



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
October 12, 2015**

**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 September 14, 2015 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings.
 - A. Planned Development Conceptual Plan Approval (PD-4).

Name: Sunset Horizon Planned Development
Applicant: TRS Holdings, LLC (Represented by Brad Sedgewick)
Tax Parcels: 029KA001 and 029KA007
Location: Located on Village Road near Leland, NC.
Description: The proposed Sunset Horizon Planned Development consists of 90 single family lots on a gross site of 24.8 acres creating an overall density of 3.6 units per acre.
 - B. Public Hearing and Consideration of the Establishment of Vested Rights.
Saucepan Bay Estates (SS-237) – off Bricklanding Road.
- 9) Other Business.
- 10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
September 14, 2015

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

MEMBERS ABSENT

Chris Stanley
Randy Ward
Joe Johnson

STAFF PRESENT

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

OTHERS PRESENT

John Hankins
Jody Bland
Scott W. Lander
Lewis Dozier

Michael Norton
Phil Norris
Dr. David Gore
Terry Pope, State Port Pilot

I. **CALL TO ORDER.**

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

II. **INVOCATION/PLEDGE OF ALLEGIANCE.**

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

III. **ROLL CALL.**

Mr. Chris Stanley, Mr. Joe Johnson, and Mr. Randy Ward were absent.

IV. CONSIDERATION OF MINUTES OF THE 10-AUG-15 MEETING.

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

V. AGENDA AMENDMENTS.

There were no agenda amendments.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. PLANNED DEVELOPMENT CONCEPTUAL PLAN APPROVAL (PD-2).

Name: Empire Place Planned Development
Applicant: David L. Gore (%Michael Norton)
Tax Parcel: 19900127
Location: Located on Mt. Pisgah Road SW (SR 1130) and Empire Road SW (SR 1133) near Supply, NC
Description: The proposed Empire Place Planned Development consists of 58 single family lots, 168 multi-family units and 10 acres of commercial. The project is on a gross site of 51.84 acres creating an overall density of 5.4 units per acre.

Mr. Pages addressed the Board. Mr. Pages read the Staff Report (attached). Mr. Pages identified the proposed area on a visual map. Mr. Pages said staff recommends approval based on the following conditions:

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

The Chair asked staff if R-7500 zoning is to the south of the property? Mr. Pages said there is RR and R-7500 zoning to the south of the subject.

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

Mr. Michael Norton, Compass Pointe Engineering, addressed the Board on behalf of the applicant. Mr. Norton said drainage features will be addressed once the topographic data has been gathered and potential shifting of site features, as needed. Mr. Norton said they have contacted a traffic engineer (Davenport Engineering) to develop a Traffic Impact Analysis (TIA).

He further stated that there is a North Carolina Department of Transportation (NCDOT) project underway off Mt. Pisgah Road SW (SR 1130) and the drainage issues could be addressed through joint drainage features on Mt. Pisgah Road SW (SR 1130) as there are roadway improvements for the curb on Mt. Pisgah Road SW (SR 1130).

Mrs. Henry asked Mr. Norton if there was any response from property owners regarding this request? Mr. Norton replied, no. He stated that the applicant made an attempt to notify the adjacent property owners including his firm's contact information should anyone have any questions about the proposed project to no avail. Mr. Norton added that there are jurisdictional ditches/streams on the property that will have to be maintained in accordance the U.S. Army Corps of Engineers' (Corps of Engineers) provisions.

Mr. Polychrones asked Mr. Norton the type of multi-family proposed for the subject property? Mr. Norton said they are proposing apartments. The Vice Chair asked if there are any alternative plans for the entry on Mt. Pisgah Road SW (1130) that NCDOT expressed concerns about? Mr. Norton said they intend to address this matter prior to the final roadway design.

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

Mr. Polychrones made a motion to approve Empire Place Planned Development with the noted conditions by staff and the motion was unanimously carried.

B. Rezoning Z-730CZ – Randy Hardee (%Jody Bland – Norris & Tunstall Consulting Eng.)

Request to rezone approximately 19.41 acres located at 1255 Southport-Supply Road SE (NC 211) near Bolivia, NC from SBR-6000 (High Density Site Built Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 1850001728.

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 SBR-6000 (High Density Site Built Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 1850001728 with the noted conditions listed in the Staff Report as well as the permitted uses (Mining Operation [Class I], Single Family Detached Residential, and Planned Development [subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance [UDO]]).

The Vice Chair said the site plan list hours of operation from dusk to dawn rather than dawn to dusk as stipulated in staff's conditions. The Vice Chair asked if pumping water from one area to another could occur in any of the excavation areas? Ms. Dixon replied, yes.

The Chair asked the topography of the site? Mr. Jody Bland, Norris & Tunstall Consulting Engineers, addressed the Board. He stated that the wetland areas are bookended and he pointed out the higher topography on the site on a visual display. Mr. Bland said there is a lower area that will recharge the wetland fingers that create a boundary around the development. He stated that the areas will be reclaimed as two lakes and stocked with fish and other natural habitats.

Mrs. Henry asked Mr. Bland to identify the entrance to the property. Mr. Bland identified the only access to the site through a controlled access gate via a maintenance agreement with Atlantic Telephone Membership Corporation (ATMC). He further stated that the gated entrance has to be locked when not in use. The Vice Chair asked the name of the subdivision to the east of the property? Mr. Bland said Olde Georgetowne Major Subdivision. Mr. Pages said no homes have

been constructed in Olde Georgetown Major Subdivision. Mr. Bland said they notified the property owners association (POA) of their intent, but no comments were received. Mr. Hargett added that a neighborhood meeting was conducted as required by the Brunswick County Unified Development Ordinance (UDO).

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

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

Mr. Polychrones asked if there is access to the property? Mr. Bland said there is a road that is part of the property and an easement has been granted with ATMC.

The Board discussed the worksheet for the requested rezoning with the proposed conditions and concluded the following:

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

Yes. There is no activity in the immediate area and the site is surrounded by undeveloped 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 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.

This rezoning is located in the Supply 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, impact of this activity is considered negligible. There are three (3) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Projects in this area.

- B-4438 replaces Bridge No. 47 over the Branch of Juniper Creek. Construction will begin FY2019.
- B-5624 replaces Bridge No 47 over Juniper Creek. Construction will begin FY2021.
- 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, if conditions and requirements followed. There was a neighborhood meeting held, there is no opposition to the proposed use, and the applicant has agreed to the proposed conditions.

THEREFORE, on the basis of all the foregoing, Mrs. Henry made a motion to recommend to the Board of Commissioners to approve from SBR-6000 (High Density Site Built Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) Tax Parcel 1850001728 with the noted conditions listed in the Staff Report and revise the map stating that hours of operation will be from dawn to dusk as well as incorporate the permitted uses (Mining Operation [Class I], Single Family Detached Residential, and Planned Development [subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance [UDO]]) for this particular site. The motion was unanimously carried.

C. Rezoning Z-731 – Norris & Tunstall Consulting Engineers (%Phil Norris)

Request to rezone approximately 7.39 acres located at 9490 Ploof Road SE (SR 1566) near the intersection of US 17 from IG (Industrial General) to C-LD (Commercial Low Density) for Tax Parcel 047004302.

Land Use Plan Map Amendment LUM-731:

Request to amend approximately 7.39 acres located at 9490 Ploof Road SE (SR 1566) near the intersection of US 17 from Industrial to Commercial for Tax Parcel 0470004302.

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 C-LD (Commercial Low Density) for Tax Parcel 0470004302 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcel 0470004302.

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

Mr. Phil Norris, Norris & Tunstall Consulting Engineers, addressed the Board. Mr. Norris said they have been working with staff to request a zoning change of the subject property. He stated that the proposed zoning change is compatible with the owner's intended use of the property. Mr. Norris said the owner is considering purchasing the property (Tax Parcel 04700043) to the west of the subject property. He made himself available for any questions.

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

Mrs. Henry asked if the property owner owns the other property and Mr. Norris said not at this time, but it is under contract to be purchased.

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 adjacent to the property and the proposed zoning is more suitable for the area.

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

Yes. This rezoning request is located in the Belville Elementary School District, which is out-of-capacity; Leland Middle School District has a two year capacity warning; and North Brunswick High School District has a two year capacity warning.

This rezoning is located in the Leland Fire District.

Water is available by Brunswick Regional Water & Sewer District (H₂GO) off Ploof Road SE (SR 1566). Sewer is not available at this time. However, a new sewer line extension is currently in the process of being designed by Brunswick Regional Water & Sewer District (H₂GO). The sewer line will go down Ploof Road SE (SR 1566) and anticipated to be available in 6 months or so.

This rezoning has access off Ploof Road SE (SR 1566), which has no capacity deficiencies at this time. There are four (4) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Projects in this area.

- R-2633 is the Wilmington Bypass. Phase AA, AB, CA, CB, & CC are complete. Phase BA & BB (US 74/76 east of Malmo Loop Road to west of US-421 north of Wilmington is under construction and scheduled for completion 2018.
- R-3601 is NC 133/US 74/76 interchange – adding additional lanes on north and southbound and widening bridges. This project is under construction and scheduled to be completed 2020.
- B-5637 – Village Road: Replace Bridge over Sturgeon Creek. This project is in the planning and design phase and scheduled for construction 2022.
- U-5788 is an upgrade to Village Road. This project is in the planning and design phase and scheduled for construction 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 proposed zoning change is more suitable to the area and there is no opposition to the proposed zoning change.

THEREFORE, on the basis of all the foregoing, Mr. Price made a motion to recommend to the Board of Commissioners to approve from IG (Industrial General) to C-LD (Commercial Low Density) Tax Parcel 0470004302 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcel 0470004302 near the intersection of US 17. The motion was unanimously carried.

D. Rezoning Z-732 – Taylor Made LLC (%Scott W. Lander)

Request to rezone approximately 39.55 acres located at 1123, 1127, 1135 Whiteville Road NW (NC 130) near Shallotte from RR (Rural Low Density Residential) to CI (Commercial Intensive) for Tax Parcels 18000006, 180000601, 18000008, and 1810001001.

Land Use Plan Map Amendment LUM-732:

Request to amend approximately 39.55 acres located at 1123, 1127, 1135 Whiteville Road NW (NC 130) near Shallotte from LDR (Low Density Residential) to Commercial for Tax Parcels 18000006, 180000601, 18000008, and 1810001001.

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 RR (Rural Low Density Residential) to CI (Commercial Intensive) for Tax Parcels 18000006, 180000601, 18000008, and 1810001001 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 18000006, 180000601, 18000008, and 1810001001.

The Chair asked what is housed on Tax Parcel 18000003? Mr. Lander said a fire tower. The Chair asked what is housed on Tax Parcel 18000007? Ms. Dixon said there is a commercial business on that particular parcel. She further stated that the applicant attempted to contact the owner(s) to no avail. Mr. Lander said he made several attempts to contact the corporation (Hawkeye III Enterprises LLC NC LLC), but he never spoke with anyone to see if they would be interested in including that parcel in the zoning change. The Chair suggested including Tax Parcel 18000007 as part of the recommendation to the Board of Commissioners.

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

Mr. Scott Lander, agent for Taylor Made LLC, addressed the Board. Mr. Lander said they have a contract on Tax Parcel 18000006 and the owner is in favor of the zoning change. He made himself available for questions. The Vice Chair asked Mr. Lander what Taylor Made LLC's specialty is? Mr. Lander said Taylor Made LLC is a real estate company based out of South Carolina.

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

Mrs. Henry was concerned with potential spot zoning, but discovered there is commercial uses in close proximity to the subject property. Mrs. Henry asked about including the property that was not included in the proposed zoning change. Ms. Dixon said the property owner(s) will be notified by certified mail of the recommendation to change the zoning designation of the property (Tax Parcel 18000007) prior to the Board of Commissioners meeting. Ms. Bunch added that the outside appears to be compatible with the proposed zoning change. Mr. Lander said there is a pool business on Tax Parcel 18000007.

Mr. Polychrones asked if the other property owners are in favor of the proposed zoning change? Mr. Lander said all property owners have signed the application in support of their property being included in the zoning change.

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 commercial and light industrial activity in the immediate area.

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

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

This rezoning is located in the Shallotte Fire District.

Water is available by Brunswick County Utilities via a twelve inch (12") water line off Whiteville Road NW (NC 130). Sewer is not available at this time. The Town of Shallotte is considering sewer service in the area.

This rezoning has access off Whiteville Road NW (NC 130), which has no capacity deficiencies at this time. There are two (2) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Projects in this area.

- U-5862 upgrades intersection to interchange at US 17 & Smith Avenue. This project is in the planning and design phase and scheduled for construction 2023.
- B-5540 (Smith Avenue): Replaces Bridge over Branch of Shallotte River. This project is in the planning and design phase and scheduled for construction 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 requested zoning matches the current uses of the properties. There is similar zoning in the immediate area and there is no opposition from the public.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from RR (Rural Low Density Residential) to CI (Commercial Intensive) Tax Parcels 18000006, 180000601, 18000007 (Added by Planning Board), 18000008, and 1810001001 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 18000006, 1800000601, 18000007 (Added by Planning Board), 18000008, and 1810001001 near Shallotte. The motion was unanimously carried.

E. Unified Development Ordinance (UDO) Text Amendment.

A proposed text amendment to define a family as no more than three unrelated persons for the purposes of administering applicable provisions of the UDO.

Mr. Hargett addressed the Board. He stated that this text amendment was requested by the Board of Commissioners to clearly define a family. Mr. Hargett said this could be considered a housekeeping matter. The Vice Chair agreed that a definition is appropriate to define a family.

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

Mr. Lewis Dozier addressed the Board. Mr. Dozier asked that the proposed definition be read and the Chair re-read the proposed definition of a family.

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

Mr. Polychrones made a motion to approve the proposed text amendment to define a family and the motion was unanimously carried.

VIII. OTHER BUSINESS.

There was none.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY
PLANNED DEVELOPMENT
STAFF REPORT AND RECOMMENDATION**

Application No. PD-4

Applicant: TRS Holdings, LLC

Project Name: Sunset Horizon

Property Location: Village Road (SR 1472)

Parcel Numbers: 029KA001 and 029KA007

Zoning District: R-7500 and LE-C-1

Surrounding Zoning **North** LE-C-1 and LE-R-15 **South** R-7500 **East** R-7500 **West** R-7500 and LE-R-15

Submittal Date: September 7, 2015

TRC Date: September 17, 2015

Proposed Use: Planned Development consisting of 90 single-family lots on a gross site of 24.8 acres creating an overall density of 3.6 units per acre.

Approval Criteria

- Tax Parcel 029KA007, which is to contain the project's access to Village Road is currently within the Town of Leland's jurisdiction. No lots or residences are proposed to be located within this portion of the project.
- The majority of the surrounding uses consists of single family residential, light commercial and undeveloped land. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Medium Density Residential.
- A periphery buffer is not recommended due to the low density and land use intensity of the proposed project.
- The proposed project meets minimum vehicular access point requirements.
- The proposed project meets all street design requirements regarding construction and emergency service standards. The proposed development has a link/node ratio that exceeds the requirement of 1.3 set forth in Section 6.11.3.B. of the UDO (Unified Development Ordinance).
- Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by Brunswick Regional Water and Sewer (H2GO).
 2. **Roads** will be private.

- **Open Space** is required at 20% of the total project area. The developer is proposing **5.0** acres of open space of which **4.96** acres are required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing 3.3 acres of recreational open space of which 0.75 acres is required.
- Adjacent property owners were notified via US mail.
- **TRC** was held on September 17, 2015 in which all comments were addressed.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Village Road. An approved NCDOT driveway permit shall be required prior to recording of the individual lots.

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

Staff recommends approval based on the following conditions:

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



Planned Development (PD)

Application and Checklist

Fee: \$500

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

For Office Use Only	
File # <u>PD-4</u>	Receipt # <u>13438</u> <u>13447</u>
Date Submitted: <u>9/7/15</u>	

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

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

Property Owner	Name	<u>TRS Holdings, LLC (Tom Smith)</u>	Phone	<u>914-562-4511</u>
	Address	<u>420 Beasley Road</u>	Fax	<u>N/A</u>
	City, St, Zip	<u>Wilmington, NC 2809</u>	Email	<u>trsmithms@gmail.com</u>

Applicant or Representative	Name	<u>JBS Consulting (Brad Sedgwick)</u>	Phone	<u>910-619-9990</u>
	Address	<u>7332 Cotesworth Drive</u>	Fax	<u>N/A</u>
	City, St, Zip	<u>Wilmington, NC 28405</u>	Email	<u>bradsedgwick@hotmail.com</u>

Property Information	Address	<u>XXX Village Road</u>
	Tax Parcel(s)	<u>029KA001 & 029KA007</u>
	Acreage	<u>24.6</u>
	Current Zoning	<u>R7500</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

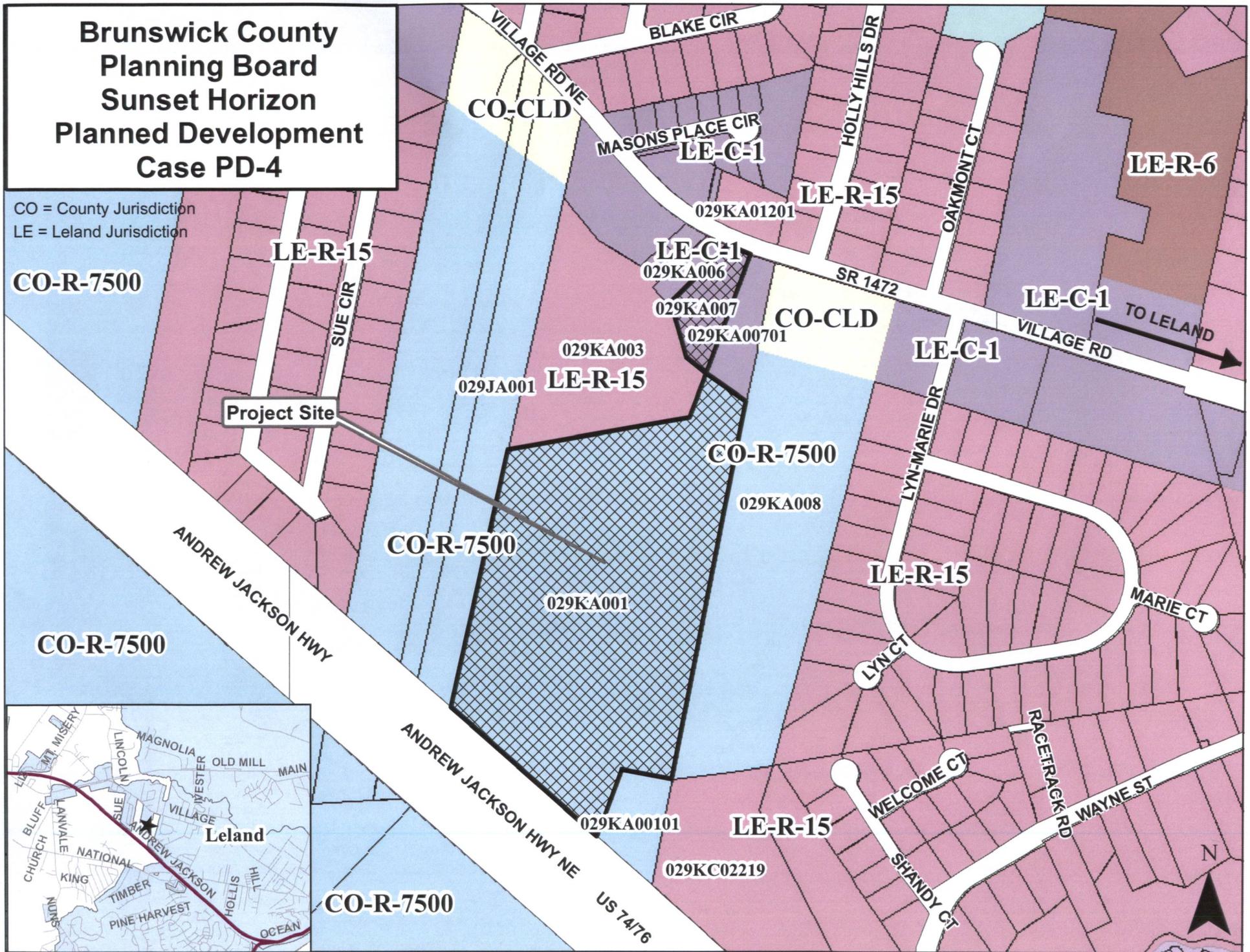
Project Information	Project Name	<u>SUNSET HORIZON</u>
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>15</u> Lots <u>90</u>
	Multi-Family Acres	<u>0</u> Units <u>0</u>
	Commercial Acres	<u>0</u>

Authorization	Property Owner Signature	<u>[Signature] for Tom Smith</u>	Date	<u>9/25/15</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>9/25/15</u>

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

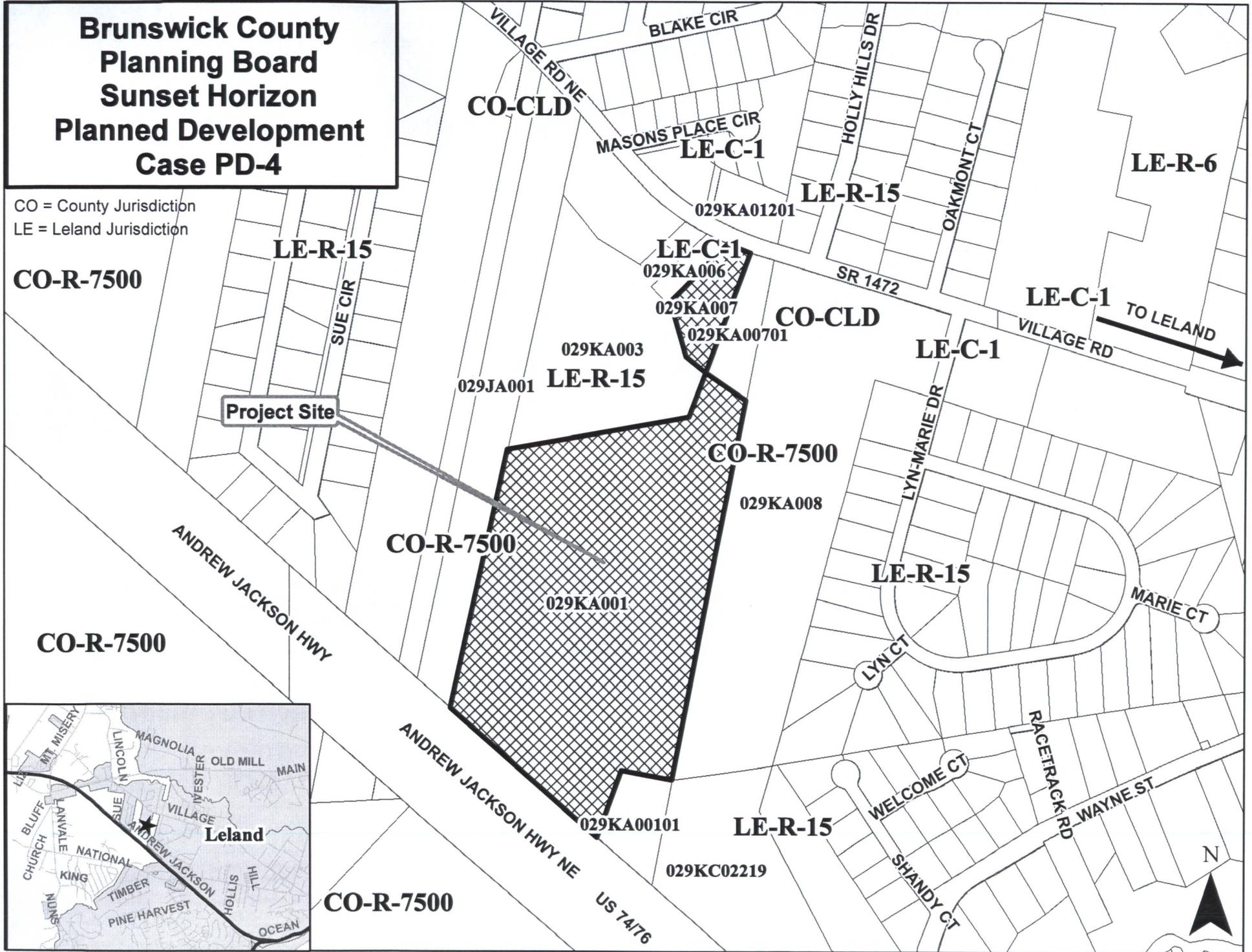
Brunswick County Planning Board Sunset Horizon Planned Development Case PD-4

CO = County Jurisdiction
LE = Leland Jurisdiction



Brunswick County Planning Board Sunset Horizon Planned Development Case PD-4

CO = County Jurisdiction
LE = Leland Jurisdiction



TECHNICAL REVIEW COMMITTEE MEETING
September 17, 2015
Sign-In Sheet

<u>DEPARTMENT</u>	<u>REPRESENTATIVE</u>
NCDOT	_____
Brunswick Electric Membership Corp.	_____
Atlantic Telephone Membership Corp.	_____
Bell South AT&T	_____ <i>W E Gray</i> _____
Progress Energy	_____
Engineering & Utilities	_____ <i>Bill Piping, P.E.</i> _____
Stormwater	_____ <i>Bill Piping, P.E.</i> _____
Wildlife Resources	_____
GIS	_____ <i>Jan Ammer</i> _____
Building Inspections	_____ <i>Steve L</i> _____
County Emergency Management/Fire Marshal	_____
Parks & Recreation	_____
Environmental Health	_____
Brunswick County Planning Board	_____
County Board of Education	_____
Soil and Water Conservation District	_____
Solid Waste (Operations Services)	_____
Town of St. James Representative	_____
Planning Department	_____
Other(s)	_____ <i>Bill W</i> _____
	_____ <i>Tom Smith</i> _____
	_____ <i>Steve Swattleworth</i> _____



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

September 18, 2015

JBS Consulting, PA
C/o Brad Sedgwick
7332 Cotesworth Drive
Wilmington, NC 28405

**RE: Sunset Horizon PD
File # PD-4**

Dear Mr. Sedgwick,

The Technical Review Committee (TRC) at their September 17, 2015 meeting reviewed the preliminary plans for the above referenced project.

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

- This project will be reviewed as a planned development rather than a major subdivision. Please complete the planned development application and submit it with your revisions.
- There are a number of typographical errors on the site plan. Please address.
- Begin discussions for the Driveway Permit and utility easement process from NCDOT. I have attached the TRC comments from NCDOT at the end of this document. Please contact Jon Roan with NCDOT for additional details – 251-2655 or jroan@ncdot.gov.
- AT&T has facilities available to provide fiber to the home service for telephone and DSL to the project. Please contact Wallace Grey prior to construction to forward a digital file of the project. He may be contacted at 704-589-3508 or wq3178@att.com.
- According to Brunswick County GIS the street names indicated on the site plan cannot be used. Please contact Jan Clemmons with Brunswick County GIS department at 253-2392 to secure different names.
- Please contact GIS if you wish to have County issued street signs. Jan Clemmons can be contacted at 253-2392.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO"
- Please provide street side setback information for the lots.
- Please indicate the deed/map reference for the easement across Tax Parcel 029KA003.
- Please indicate what areas are recreation space and specify the recreational use of each.

- Due to the high number of heritage trees on site, we request that measures be taken to save as many as possible.
- The fire marshal has requested that a fire hydrant be placed on Sundown Road. Please contact Scott Garner, Brunswick Fire Marshal for details – 253-2577.
- Please indicate the appropriate maintenance easements surrounding the stormwater ponds. Contact Brigit Flora for details – 253-2405.

Please return 1 *folded* copy of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on September 25th, 2015. Please accompany the paper plans with a digital (dwg) set as well. This may be in the form of a CD or via e-mail. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

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

Sincerely,

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

Marc Pages
Land Planner

ADJACENT PROPERTY OWNERS
File # PD-4
Sunset Horizon Planned Development

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
029KC02219	BUTLER MICHAEL W LLOYD J & BYRON P	PO BOX 1500	LELAND	NC	28451
029KA00101	SEALEY DENNIS L HEIRS	PO BOX 2469	LELAND	NC	28451
029KA01201	SANCHEZ LUIS ROJAS	1218 VILLAGE ROAD	LELAND	NC	28451
029KA00701	POST 9408 VETERANS OF FOREIGN WARS	1211 VILLAGE ROAD	LELAND	NC	28451
029KA006	GRADY FRAZEL HALL	1227 VILLAGE RD NE	LELAND	NC	28451
029KA003	JAMES E GUIN TRST & MARY GUIN TRST	223 GINGER ROAD	WILMINGTON	NC	28405
029KA008	SUE WM ETALS	9124 SUE CIRCLE NE	LELAND	NC	28451
029JA001	DYSON FRANCES C	8324 FAYETE ST	PHILADELPHIA	PA	19150

DESIGN BY: BOS
 DRAWN BY: BOS
 CHECKED BY: BOS
 DATE: AUGUST, 2015

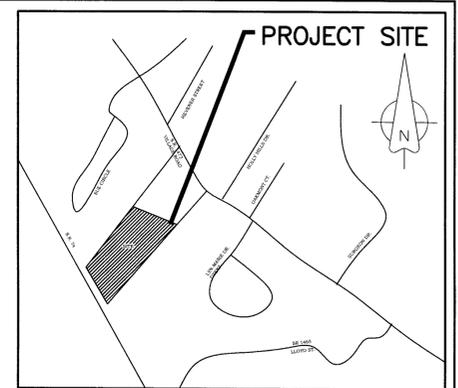
PRELIMINARY SUBDIVISION PLAT
 PLANNED DEVELOPMENT
 SUNSET HORIZON
 VILLAGE ROAD
 LELAND, NC

TRS HOLDINGS, LLC.
 420 BEASLEY ROAD
 WILMINGTON, NC 28409
 MR. TOM SMITH/ MR. STEVE SHUTTLEWORTH



JBS CONSULTING, PA
 7332 Cotesworth Drive
 Wilmington, NC 28405
 (910) 619-9990
 License Number C-2525
 PROJECT MANAGEMENT
 PLANNING - ENGINEERING

SHEET C1 of 2
 JOB NO. 011-014



VICINITY MAP

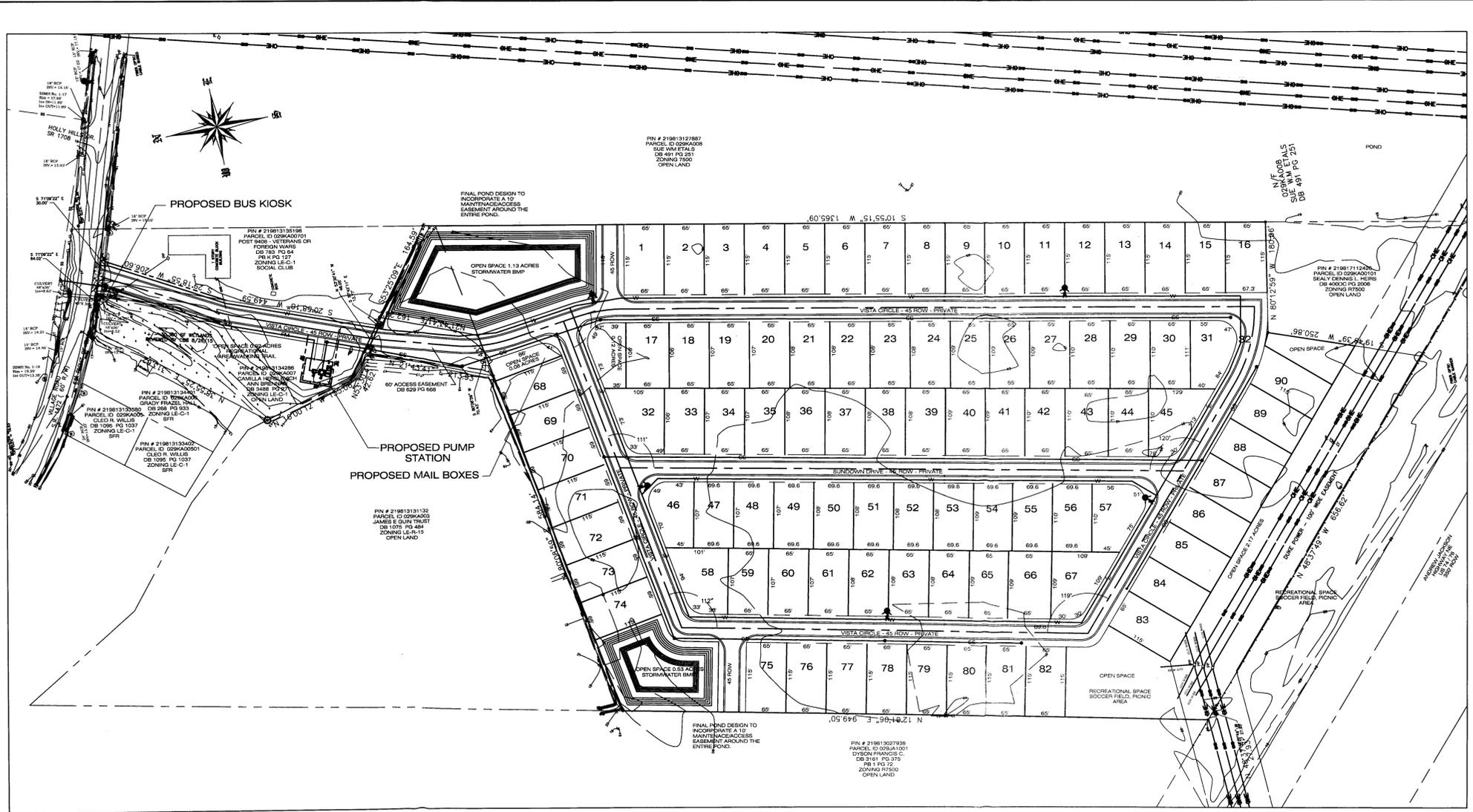
SITE DATA

SUMMARY

PROPOSED NAME OF SUBDIVISION	SUNSET HORIZON
PROJECT ADDRESS	xxx VILLAGE ROAD LELAND, NC
PIN NUMBER	21981720292 (MAIN TRACT) 21981314286 (FRONTAGE TRACT) 029KAD01 (MAIN TRACT) 029KAD07 (FRONTAGE TRACT)
TAX PARCEL ID	BOOK 3439 PAGE 212 (MAIN TRACT) BOOK 3488 PAGE 27 (FRONTAGE TRACT)
CURRENT DEED	BRUNSWICK R-7500 (MAIN TRACT) LELAND LE-R-15 (FRONTAGE TRACT)
EXISTING ZONING	BRUNSWICK R-7500 (MAIN TRACT) LELAND LE-R-15 (FRONTAGE TRACT)
TOTAL TRACT SIZE	23.4 ACRES
MAIN TRACT	1.4 ACRES
FRONTAGE TRACT	24.8 ACRES
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SINGLE FAMILY ACREAGE	15.0 ACRE
COMMERCIAL ACREAGE	0.0 ACRES
AREA IN ROW	4.8 ACRES
PROPOSED OPEN SPACE	5.0 ACRES (20% REQUIRED/20% PROVIDED) 24.8 ACRES
RECREATION SPACE PROVIDED	3.3 ACRES
WETLAND ACREAGE	0.7 ACRES
PROJECT DENSITY	90/24.8 = 3.6 LOTS PER ACRE
MINIMUM LOT SIZE	6,950 SF
AVERAGE LOT SIZE	7,400 SF
FLOOD INFORMATION	ZONE X - MINIMAL FLOOD RISK PANEL 2198 MAP # 3720218800 J DATED APRIL 6, 2006 NO BASE FLOOD ELEVATION
BUA INFORMATION	ROADS (BOC TO BOC) = 111,167 SF LOTS = 3,800 SF/LOT X 90 = 342,000 SF PUMP STATION = 3,750 SF 456,917 SF
PROPOSED SETBACKS	FRONT = 20' SIDE = 5' REAR = 5' STREET SIDE = 15'

NOTES

- 1) NO EXISTING STRUCTURES ON SITE
- 2) 90 SINGLE FAMILY DETACHED HOMES @ 3 BEDROOMS EACH
- 3) THE OPEN SPACE, STORMWATER BMP AREA AND ROADS RIGHT OF WAY TO BE OWNED & MAINTAINED BY THE POA ASSOCIATION TO BE FORMED.
- 4) PROPOSED WATER AND SEWER ARE SHOWN. ALL WATER AND SEWER TO BE CONSTRUCTED TO CURRENT NORTH BRUNSWICK SANITARY DISTRICT STANDARDS.
- 5) BOUNDARY AND TOPOGRAPHICAL SERVICES PROVIDED BY MR. DEAN EXLINE, PLS. CONTACT INFORMATION SHOWN BELOW.
- 6) ALL STREETS WILL BE PRIVATE, MAINTAINED BY THE PROPOSED POA AND WILL BE BUILT TO NCDOT STANDARDS.
- 7) STORMWATER CONTROLS WILL BE DESIGNED TO SATISFY BRUNSWICK COUNTY ENGINEERING AND NCDENR REGULATIONS. CONTROL AND QUALITY WILL BE HANDLED BY USE OF A NCDENR APPROVED BMP.
- 8) NO GATES, OBSTRUCTIONS, TRAFFIC CALMING DEVICES OR ON-STREET PARKING ARE PERMITTED.
- 9) EVERY INTERIOR ROAD WILL HAVE A 10' UTILITY EASEMENT BOTH SIDES OF ROAD.
10. ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9 OF THE UDD.



PRELIMINARY SUBDIVISION
 SCALE: 1" = 100'

GENERAL NOTES

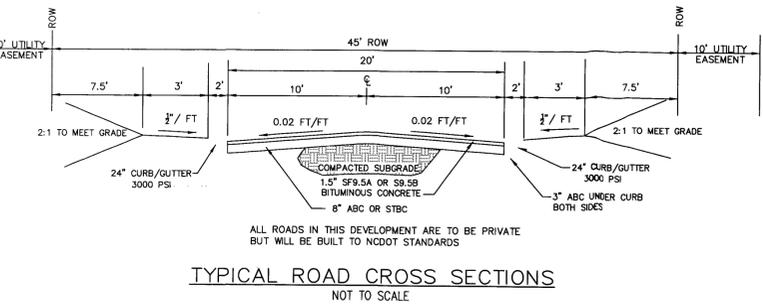
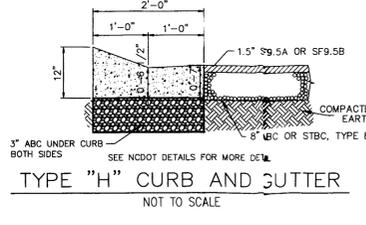
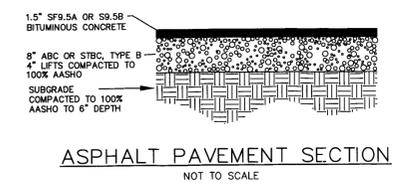
1. PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS (NORTH BRUNSWICK SANITARY DISTRICT) FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
2. COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
3. THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF THE WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR U.S. ARMY CORP OF ENGINEERS.
4. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 6.11.2.1 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
5. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.

REVISION	DATE	DESCRIPTION
R2	9-25-15	REV. WITH TRC COMMENTS SUBMITTED FOR COMMISSION APPROVAL
R1	9-7-15	SUBMITTED FOR BRUNSWICK TRC APPROVAL

DEVELOPER
 TRS HOLDINGS, LLC
 STEVE SHUTTLEWORTH
 TOM SMITH
 420 BEASLEY ROAD
 WILMINGTON, NC 28409
 1-719-499-1373

CIVIL ENGINEER
 JBS CONSULTING, PA
 BRAD SEDGWICK, PE
 7332 COTESWORTH DRIVE
 WILMINGTON, NC 28405
 1-910-619-9990

SURVEYOR
 GEOINNOVATIONS
 DEAN EXLINE, PLS
 6740 NETHERLANDS DRIVE
 SUITE A
 WILMINGTON, NC 28405
 1-910-367-2110



LEGEND

EXIST. CONTOUR	
EXISTING SPOT ELEVATION	21.8
PROPOSED WATER	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	
UTILITY EASEMENT	
ASPHALT	
GRAVEL	

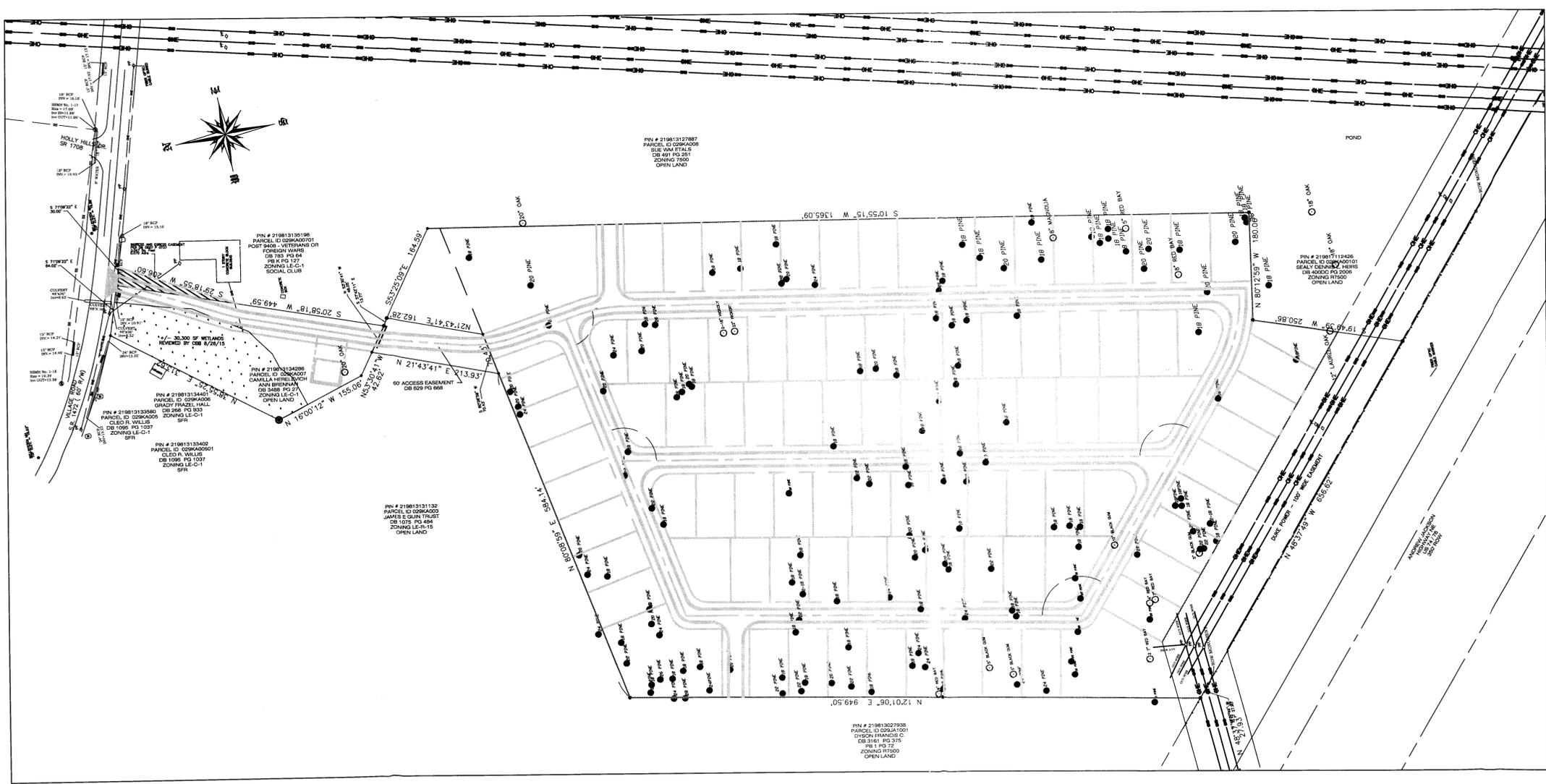
SCALE: 1"=100' (Horiz.)

REVISION	DATE	DESCRIPTION
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R1	9-7-15	SUBMITTED FOR BRUNSWICK TRC APPROVAL

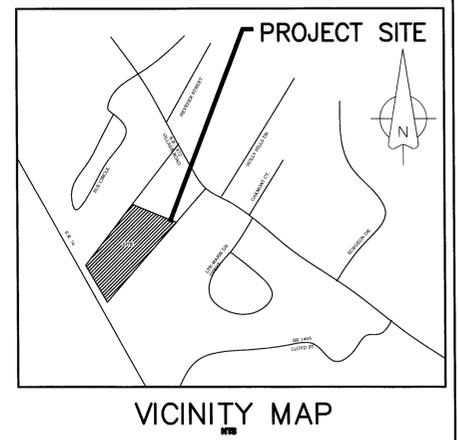
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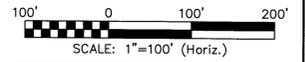


TREE SURVEY
 SCALE: 1" = 100'



LEGEND

EXIST. CONTOUR	
EXISTING SPOT ELEVATION	21.8
PROPOSED WATER	
PROPOSED SANITARY SEWER	
PROPOSED FORCE MAIN	
UTILITY EASEMENT	
ASPHALT	
GRAVEL	



DESIGN BY:	BDS
DRAWN BY:	BDS
CHECKED BY:	BDS
DATE:	AUGUST, 2015

TREE SURVEY
 PLANNED DEVELOPMENT
 SUNSET HORIZON
 VILLAGE ROAD
 LELAND, NC

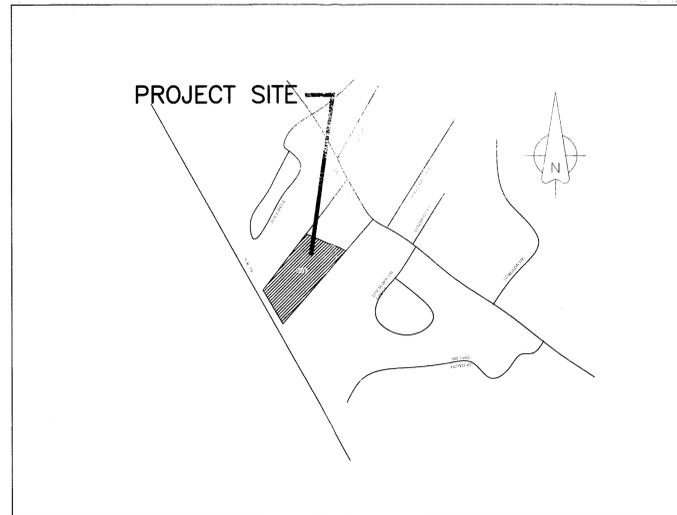
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SHEET
C2
 of 2
 JOB NO.
 011-014

PLANNED DEVELOPMENT
SUNSET HORIZON SUBDIVISION
VILLAGE ROAD
BRUNSWICK COUNTY, NC



SCALE = NTS
VICINITY MAP
SEPTEMBER, 2015

LIST OF DRAWINGS

XX	COVER SHEET
C1	PRELIMINARY PLAT
C2	TREE SURVEY

DEVELOPER
TRS HOLDINGS, LLC
420 BEASLEY ROAD
WILMINGTON, NC 28409
TOM SMITH
STEVE SHUTTLEWORTH

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RECEIVED
SEP 25 2015





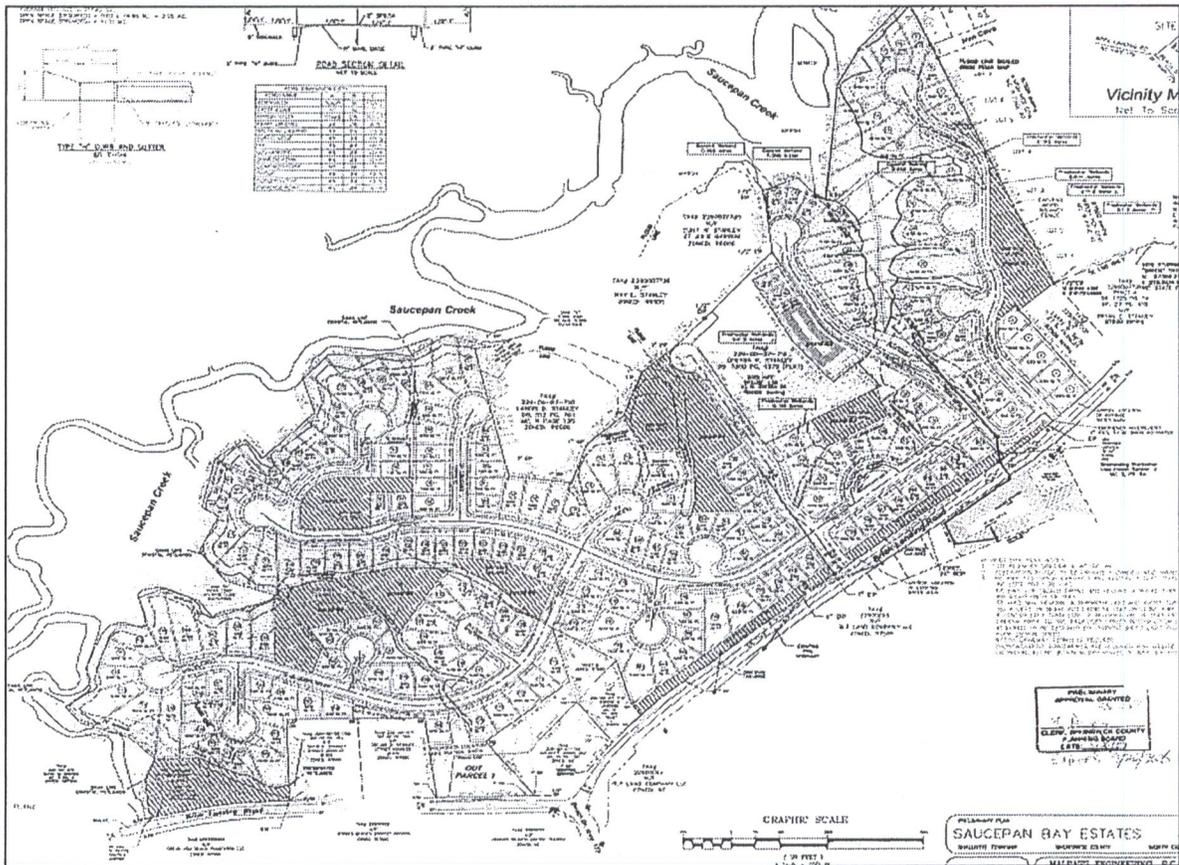
**Brunswick County Planning and
Community Development**
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia NC 28422

DATE: October 12, 2015
TO: Brunswick County Planning Board Members
FROM: Marc A. Pages, Land Planner
RE: Vested Rights - Saucepan Bay Estates Major Subdivision - SS-237

Background:

Saucepan Bay Estates is a Major Subdivision that was approved by the Brunswick County Planning Board on March 26, 2007. The original approved master plan consisted of 203 single family lots on a gross site of 74.86 acres. Since its approval no lots have been recorded but the majority of the necessary project permits have been acquired or are in the final stages of permitting (see attached letter). The development's approval period will expire on October 15, 2015.

The applicant, Amie Drucker, has submitted a request per Section 9.5. of the Brunswick County Unified Development Ordinance to establish Vested Rights for Saucepan Bay Estates Major Subdivision.



CAROLINA
SITE DESIGN, INC.
ENGINEERING ♦ PLANNING

September 24, 2015

Mr. Marc Pages
Planner I
Brunswick County Planning Department
PO Box 249
Bolivia, NC 28422

Sent via e-mail: Marc.Pages@Brunswickcountync.gov
Hard Copy to Follow

Re: Saucepan Bay Estates Major Subdivision
SS-237

Dear Marc:

Subdivision approval for this project will expire on October 15, 2015. Delays in obtaining a NCDOT encroachment permit for the proposed turn lanes have prohibited the property owner from initiating construction of the project.

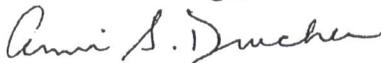
To this date the property owner has spent over \$600,000 for design fees and permitting fees associated with this project. Multiple redesigns of the project have been prepared to meet the requirements of the various regulatory agencies and due to the soil and groundwater conditions. The following is a brief summary of the services that have been performed for the project:

- A traffic study has been prepared and updated.
- The wetlands have been delineated, certified and a fill permit has been obtained for the proposed construction. See Attached
- The NCDENR land disturbance permit has been obtained. See Attached
- The NCDENR permit has been obtained for the stormwater management system. See Attached
- The NCDENR Division of Water Quality permit for the water distribution system, gravity sewer collection system and proposed pump station has been obtained. See Attached
- Design for proposed turn lanes in accordance with the traffic study have been submitted to NCDOT. NCDOT has requested the turn lanes be replaced with a roundabout. This is the design we are currently working with NCDOT to obtain the permit to construct a roundabout.

Given the above, the owner would like to establish vested rights in the Saucepan Bay Estates project.

Please call if you have any questions or require additional information.

Sincerely,
Carolina Site Design, Inc.



Amie S. Drucker, PE

Cc: Mr. Tom Sinclair, Sinclair & Associates

843-280-5870
Office

Post Office Box 538
North Myrtle Beach, SC 29597

843-280-5870
Facsimile