reduce cul-de-sac radius from 47.5' to 35' to be consistent with subdivision regulations.

13. Section 5.3.8.C. Outdoor RV Resorts, *Revise* 6. Application Requirements, to reference Planning Session and Neighborhood Meeting as follows: "The applicant will complete and submit to the Planning Department the Preliminary Master Plan compliance sheet along with an application for a Special Use Permit (see Section 3.5) following the Project Planning Session with Planning Staff and the Neighborhood Meeting (where required)."

14. Section 5.4. Accessory Structures and Uses, **Revise** Section 5.4.1.A. and B. to tabular form for ease in understanding; and, to make *minor revisions** to setback requirements in RR as follows:

Zoning District	Yard	Setback Requirement
R-7500; R-6000; SBR-6000; MR-3200	Front	<ul style="list-style-type: none"> Per Zoning District <u>and</u> behind front wall of home [1]
	Side/Rear	<ul style="list-style-type: none"> 5' if less than 15' in height 10' if 15' in height or greater Maximum building height = 35'
RR	Front	<ul style="list-style-type: none"> Per Zoning District
	Side/Rear	<ul style="list-style-type: none"> 5'* (<i>reduced from 10'</i>) if less than 20'* (<i>increased from 15'</i>) in height Zoning District if 20' in height or greater Maximum building height = 35'
NC; C-LD; C-I; RU-I; I-G; CP	Front/Side/Rear	<ul style="list-style-type: none"> Per Zoning District Maximum building height = 50'

[1] Exception in instances where designated Viewshed Protection Overlay is adjacent to a parcel. See Section 5.4.1.A. for details.

15. Section 5.4.4 Home Occupations, **Revise** F. to remove minimum lot size requirement of 2 acres for Home Occupation signage. The 2-acre requirement was included to prevent signage on smaller lots within developments when the provision to allow signs was first approved last March. The signs are limited to 3 square feet and must be of commercial quality in material and design. There are several other existing requirements in the ordinance that control Home Occupations.

16. Section 6.1 Site Design. **Change** "proven", "innovative", "recognized", "accepted" and similar terms pertaining to design to "exceptional" in the Design Flexibility section and throughout the ordinance.

17. Section 6.4.4. Open Space and Recreation Area, A. Applicability: **Clarify** by revising to read as follows: "1. Projects with 10 or more dwellings shall provide open space and recreation area in conformance with this Section. Only the portion of the project devoted to residential use shall be used in determining the minimum open space requirement. Non-residential elements of projects shall be exempt from the requirements of this section."

18. Section 6.9.5. Site Lighting Design Requirements Section C.1. Light Source (Lamp), **Revise** to reflect preference for LED lighting as follows: "The light emitted by Light Emitting Diodes (LEDs) and fiber optics is preferred. Light emitted by incandescent, metal halide, or color corrected high-pressure sodium is acceptable. Non color corrected high pressure sodium lamps are prohibited."

19. Section 6.12.5. Design Standards (Off-Street Parking & Loading), **Revise** Section G. Design Standards for Handicapped Accessible Parking to reference Appendix B of the UDO and add a design for parallel handicapped parking in Appendix B of the ordinance.

20. Section 6.12.6.A.3. Parking Requirements table, **Add** Multifamily parking requirement of 1.75 spaces per dwelling unit.

21. Section 8.8.1.E. Outdoor Advertising Sign Area, **Clarify** by identifying the specific roads and associated maximum square footage for billboards as follows:

1. On US 17, US74/76 and NC 211, the maximum sign area is 378 square feet.
2. On NC 87, NC 133, NC 130, NC 179, and NC 904, the maximum sign area is 300 square feet.
3. On all other public roads in Brunswick County, the maximum sign area is 100 square feet.

22. **Remove** final lift of asphalt from required improvements that may be financially guaranteed in all applicable sections of the ordinance (Section 3.1.4. Building Permit Issuance Requirements B.; 3.4. 12. Final Plat Approval. D. Provision of Improvement Guarantees; and, 3.4.14. Improvements Guarantees A. Agreement and Security Required.)

23. Appendix C. Final Plat Endorsements/Statements, **Add** h. Engineer's Certificate of Road Construction as follows:

I (we) hereby certify that all roads as depicted on this subdivision plat have been designed and installed in accordance with the approved plans per Section 6.11. of the Brunswick County Unified Development Ordinance.

Certified Professional Engineer _____ Date _____

Seal _____

Amend Certificate table at the beginning of Appendix C as necessary.