



AGENDA BRUNSWICK COUNTY PLANNING BOARD

6:00 P.M. Monday
September 14, 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 August 10, 2015 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings.

A. Planned Development Conceptual Plan Approval (PD-2).

Name: Empire Place Planned Development

Applicant: David L. Gore (Represented by Micheal Norton)

Tax Parcels: 19900127

Location: Located on Mt. Pisgah Road and Empire Road 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.

B. Rezoning.

I. Rezoning Z-730CZ – Randy Hardee & Norris and Tunstall Consulting Eng. P.C. / Jody Bland (Southport-Supply Rd near Bol

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

II. Rezoning Z-731 – Norris & Tunstall Consulting Engineers, P.C. / Phil Norris (Ploof Rd near Leland & Belville)

Proposed rezoning of approximately 7.39 acres located at 9490 Ploof Road (SR 1566) near the intersection of US 17 from IG (Industrial General) to CLD (Commercial Low Density) for Tax Parcel 0470004302.

LAND USE PLAN MAP AMENDMENT LUM-731:

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

III. Rezoning Z-732 – Taylor Made LLC/Scott W. Lander (Whiteville Rd near Shallotte)

Proposed rezoning of approximately 39.55 acres located at 1123, 1127, 1135 Whiteville Road (NC 130) near Shallotte from RR (Rural Low Density Residential) to CI (Commercial Intensive) for Tax Parcels 18000006, 1800000601, 18000008, and 1810001001.

LAND USE PLAN MAP AMENDMENT LUM-732:

Proposed land use amendment of approximately 39.55 acres located at 1123, 1127, 1135 Whiteville Road (NC 130) near Shallotte from LDR (Low Density Residential) to Commercial for Tax Parcels 18000006, 1800000601, 18000008, and 1810001001.

C. Unified Development Ordinance Text Amendment.

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

10) Other Business.

11) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
August 10, 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
Chris Stanley
Randy Ward

MEMBERS ABSENT

Troy Price
Joe Johnson

STAFF PRESENT

Michael Hargett, Director
Connie Marlowe, Admin. Asst.
Marc Pages, Land Planner
Bryan Batton, Interim County Attorney

OTHERS PRESENT

John Hankins

Scott Stewart

I. CALL TO ORDER.

The Chair called the meeting to order at 6:02 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Mrs. Henry 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. Troy Price and Mr. Joe Johnson were absent.

IV. CONSIDERATION OF MINUTES OF THE 13-JUL-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. CONSIDERATION OF THE ESTABLISHMENT OF VESTED RIGHTS – TIMBER CREEK PLANTATION PUD (SE-141)

Mr. Pages addressed the Board. He stated that Timber Creek Plantation (Timber Creek) was approved by the Brunswick County Planning Board September 25, 2006. Mr. Pages said the originally approved master plan consisted of 196 single family lots on a gross site of 112 acres. He further stated that no lots have been recorded, but some infrastructure has been installed. The development approval period is scheduled to expire September 25, 2015. Mr. Jack Stocks, applicant, submitted a request per Section 9.5 of the Brunswick County Unified Development (UDO) to establish vested rights (attached). Mr. Pages said staff recommends approval for the establishment of vested rights.

The Chair asked staff for clarification as to whether the Board will be approving the establishment of vested rights or will the Board be approving an extension of time for Timber Creek as stipulated in Mr. Stocks' letter. Mr. Pages said the original approval does not expire until September 25, 2015 so it is an establishment of vested rights as well as an extension of time for 3 years with the option to apply for an additional 2 years. Mr. Pages said the Permit Extension Act of 2009 (Senate Bill 831) previously provided relief for this project due to the economic downturn at that time.

Mr. Stanley asked staff if there is a mechanism in place to authenticate the costs incurred by the developer? Mr. Pages said he spoke with the Engineering Department and they indicated that some infrastructure has been installed, but the exact numbers submitted by Mr. Stocks were not verified.

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

Mr. Polychrones made a motion to approve the vested rights for 3 years with an option for 2 additional years for Timber Creek Plantation and the motion was unanimously carried.

B. PLANNED DEVELOPMENT CONCEPTUAL PLAN APPROVAL (PD-3).

Name: Compass Pointe Planned Development Expansion and Consolidation
Applicant: CP Brunswick LLC (%Scott Stewart)
Tax Parcel(s): 0210007501, 02200005, and a portion of 0160000113
Location: Located on Andrew Jackson Hwy (US 74/76) near Leland, NC
Description: The Compass Pointe Planned Development Expansion consists of adding 3 parcels totaling 91.62 acres. Tax Parcel 0210007501, consisting of 37.48 acres, is proposed for commercial/mixed use. Tax Parcels 02200005 and 0160000113, consisting of 54.14 acres, are proposed for residential use. The re-approval of the existing planned development is included to consolidate the project into a single planned development. Including this expansion, the consolidated planned development will consist of 3,289 single-family lots and 2,608 multi-family units on a total of 2,173.64 acres creating an overall density of 2.71 units per acre.

Mr. Pages addressed the Board. Mr. Pages read the Staff Report (attached). Mr. Pages identified the proposed areas on a visual map. He stated that the applicant is proposing the same number of residential units. However, the density has been reduced because the acreage has increased. Mr. Pages said there is a fire insurance issue that has to be resolved through the Fire Marshal (Scott Garner) and the applicant has been working with Mr. Scott Garner to resolve that matter. 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;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Revise the Tax Parcel IDs for Tracts A and C on the site plan to indicate the correct numbers as issued by Brunswick County GIS;
- Revise the site data table on the site plan to indicate the recreation open space requirement is 81.511 acres; and
- Add a note on the site plan that a street buffer consistent with UDO Section 6.3.8. will be installed on the portion of the development that fronts Andrew Jackson Hwy.

Mr. Polychronis informed the Board that he is resident of Compass Pointe PUD and a member of the Homeowners Association (HOA).

Mrs. Henry asked if this is a modification or expansion? Mr. Hargett said the proposed project is both an expansion and modification of the existing PUD.

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

Mr. Scott Stewart addressed the Board. Mr. Stewart said he consulted with staff approximately 1 year ago regarding the entrance to Compass Pointe PUD (Compass Pointe) off Andrew Jackson Hwy. He stated that he designed the proposed modification/expansion to Compass Pointe that included a mixed-use component based on the flexibility allowed in the UDO. He stated that a rezoning was approved for Tax Parcel 0210007501 in November 2014 for mixed-use purposes. Mr. Stewart said they wanted to create an opportunity to have services for Compass Pointe as well as contiguous properties along the corridor. Mr. Stewart further stated that they wanted this

project to be human scale by creating an outdoor room environment. Mr. Stewart presented slides (attached) displaying the image(s) they wanted to capture with a mixture of residential and commercial components. He reiterated that this inclusion of the smaller tract is a housekeeping matter. He concluded that 25% of the residential component of Compass Pointe has been built.

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

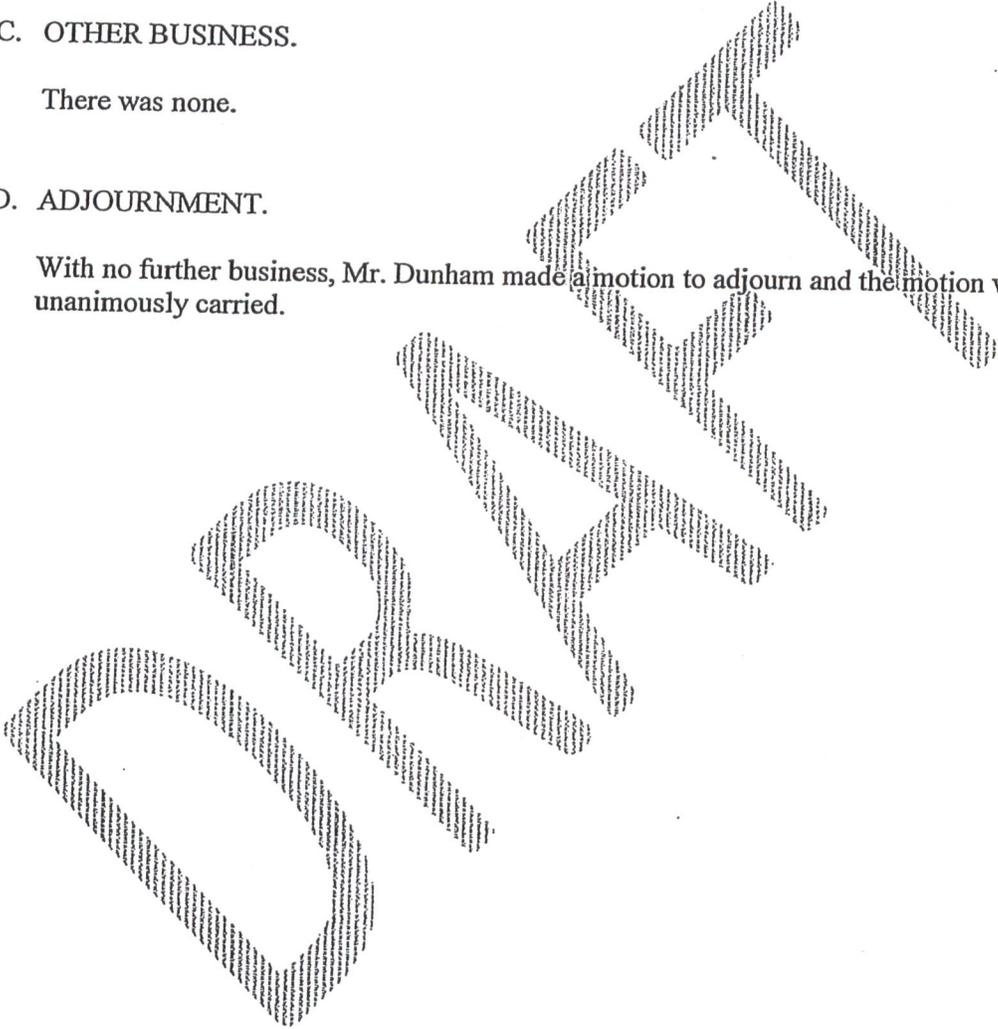
Ms. Easley made a motion to approve the Planned Development with the noted conditions by staff and the motion was unanimously carried.

C. OTHER BUSINESS.

There was none.

D. ADJOURNMENT.

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



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

Application No. PD-2
Applicant: David L Gore, Jr.
Project Name: Empire Place
Property Location: Mt. Pisgah Road (SR 1330)
Parcel Number: 19900127
Zoning District: R-7500
Surrounding Zoning: **North** RR (Rural Residential) **South** RR and NC (Neighborhood Commercial) **East** RR **West** RR
Submittal Date: August 7, 2015
TRC Date: August 20, 2015
Proposed Use: Planned Development consisting of 58 single-family lots, 168 multi-family units and 10 acres of commercial use on a gross site of 51.84 acres creating an overall density of 5.4 units per acre.

Approval Criteria

- The majority of the surrounding uses consists of single family residential, neighborhood commercial and undeveloped land. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Low Density Residential.
- 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).
- A 0.6 opacity buffer is proposed along the periphery of the development consistent with Section 6.3.9. of the UDO.
- Proposed infrastructure will include:
 1. **Water and Sewer** will be provided by Brunswick County Utilities via existing mains located on Mt. Pisgah Road.
 2. **Roads** will be private.
- **Open Space** is required at 20% of the total project area. The developer is proposing 14.5 acres of open space of which 10.37 acres are required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing 3.67 acres of recreational open space of which 1.55 acres is required.

- Adjacent property owners were notified via US mail.
- TRC was held on August 20, 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 Mt. Pisgah Road or Empire Road. NCDOT has indicated that a Traffic Impact Analysis (TIA) will be required to be completed prior to the issuance of a driveway permit.
- NCDOT has also indicated that the Mt. Pisgah Road entrance may not meet the required sight distance per AASHTO (American Association of State Highway and Transportation Officials) standards. Therefore the entrance may need to be relocated further to the north once further field studies are completed.
- All Commercial and Multifamily Areas will be subject to site specific review.

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

Staff recommends approval based on the following conditions:

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

Brunswick County Planning Board Empire Place Planned Development Case PD-2

CO = County Jurisdiction

Project Site
Tax Parcel 19900127

CO-RR
19900063

19900064

1990006301

EMPIRE RD SW

1990006403 1990006409

1990006410 1990006411

19900100

19900063

SR 1133

1990012803

19900127 CO-R-7500

MT. PISGAH RD SW SR 1130

1990010203

CO-RR

19900102

CO-NC

1990012804

CO-RR 1990012801

1990012403

19900103

CO-RR

CO-NC

CEDAR GROVE RD

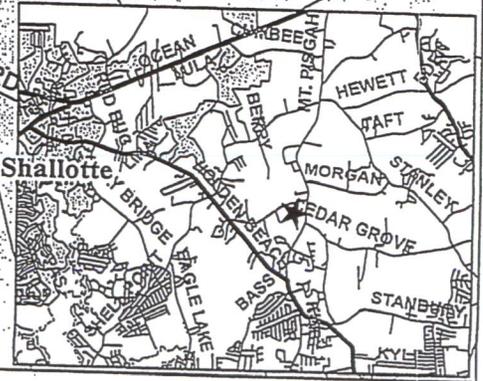
1990012302

19900123

CO-R-7500

TO HOLDEN BEACH

19900119
CO-RR

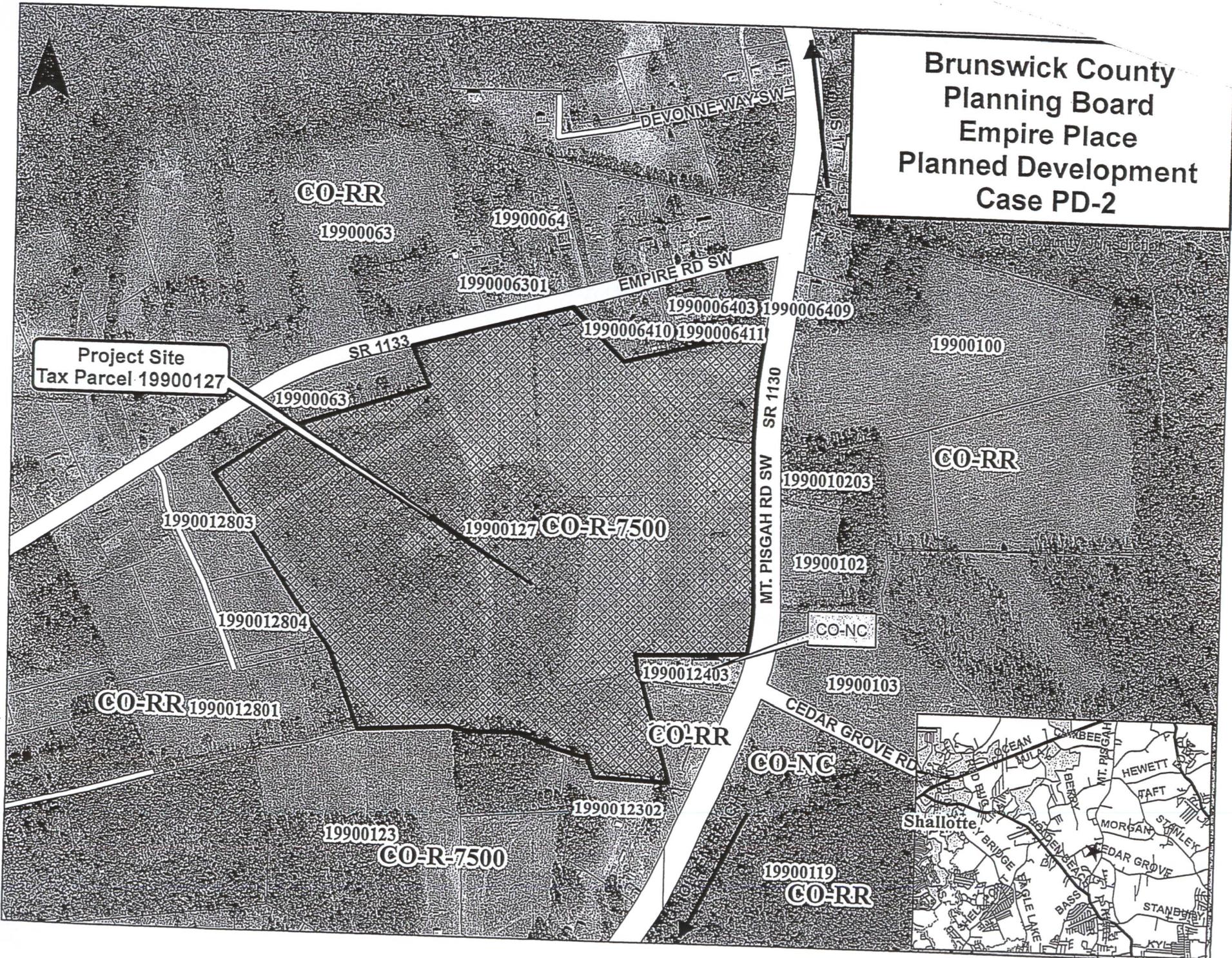


DEVONNE WAY SW

TO US 17

Brunswick County
Planning Board
Empire Place
Planned Development
Case PD-2

Project Site
Tax Parcel 19900127



CO-RR
19900063

19900064

1990006301

EMPIRE RD SW

1990006403 1990006409

1990006410 1990006411

SR 1133

19900063

19900100

CO-RR

1990010203

1990012803

19900127 CO-R-7500

19900102

1990012804

CO-NC

1990012403

19900103

CO-RR 1990012801

CO-RR

CO-NC

CEDAR GROVE RD

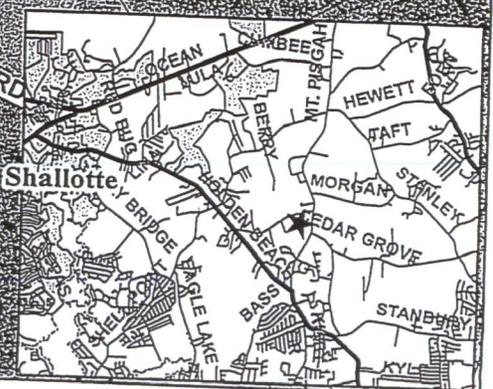
1990012302

19900123

CO-R-7500

19900119

CO-RR





Planned Development (PD)

Application and Checklist

Fee: \$500

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

For Office Use Only	
File #	PD-2 Receipt # 13420
Date Submitted:	8/7/15

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.

Applicant OWNER	Name	David L. Gore, Jr.	Phone	(757) 897-7449
	Address	107 Farmington Blvd.	Fax	(757) 873-1882
	City, St, Zip	Hampton, VA 23666	Email	david.gore@hotmail.com

Applicant PROFESSIONAL	Name	Michael Norton	Phone	(910) 755-5872
	Address	5041-3 Main St.	Fax	(910) 755-5875
	City, St, Zip	Charlotte, NC 28470	Email	compasspointe@atmic.net

Applicant PROFESSIONAL	Address	1679 Empire Rd. Supply, NC
	Tax Parcel(s)	19900127
	Acreage	51.84
	Current Zoning	R-7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Applicant PROFESSIONAL	Project Name	Empire Place		
	Modification or Expansion of Existing PD?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
	Single Family Acres	26.54	Lots	58
	Multi-Family Acres	15.30	Units	168
	Commercial Acres	10.00		

Applicant OWNER	Property Owner Signature	<i>David L. Gore, Jr.</i>	Date	Aug 17/15
	Applicant/Representative Signature	<i>Michael Norton</i> COMPASS POINTE ENGINEERING	Date	8-6-15

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

ADJACENT PROPERTY OWNERS
File # PD-2
Empire Place Planned Development

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
19900123	HEWETT JAMES F	1412 MT PISGAH RD SW	SUPPLY	NC	28462
1990006410	DILLON JESSIE M ET VIR ARNOLD M (LT)	1655 EMPIRE ROAD	SUPPLY	NC	28462
19900064	WATSON MORRIS O & GLORIA J GRIFFIN	1674 EMPIRE RD SW	SUPPLY	NC	28462
1990006301	HEWETT RONALD C	1700 EMPIRE RD SW	SUPPLY	NC	28462
19900127	GORE DAVID L JR & BRENDA B	107 FARMINGTON BLVD	HAMPTON	VA	23666
1990012302	SHAW ARTHUR GLENN	1391 MT PISGAH ROAD SW	SUPPLY	NC	28462
19900063	HEWETT RONALD CLARKE ET SHERRILL W	1700 EMPIRE RD SW	SUPPLY	NC	28462
1990012804	TIMMONS MARY C G ET VIR EDWARD W SR	9433 PURFOY RD	FUQUAY VARINA	NC	27526
1990012801	GORE DAVID L JR ETUX BRENDA	107 FARMINGTON BLVD	HAMPTON	VA	23666
1990012803	GORE PATRICIA A ET VIR CALVIN W	235 MARTHA LEE DRIVE	HAMPTON	VA	23666
19900100	HEWETT BURNES L ETU	549MT PISGAH RD SW	SUPPLY	NC	28462
1990006409	DILLON JESSIE M C ET VIR ARNOLD (LT)	2974 OLD FERRY CONNECTION	SUPPLY	NC	28462
1990006403	DILLON JESSIE M C ET VIR ARNOLD (LT)	1627 EMPIRE ROAD SW	SUPPLY	NC	28462
1990006411	DILLON JESSIE M C ET VIR ARNOLD (LT)	1655 EMPIRE ROAD SW	SUPPLY	NC	28462
19900103	BELLAMY THEODORE	1630 CEDAR GROVE RD	SUPPLY	NC	28462
1990010203	BELT HELEN M	1942 HWY 42 SOUTH	FLOVILLA	GA	30216
19900102	HEWETT PURVIS ETUX SNOWREE	765 CEDAR GROVE RD SW	SUPPLY	NC	28462
1990012403	HASSELL CHARLES R III ETUX MICHELLI	2869 WHITE DOVE CIR SW	SUPPLY	NC	28462
19900124	HEWETT PERVIS W ET	765 CEDAR GROVE RD SW	SUPPLY	NC	28462

TECHNICAL REVIEW COMMITTEE MEETING
August 20, 2015
Sign-In Sheet

<u>DEPARTMENT</u>	<u>REPRESENTATIVE</u>
NCDOT	_____
Brunswick Electric Membership Corp.	_____
Atlantic Telephone Membership Corp.	_____
Bell South	_____
Progress Energy	_____
Engineering & Utilities	<i>Jan Murray</i>
Stormwater	<i>Brigit Flora</i>
Wildlife Resources	_____
GIS	<i>Jan Clemens</i>
Building Inspections	_____
County Emergency Management/Fire Marshal	_____
Parks & Recreation	_____
Environmental Health	<i>DANNY THORNTON</i>
Brunswick County Planning Board	_____
County Board of Education	_____
Soil and Water Conservation District	_____
Solid Waste (Operations Services)	_____
Town of St. James Representative	_____
Planning Department	<i>M. Potts</i>
Other(s) <i>Planning Board</i>	<i>Eric DeLoren</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

August 21, 2015

Compass Pointe Engineering
c/o Michael Norton
5041-3 Main Street
Shallotte, NC 28470

**RE: Empire Place PD
File # PD-2**

Dear Mr. Norton,

The Technical Review Committee (TRC) at their August 20, 2015 meeting reviewed the preliminary plans for the above referenced project.

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

- Begin discussions for the Driveway Permit and utility easement process from NCDOT. DOT has also indicated that there must be a 20' setback from property line for the east driveway and radius encroachment. Please contact Jon Roan with NCDOT for additional details – 251-2655 or jroan@ncdot.gov.
- NCDOT has expressed concern about the site distance separation for the proposed Mt. Pisgah Road entrance to the development. Contact NCDOT for details.
- NCDOT requires that a TIA be completed prior to development.
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and DSL to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at 754-4311 or jdstanley@atmc.coop.
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- Depending on the final layout of the project, 2 or 3 additional street names will need to be secured. Please contact the Brunswick County GIS department to secure the names.
- The name "Bert Street" cannot be used. Please contact GIS to secure an alternative name.
- Please contact GIS if you wish to have County issued street signs. Jan Clemmons can be contacted at 253-2392.
- Please add a note stating that the commercial and multifamily areas are subject to site specific review.

- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO"
- Please provide setback information for the single family lots.
- Please be aware that during stormwater plan review, a 20' maintenance and access easement to and around any ponds will be required.
- Brunswick County Engineering (Utilities) also wished to forward the following comments:
 - Communicate with Beverly Adams in the Engineering Department to calculate impact fees for the commercial and multifamily proptions of the development.
 - Ensure there is an easement to pump station for service to adjacent properties.
 - Extend gravity sewer on Buddy St. to R/W off SR 1330 for future use.
 - Be sure to request information on existing utilities such as flow test for water and pressure information for the existing sewer mains.
 - Depth and extent of gravity sewer and PS sizing should account for service to all commercial and adjacent property.
 - If you have any questions about the above items please contact Jay Murray at 910-253-2407 or jay.murray@brunswickcountync.gov.

Please return 2 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 28th, 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 (AutoCAD 2004 or earlier please). Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

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

Sincerely,



Marc Pages
Land Planner

REZONING STAFF REPORT

Date: September 14, 2015

Case#: Z-732CZ

Tax Parcel(s): 1850001728

Location: Off Southport-Supply Rd near Bolivia NC

Acreage: 19.41

Applicant(s): Randy Hardee & Joseph Bland - Norris & Tunstall Engineering P.C.



APPLICATION OVERVIEW:

The applicant is seeking to rezone Tax Parcel 1850001728 to RR Conditional Zoning. The conditional zoning is proposed to limit the uses to Mining Operations (Class 1), Single Family Detached Residential, and Planned Development (this use is subject to approval by Planning Board per the Brunswick County Unified Development Ordinance). The applicant held a neighborhood meeting on August 24, 2015. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. Several conditions have been proposed and agreed upon by the owners.

ZONING ANALYSIS

Proposed Zoning Request:

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

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

"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."

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

SURROUNDING AREA ZONING DESIGNATIONS:

North: R-6000 & RR

South: SBR-6000

East: SBR-6000

West: SBR-6000

The rezoning site was rezoned from RU (Rural Residential) to SBR-6000 in April 2007 as part of the adoption of the Unified Development Ordinance.

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: LDR (Low Density Residential)

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

Brunswick County CAMA Land Use Plan policies affecting this rezoning:

- P.15 states that Brunswick County supports greater residential densities in areas that are accessible to water and sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.86 states that Brunswick County supports state and local efforts to restore the water quality of the Lockwood Folly River, as well as other estuarine waters in the County, to a water quality level deserving of ORW designation.

Capital Improvement Plan (CIP):

- CIP Projects No CIP Projects

CIP Project(s)	Scheduled
New Lincoln Elementary School	FY 2017
New Town Creek Middle School	FY 2017
Hwy 211 County Site Water Main Extension	FY 2019
211 Water Plant Improvements	FY 2019
NC 211/Gilbert Road Water Improvements	FY 2017
NC 211 R-5021 NCDOT Utility Relocation	FY 2016 & 2017
Cedar Grove Park Phase 2	FY 2020
Lockwood Folly Park Renovation	FY 2016
Lockwood Folly Community Building	FY 2019

Future Surrounding Areas Land Use(s):

The area surrounding this rezoning site has been experiencing growth based upon recent land development

INFRASTRUCTURE AND SERVICE IMPACTS

SCHOOL CAPACITY:

Elementary School:
Virginia Williamson

- Adequate Capacity
 Two-Year Capacity Warning
 Out-of-Capacity

Middle School:
Cedar Grove

- Adequate Capacity
 Two-Year Capacity Warning
 Out-of-Capacity

High School:
South Brunswick

- Adequate Capacity
 Two-Year Capacity Warning
 Out-of-Capacity

MAJOR ROADWAY IMPACTS:

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

Roads	Capacity Deficiencies
Southport-Supply Road (NC 211)	Near*

* Other areas along NC 211 are over capacity

NCDOT PROJECTS AND STUDIES: **NONE**

Project	Project Type	Project Description	Status
B-4438	STIP	Replace Bridge No. 47 over Branch of Juniper Creek	Construction FY 2019
B-5624	STIP	Replace Bridge No. 47 over Juniper Creek	Construction FY 2021
R-5021	STIP	Widen NC 211 from Midway Road (SR 1500) to NC 87	Right-Of-Way In Progress Completion Anticipated 2020

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: 16-inch line
 LOCATION: Southport-Supply Rd (NC 211)

SEWER: Not Available Available

PROVIDER:

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

SIZE OF WATER LINE: 16-inch line
 LOCATION: Southport-Supply Rd (NC 211)

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

ENVIRONMENTAL IMPACTS

- Located within a FEMA Flood Hazard Zone.
- Located near a watercourse/water body (Scotts Branch).
- Located in the Lockwood Folly Watershed and in the area of the Lockwood Folly River Water Quality Study. The Brunswick County Board of Commissioners have accepted the Lockwood Folly River Roundtable Strategy report.
- Located in a Significant Natural Heritage Area.
- Most of the rezoning site is not located within a *Biodiversity & Wildlife Habitat Assessment Area*. However, A small portion of the rezoning site located with a *Biodiversity & Wildlife Habitat Assessment Area* covering about 540 (40' x 10')

OTHER SITE CONSIDERATIONS

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

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO RR-CZ IN CONJUNCTION WITH THE LIST OF CONDITIONS AND PERMITTED USES FOR TAX PARCEL 1850001728 BASED** upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

Permitted Uses:

1. Mining Operation (Class I)
2. Single Family Detached Residential
3. Planned Development (Subject to approval from Planning Board per the Brunswick County Unified Development Ordinance)

Conditions

1. Mining Operation (class I) activities consisting of soil or other unconsolidated material (i.e. sand, marl, rock, fossil deposits, peat, fill or topsoil) may be removed for use off-site and are limited to areas as specified on the site plan; however, other uses allowed in conjunction with this Conditional Zoning approval may be located anywhere on the subject property.
2. Uses other than the mining activities are subject to the dimensional requirements (i.e., setbacks, minimum lot size, etc.) of the RR district; however, requirements for a Planned Development shall be based on the conceptual plan approval.
3. Access to the mine is limited to the existing property entrance along Southport-Supply Rd (NC 211).
4. Total depth of the mine shall not exceed 35 ft.
5. Dewatering is not permitted. Pumping water from one excavation area to another does not constitute dewatering.
6. On-site processing (i.e. use of conveyor systems; screening machines; crushing; or other mechanical equipment) and use of explosives is not permitted.
7. Maintain a minimum total distance of 100 ft. from the excavation area to all adjacent properties.
8. Hours of operation from dawn to dusk.
9. Vegetative buffers shall remain undisturbed and protected during mining activity.
10. All development shall comply with the Brunswick County Unified Development Ordinance (UDO) and conform to the site plan, the list of permitted use(s), and all design features as submitted and approved as part of this conditional rezoning and as kept on file by the Brunswick County Planning & Community Development Department.
11. County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits.
12. Development must conform to all Federal and State Guidelines including applying for and receiving a State Mining Permit from the North Carolina Department of Environment and Natural Resources (DENR). Prior to the beginning of any excavation activities on the property, a copy of the State Mining Permit must be filed with the Brunswick County Planning & Community Development Department.
13. All conditions listed have been agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.
14. The time period for Mining Operation (class I) activities shall not extend beyond the initial approved North Carolina Department of Environment and Natural Resources (DENR) Permit.

Rezoning Case Z-730CZ

SBR-6000 TO RR CONDITIONAL ZONING

CO-RR

CO-RR

CO-R-6000

CO-SBR-6000

NC 211

PALMETTO CREEK OF THE CAROLINAS

SOUTHPORT-SUPPLY RD SE

Southport

OLDE GEORGETOWN

Area Proposed for Conditional Zoning

CO-R-7500

OCEAN HWY W
US 17

OPEN BEACH RD SW

SOUTHPORT-SUPPLY RD SE
NC 211

OAK ISLAND

ST. JAMES

BOILING SPRING LAKES

CO = County Jurisdiction

CO-SBR-6000

N

18500017

1850001710

1850001730

18500012

1850001715

1850001729

1850001707

18500011

CROSSROADS TRL SE

ZION HILL RD SE

CALVIN FRANK DR SE

MANDEVILLA DR SE

PALMETTO CREEK WAY SE

FORMOSA DR SE

MALLISON WAY SE

Rezoning Case Z-730CZ

SBR-6000 TO RR CONDITIONAL ZONING

CO-RR

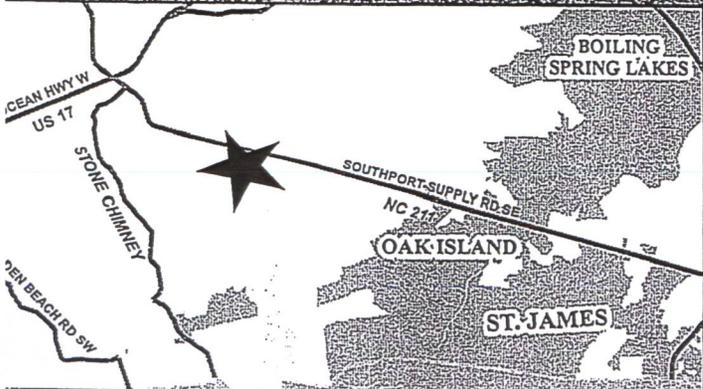
CO-RR

CO-R-6000

CO-SBR-6000

Area Proposed
for Conditional Zoning

CO-SBR-6000

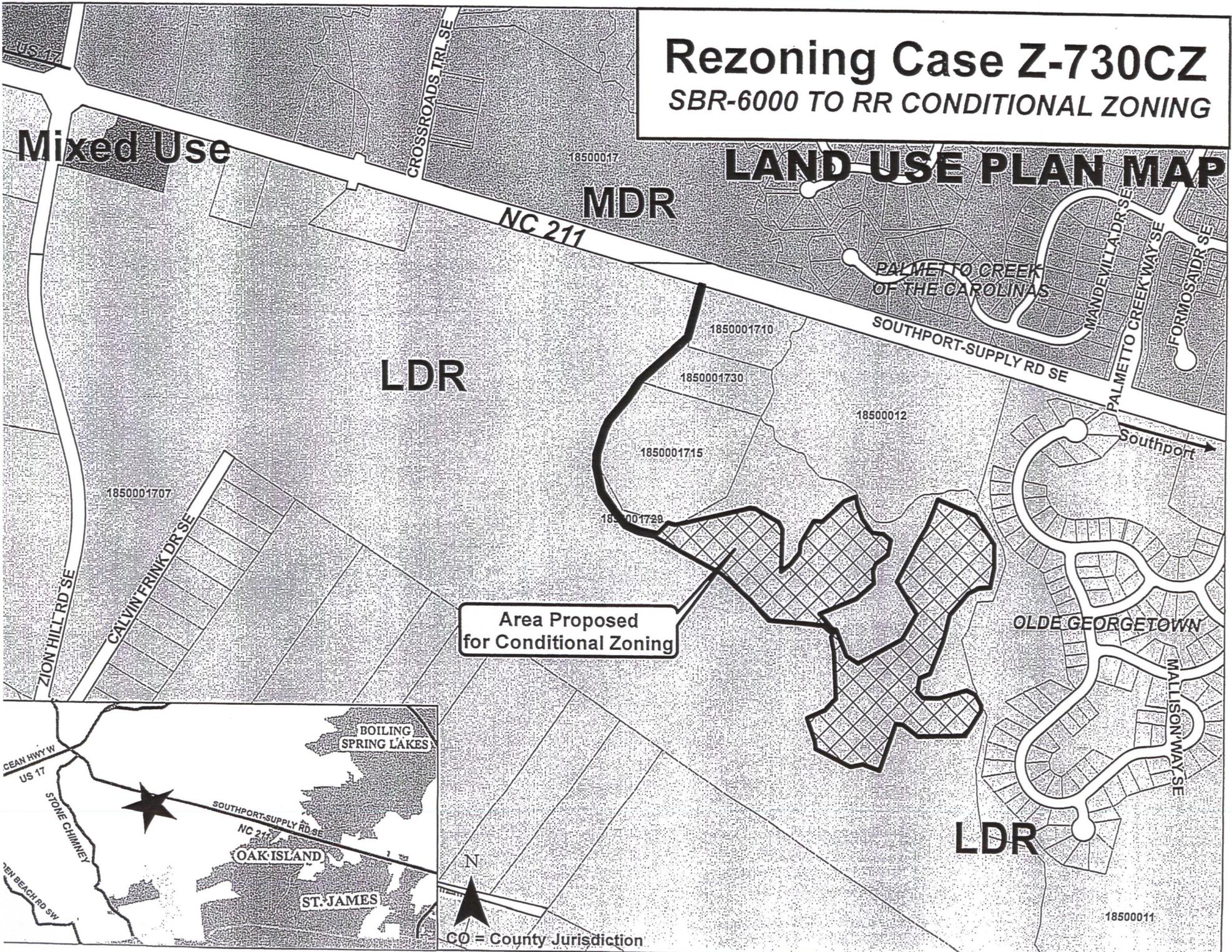


CO = County Commission

Rezoning Case Z-730CZ

SBR-6000 TO RR CONDITIONAL ZONING

LAND USE PLAN MAP



Area Proposed
for Conditional Zoning

CO = County Jurisdiction

For Office Use Only
File# _____

Case No. Z-730CZ

COUNTY OF BRUNSWICK
REZONING REQUEST
FINDINGS
BOARD CONSIDERATION WORKSHEET

Applicant: Randy Hardee (%Joseph Bland - Norris & Tunstall Consulting)

Owner: Judy Clemmons and Nancy Moore

Property Location: 1255 Southport-Supply Road SE, Bolivia NC 28422

Tax Parcel #(s): 1850001728

Requested rezoning: SBR- 6000 to RR Conditional Zoning with proposed conditions (see attached Staff Report)

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

NORRIS & TUNSTALL
— CONSULTING ENGINEERS P.C. —

902 Market Street
Wilmington, NC 28401
(910) 343-9653
(910) 343-9604 Fax

John S. Tunstall, P.E.
T. Jason Clark, P.E.

1429 Ash-Little River Road
Ash, NC 28420
(910) 287-5900
(910) 287-5902 Fax

J. Phillip Norris, P.E.
Joseph K. Bland, P.E.

**Lennon Sand Mine Conditional Rezoning
Meeting Minutes**

Date: August 24, 2015

Location: Brunswick County Planning & Zoning
Central Permitting Conference Room

Attendees:

Name:	Affiliation:	Email:
Joseph Bland	N&T Consulting Engineers, P.C.	jbland@ntengineers.com
Randy Hardee	Hardee Construction	randy@automoldtest.com
Brandon Hardee	Hardee Construction	
Kirstie Dixon	Brunswick County Planning	kirstie.dixon@brunswickcountync.gov
Mike Hargett	Brunswick County Planning	mike.hargett@brunswickcountync.gov

Adjacent Landowners Attendees:

Name:	Address:
Michael & Annette Laska	901 Lennon Road SE (910)754-6219
Elizabeth Williams	178 Danford Road

Comments:

1. Discussed proposed mining plan & required reclamation process.
2. Adjacent property owners to north (named above) expressed some concerns about open ended time line of project.
3. Adjacent property owner to north (named above) questioned whether the proposed pits/reclaimed pond areas would be available to help treat stormwater from their property.

Responses:

1. Discuss project with no concerns.
2. Mr. Hardee agreed that re-permitting through Brunswick County Planning and Zoning be required if NCDENR mining permit required renewal. NCDENR mining permits have an available maximum permit timeframe of 10 years.
3. Mr. Bland explained the NCDENR off-site stormwater permitting process. Mr. Hardee is to discuss with land owner whether if they are agreeable to allowing offsite access to their ponds. Mr. Bland expressed concern as to how adjacent property owners would provide a conveyance system to connect their future development to these ponds due to expansive wetland area and existing creek/branch.

DRAFT STAFF RECOMMENDATION SUMMARY DRAFT

Staff recommends **APPROVAL TO RR-GZ IN CONJUNCTION WITH THE LIST OF CONDITIONS AND PERMITTED USES FOR TAX PARCEL 1850001728** BASED upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

Permitted Uses:

1. Mining Operation (Class I)
2. Single Family Detached Residential
3. Planned Development (Subject to approval from Planning Board per the Brunswick County Unified Development Ordinance)

Conditions

1. Mining Operation (class I) activities consisting of soil or other unconsolidated material (i.e. sand, marl, rock, fossil deposits, peat, fill or topsoil) may be removed for use off-site and are limited to areas as specified on the site plan; however, other uses allowed in conjunction with this Conditional Zoning approval may be located anywhere on the subject property.
2. Uses other than the mining activities are subject to the dimensional requirements (i.e.; setbacks, minimum lot size, etc.) of the RR district; however, requirements for a Planned Development shall be based on the conceptual plan approval.
3. Access to the mine is limited to the existing property entrance along Southport-Supply Rd (NC 211).
4. Total depth of the mine shall not exceed 35 ft.
5. Dewatering is not permitted. Pumping water from one excavation area to another does not constitute dewatering.
6. On-site processing (i.e. use of conveyor systems; screening machines; crushing; or other mechanical equipment) and use of explosives is not permitted.
7. Maintain a minimum total distance of 100 ft. from the excavation area to all adjacent properties.
8. Hours of operation from dawn to dusk.
9. Vegetative buffers shall remain undisturbed and protected during mining activity.
10. All development shall comply with the Brunswick County Unified Development Ordinance (UDO) and conform to the site plan, the list of permitted use(s), and all design features as submitted and approved as part of this conditional rezoning and as kept on file by the Brunswick County Planning & Community Development Department.
11. County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits.
12. Development must conform to all Federal and State Guidelines including applying for and receiving a State Mining Permit from the North Carolina Department of Environment and Natural Resources (DENR). Prior to the beginning of any excavation activities on the property, a copy of the State Mining Permit must be filed with the Brunswick County Planning & Community Development Department.
13. All conditions listed have been agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.
14. The time period for Mining Operation (class I) activities shall not extend beyond the initial approved North Carolina Department of Environment and Natural Resources (DENR) Permit.

We, June L. Clemmons and Nancy L. Moore, understand and agree to all the proposed conditions as identified in the attached "Staff Recommendation Summary for the Conditional Rezoning Application" submitted by Mr. Randy Hardee.

June L. Clemmons

June L. Clemmons

8/31/15

Date

Nancy L. Moore

Nancy L. Moore

8/31/15

Date

CZ

For Office Use Only

File# 7-730CZ

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

NT 15049

Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

Leave blank - to be completed by Planning Department staff

DATE RECEIVED: 7-16-15

CASE: Z- 730CZ

RECEIPT #: 013415

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

LAND USE PLAN CONSISTENCY:

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

Current Land Use Classification: LDR

Requested Land Use Classification: _____

Contact Information:

Applicant/Agent: Randy Hardee
(This person will be the contact person and will receive all mailings)

Contact: JOSEPH BLUMD - N&T Eng.

1421 ASH LITTLE RUN RD
ASH NC, 28420

Address: 131 Houghton Place, Sunset Beach, NC 28468

Phone: 910-287-6999

Fax: N/A

Email: N/A

Property Owner(s): June Clemmons & Nancy Moore
(If the owner is different than the applicant)

Address: 1255 Southport-Supply Road, Bolivia, NC 28422

Phone: N/A

Fax: N/A

Email: N/A

Property Information:

Property Location/Address(es): 19.41 AC parcel contained within parcel # 1850001707 ²⁸

Tax Parcel Identification Number(s): unassigned by GIS - Tompkins Surveying recorded parcel map in map book 90 pg 26 1850001728

Current Use of Property(ies): undeveloped

Acreage to be Rezoned: 19.41 AC

Zoning Information:

Current Zoning District(s): SBR-6000

Requested Zoning District(s): RR CZ

Purpose of Zoning Change (optional): a few available use listed in RR are not available in the current zoning classification

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).

In review of Brunswick County GIS, it is found that property zoned RR resides directly across NC 211 from the driveway stem of the property. It is not spot zoning since a small portion of this property is contiguous to the RR Zoned property across NC 211

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): Low Density Residential

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).

Requested Land Use Classification(s): _____

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

<i>[Signature]</i>	8/6/15
<i>Randy Hardu</i>	4-6-15
Applicant Signature	Date
<i>June L. Clemmons</i>	4-6-15
<i>Nancy L. Moore</i>	4-6-15
Owner Signature	Date

APPLICATION GUIDELINES

1. All applications must be submitted with:
 - A. A non-refundable application fee; and
 - B. **Fifteen (15) folded copies** 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 6:30 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 first Monday of the month at 6:30P.M. in the Commissioners' Chambers at the Brunswick County Government Center.

CASE Z-730CZ

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
18500017	CLEMMONS JUNE L & NANCY L MOORE		1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
18500011	REO FUNDING SOLUTIONS III LLC	% RYAN	PO BOX 56607	ATLANTA	GA	30343
18500012	WILLIAMS ELIZABETH H & LASKA MURIEL		178 DANFORD RD SE	BOLIVIA	NC	28422
1850001710	BRUNSWICK ELECTRIC MEMBERSHIP	ATTN: ROBERT LEAVITT	P O BOX 826	SHALLOTTE	NC	28459
1850001730	CLEMMONS JUNE L & NANCY L MOORE		1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1850001715	ATLANTIC TELEPHONE CORP		PO BOX 3198	SHALLOTTE	NC	28459
1850001729	CLEMMONS JUNE L & NANCY L MOORE		1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1850001707	CLEMMONS JUNE L & NANCY L MOORE		1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
---	COMMANDER	MOT SUNNY POINT	6280 SUNNY POINT RD	SOUTHPORT	NC	28461

OWNER(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
1850001728	CLEMMONS JUNE L & NANCY L MOORE		1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422

APPLICANT(S)

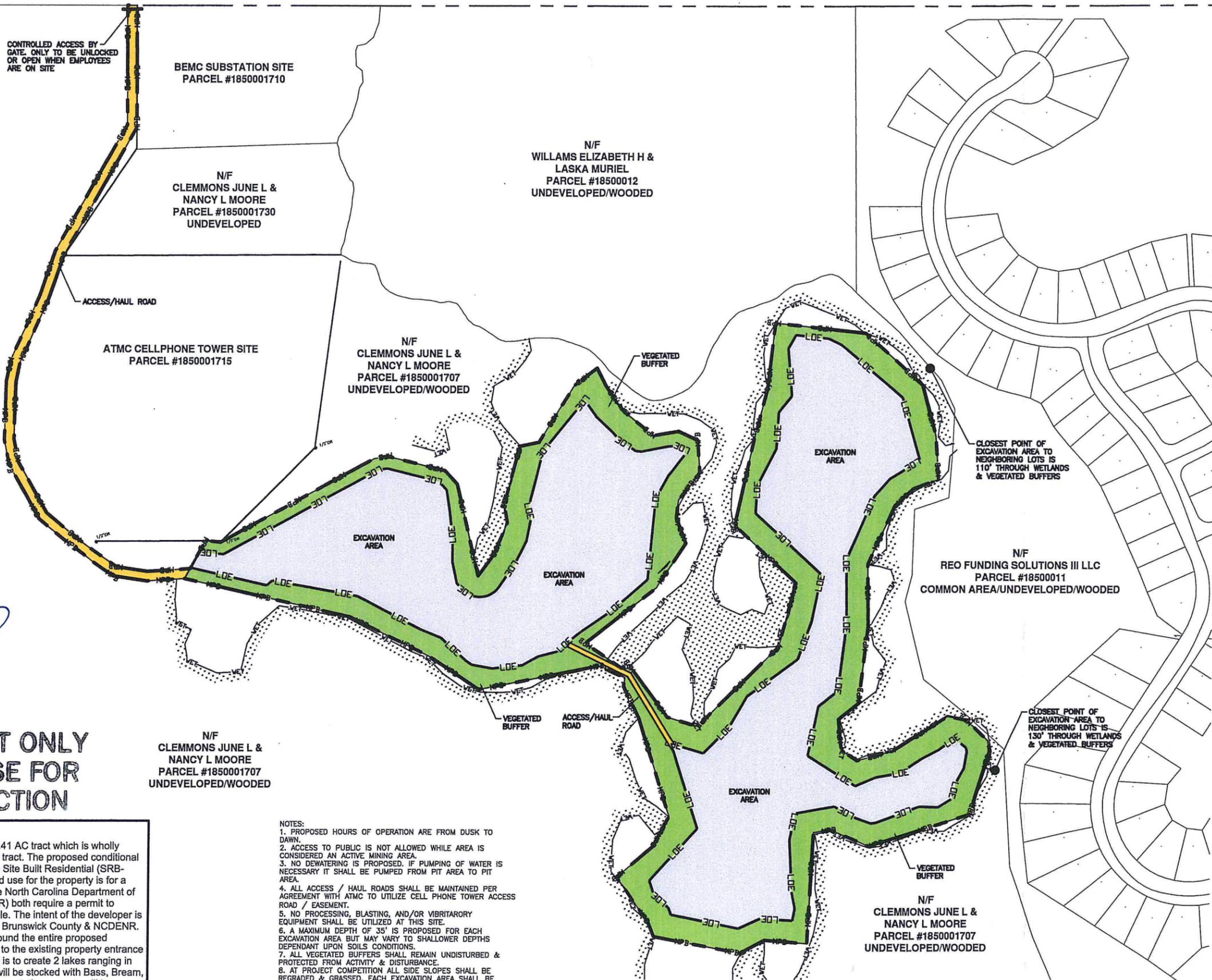
PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
---	RANDY HARDEE		131 HOUGHTON PLACE	SUNSET BEACH	NC	28468
---	NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.	JOSEPH BLAND	1429 ASH LITTLE RIVER RD	ASH	NC	28420

OTHER INTERESTED PARTIES

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
---	MICHEAL AND ANNETTA LARK		901 OLD LENNON ROAD	BOLIVIA	NC	28422



NC 211



CONTROLLED ACCESS BY GATE. ONLY TO BE UNLOCKED OR OPEN WHEN EMPLOYEES ARE ON SITE

BEMC SUBSTATION SITE
PARCEL #1850001710

N/F
CLEMMONS JUNE L &
NANCY L MOORE
PARCEL #1850001730
UNDEVELOPED

N/F
WILLIAMS ELIZABETH H &
LASKA MURIEL
PARCEL #18500012
UNDEVELOPED/WOODED

ACCESS/HAUL ROAD

ATMC CELLPHONE TOWER SITE
PARCEL #1850001715

N/F
CLEMMONS JUNE L &
NANCY L MOORE
PARCEL #1850001707
UNDEVELOPED/WOODED

VEGETATED BUFFER

EXCAVATION AREA

EXCAVATION AREA

EXCAVATION AREA

CLOSEST POINT OF EXCAVATION AREA TO NEIGHBORING LOTS IS 110' THROUGH WETLANDS & VEGETATED BUFFERS

N/F
REO FUNDING SOLUTIONS III LLC
PARCEL #18500011
COMMON AREA/UNDEVELOPED/WOODED

VEGETATED BUFFER

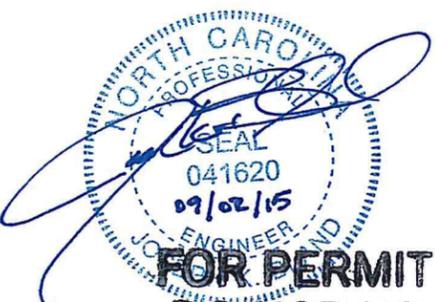
ACCESS/HAUL ROAD

EXCAVATION AREA

CLOSEST POINT OF EXCAVATION AREA TO NEIGHBORING LOTS IS 130' THROUGH WETLANDS & VEGETATED BUFFERS

N/F
CLEMMONS JUNE L &
NANCY L MOORE
PARCEL #1850001707
UNDEVELOPED/WOODED

VEGETATED BUFFER



**FOR PERMIT ONLY
DO NOT USE FOR
CONSTRUCTION**

Project Description:

The proposed conditional rezoning is for a 19.41 AC tract which is wholly contained within its original 180 +/- AC parent tract. The proposed conditional rezoning is to reclassify the 19.41 AC tract from Site Built Residential (SRB-6000) to Rural Residential (RR). The proposed use for the property is for a sand mine borrow pit. Brunswick County & the North Carolina Department of Environmental & Natural Resources (NCDENR) both require a permit to excavate and remove material from site for sale. The intent of the developer is to adhere to all requirements set forth by both Brunswick County & NCDENR. Expansive vegetated buffers are proposed around the entire proposed excavation areas. Access to the site is limited to the existing property entrance along NC211. The overall intent of this project is to create 2 lakes ranging in size from 5.5 AC to 6.5AC in size. Each lake will be stocked with Bass, Bream, & Catfish at project completion. At project closeout, the property will be required to go back through the rezoning process to accommodate any other use. not listed in the approved conditions.

- NOTES:
1. PROPOSED HOURS OF OPERATION ARE FROM DUSK TO DAWN.
 2. ACCESS TO PUBLIC IS NOT ALLOWED WHILE AREA IS CONSIDERED AN ACTIVE MINING AREA.
 3. NO DEWATERING IS PROPOSED. IF PUMPING OF WATER IS NECESSARY IT SHALL BE PUMPED FROM PIT AREA TO PIT AREA.
 4. ALL ACCESS / HAUL ROADS SHALL BE MAINTAINED PER AGREEMENT WITH ATMC TO UTILIZE CELL PHONE TOWER ACCESS ROAD / EASEMENT.
 5. NO PROCESSING, BLASTING, AND/OR VIBRATORY EQUIPMENT SHALL BE UTILIZED AT THIS SITE.
 6. A MAXIMUM DEPTH OF 35' IS PROPOSED FOR EACH EXCAVATION AREA BUT MAY VARY TO SHALLOWER DEPTHS DEPENDANT UPON SOILS CONDITIONS.
 7. ALL VEGETATED BUFFERS SHALL REMAIN UNDISTURBED & PROTECTED FROM ACTIVITY & DISTURBANCE.
 8. AT PROJECT COMPETITION ALL SIDE SLOPES SHALL BE REGRADED & GRASSED. EACH EXCAVATION AREA SHALL BE STOCKED WITH BASS, BREAM & CATFISH.

SCALE: NOT TO SCALE

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

LENNON MINING PLAN ILLUSTRATION

NC 211

BRUNSWICK COUNTY, NORTH CAROLINA

DEVELOPER:
RANDY HARDEE
131 HOUGHTON PLACE SW
SUNSET BEACH, NC 28468

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
902 MARKET STREET
WILMINGTON, NC, 28401
PHONE (910) 343-8853
FAX (910) 343-8804
NAT LICENSE NO. C-3841

15049

JKB
JPN
EDB
DATE 09/02/15

CONDITIONAL
REZONING
PLAN

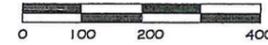
SURVEY FOR
HARDEE CONSTRUCTION

OF
19.41 AC

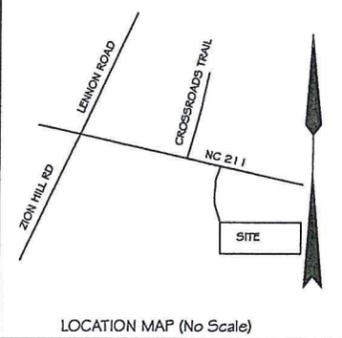
SMITHVILLE TWP BRUNSWICK COUNTY, N.C.

JULY 1, 2015

SCALE 1" = 200'



OWNER OF RECORD JUNE L. CLEMMONS & NANCY L. MOORE



LOCATION MAP (No Scale)

LEGEND

- NIR NEW REBAR SET
- DIR EXISTING IRON FOUND
- CONCRETE MONUMENT
- ◻ CONCRETE CONTROL MONUMENT SET
- △ TRAVERSE POINT
- ⊠ TELEPHONE PAD
- ⊞ ELECTRICAL PAD
- UTILITY POLE
- × FENCE (type noted)
- WV WATER METER/VALVE
- ⊕ POWER POLE
- ▨ CONCRETE

NOTES

- 1 AREA BY COORDINATES.
- 2 PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS, EASEMENTS AND MINERAL RIGHTS IF APPLICABLE AND RECORDED IN THE BRUNSWICK COUNTY REGISTRY.
- 3 PROPERTY IS LOCATED IN A FLOOD ZONE.
- 4 IRON RODS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 5 PROPERTY SUBJECT TO ALL ZONING REQUIREMENTS OF N.C.
- 6 ELEVATION DATUM
- 7 THIS SURVEY REFLECTS AN ASBUILT OF THIS PROPERTY AS OF THE DATE OF SIGNATURE.

NOTE

THIS SURVEY REFLECTS THE RESULTS OF A NEW AND UPDATED SURVEY OF THE PROPERTY SHOWN COURSES AND DISTANCES MAY VARY FROM PREVIOUS DATA OF RECORD.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY OR OTHER MATTERS THAT SUCH A REPORT MIGHT REVEAL.

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, _____, A REVIEW OFFICER OF BRUNSWICK COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

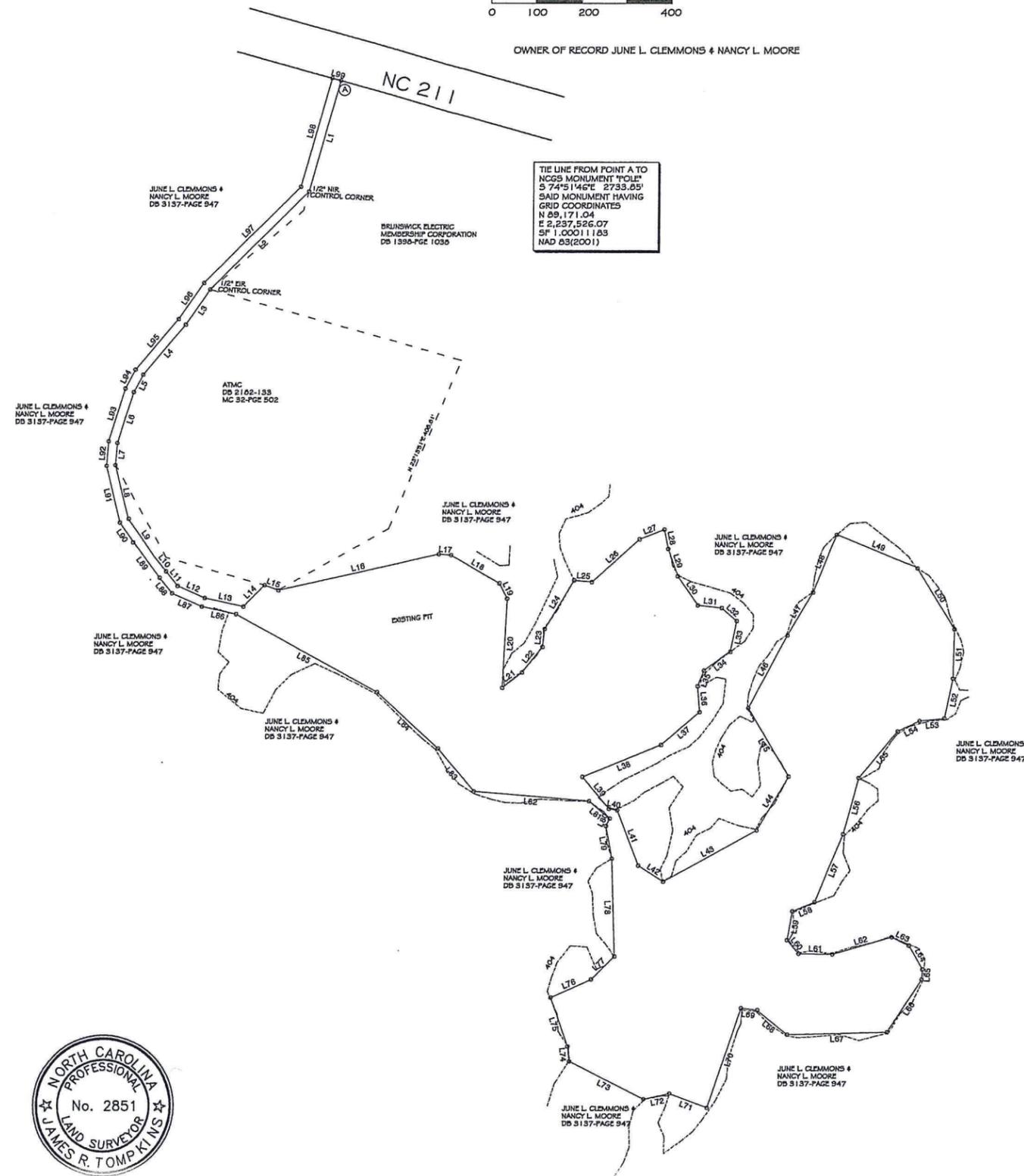
I, JAMES R. TOMPKINS, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CONSTITUTES ONE OR MORE OF THE FOLLOWING AS INDICATED:

- A CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
- B IS OF AN EXISTING PARCEL OR PARCELS OF LAND
- C THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION
- D THAT THE INFORMATION TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS/HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THRU (C) ABOVE.

James R. Tompkins
JAMES R. TOMPKINS PLS L-2851 C-1324

I, JAMES R. TOMPKINS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS _____; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600, AND G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

James R. Tompkins
JAMES R. TOMPKINS PLS L-2851 C-1324



TIE LINE FROM POINT A TO NC65 MONUMENT 'TOL' S 74°51'46\"/>

Course	Bearing	Distance
L1	S 15°34'23\"/>	
L2	S 45°05'03\"/>	
L3	S 34°37'49\"/>	
L4	S 40°06'50\"/>	
L5	S 27°27'01\"/>	
L6	S 17°23'17\"/>	
L7	S 04°20'51\"/>	
L8	S 13°55'38\"/>	
L9	S 34°46'29\"/>	
L10	S 39°00'58\"/>	
L11	S 39°00'58\"/>	
L12	S 65°57'02\"/>	
L13	S 77°49'21\"/>	
L14	N 44°15'36\"/>	
L15	S 69°42'41\"/>	
L16	N 77°10'39\"/>	
L17	S 85°03'36\"/>	
L18	S 60°11'52\"/>	
L19	S 27°04'18\"/>	
L20	S 02°31'09\"/>	
L21	N 51°57'18\"/>	
L22	N 38°30'32\"/>	
L23	N 06°16'11\"/>	
L24	N 30°35'28\"/>	
L25	S 85°55'01\"/>	
L26	N 47°44'07\"/>	
L27	N 68°28'44\"/>	
L28	S 11°30'25\"/>	
L29	S 19°40'28\"/>	
L30	S 35°14'40\"/>	
L31	S 83°50'09\"/>	
L32	S 49°37'47\"/>	
L33	S 11°40'57\"/>	
L34	S 53°29'56\"/>	
L35	S 21°36'48\"/>	
L36	S 05°04'06\"/>	
L37	S 49°21'04\"/>	
L38	S 67°38'13\"/>	
L39	S 40°14'17\"/>	
L40	S 80°37'11\"/>	
L41	S 21°15'38\"/>	
L42	S 57°28'33\"/>	
L43	N 61°17'21\"/>	
L44	N 30°31'35\"/>	
L45	N 31°40'5\"/>	
L46	N 28°06'44\"/>	
L47	N 30°31'31\"/>	
L48	N 22°14'11\"/>	
L49	S 67°49'08\"/>	
L50	S 32°07'18\"/>	
L51	S 01°06'50\"/>	
L52	S 11°52'11\"/>	
L53	S 85°08'58\"/>	
L54	S 63°43'06\"/>	
L55	S 40°01'26\"/>	
L56	S 15°02'31\"/>	
L57	S 22°26'57\"/>	
L58	S 67°13'00\"/>	
L59	S 10°18'05\"/>	
L60	S 40°49'51\"/>	
L61	S 89°15'59\"/>	
L62	N 73°59'27\"/>	
L63	S 63°33'52\"/>	
L64	S 29°43'35\"/>	
L65	S 03°40'05\"/>	
L66	S 32°45'29\"/>	
L67	S 88°33'58\"/>	
L68	N 51°31'04\"/>	
L69	N 82°58'36\"/>	
L70	S 18°47'02\"/>	
L71	N 69°35'36\"/>	
L72	S 77°47'55\"/>	
L73	N 63°19'10\"/>	
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L75	N 19°29'11\"/>	
L76	N 65°46'05\"/>	
L77	N 44°28'49\"/>	
L78	N 01°57'44\"/>	
L79	N 10°37'39\"/>	
L80	N 25°35'46\"/>	
L81	N 50°23'13\"/>	
L82	N 85°17'21\"/>	
L83	N 40°44'20\"/>	
L84	N 47°56'08\"/>	
L85	N 61°16'28\"/>	
L86	N 77°49'21\"/>	
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L89	N 36°41'30\"/>	
L90	N 34°46'29\"/>	
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L93	N 17°23'17\"/>	
L94	N 27°27'01\"/>	
L95	N 40°06'50\"/>	
L96	N 34°37'49\"/>	
L97	N 45°08'49\"/>	
L98	N 15°34'23\"/>	
L99	S 74°25'52\"/>	

FIELD SURVEY
DRAWN
CHECKED
FIELD BOOK
COMPUTER FILE
MAP FILE

REZONING STAFF REPORT



Date: September 14, 2015
 Case#: Z-731
 Tax Parcel(s): 0470004302
 Location: 9490 Ploof Road near intersection Hwy 17
 Acreage: 7.39
 Applicant(s): Norris & Tunstall Engineering P.C. / Phil Norris

APPLICATION OVERVIEW:

The applicant is seeking to rezone Tax Parcel 0470004302 to CLD and change the Land Use Plan Map to Commercial. The owners and adjacent owners have been notified of the proposed rezoning via first class mail.

ZONING ANALYSIS

Proposed Zoning Request:

From: IG (Industrial General)

To: CLD (Commercial Low Density)

"This District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway oriented tourist business."

SURROUNDING AREA ZONING DESIGNATIONS:

North: CLD & R-6000

South: IG & R-10 (Belville Jurisdiction)

East: IG

West: IG

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 Industrial

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 Lincoln Elementary School	FY 2017
New Town Creek Middle School	FY 2017
Leland Senior Center	FY 2016
Leland Park Renovation	FY 2019

Future Surrounding Areas Land Use(s):

The area surrounding this rezoning site has been experiencing growth based upon recent land development activities submitted to the Brunswick County Planning Department. Several commercial permits have been issued nearby. Various developments are located in the area including the Arbors, Birch Creek, Waterford, and Westgate. The Town of Leland & the Town of Belville is located near the rezoning site. *Currently the rezoning site has a commercial structure.*

INFRASTRUCTURE AND SERVICE IMPACTS

SCHOOL CAPACITY:

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

MAJOR ROADWAY IMPACTS:

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

Roads	Capacity Deficiencies
Ploof Rd (SR 1566)	None

NCDOT PROJECTS AND STUDIES: **NONE**

Project	Project Type	Project Description	Status
R-2633	STIP	Wilmington Bypass	Phase AA, AB, CA, CB, & CC - Complete Phase BA & BB (US-74/76 East of Malmo to West of US-421 North of Wilmington) - Under Construction. To be completed 2018 Phase BC (Cape Fear Bridge Portion) - Planning/Design Phase
R-3601	STIP	NC 133/US74/76 Interchange - Add additional lanes on North & Southbound and widen bridges	Under Construction - To be completed 2020
B-5637	STIP	Village Road: Replace Bridge over Sturgeon Creek	Planning & Design Phases Construction 2022
U-5788	STIP	Upgrade Village Road	Planning & Design Phases Construction 2019

UTILITIES:

CURRENT WATER AND SEWER AVAILABILITY

WATER: Not Available Available

SIZE OF WATER LINE: N/A
LOCATION: Ploof Rd

PROVIDER:

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

Brunswick County Utilities also have a 6-inch water line that runs along Ploof Rd

SEWER: Not Available Available

SIZE OF WATER LINE: N/A
LOCATION: N/A

PROVIDER:

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

A new sewer line extension is currently in the process of being designed by Brunswick Regional Water & Sewer District (H₂GO). The sewer line will to go down Ploof Road and anticipated to be available in 6-months or so.

ENVIRONMENTAL IMPACTS

- Located within a FEMA Flood Hazard Zone.
- Located near a watercourse/water body.
- Located in the Lockwood Folly Watershed and in the area of the Lockwood Folly River Water Quality Study. The Brunswick County Board of Commissioners have accepted the Lockwood Folly River Roundtable Strategy report.
- Located in a Significant Natural Heritage Area.
- Is identified as a High Biodiversity & Wildlife Habitat Assessment Area. The majority of the rezoning site scored 0 out of 10 (10 is the highest conservation value). A small portion scored 6 and another 2-4 due to wetlands nearby.

OTHER SITE CONSIDERATIONS

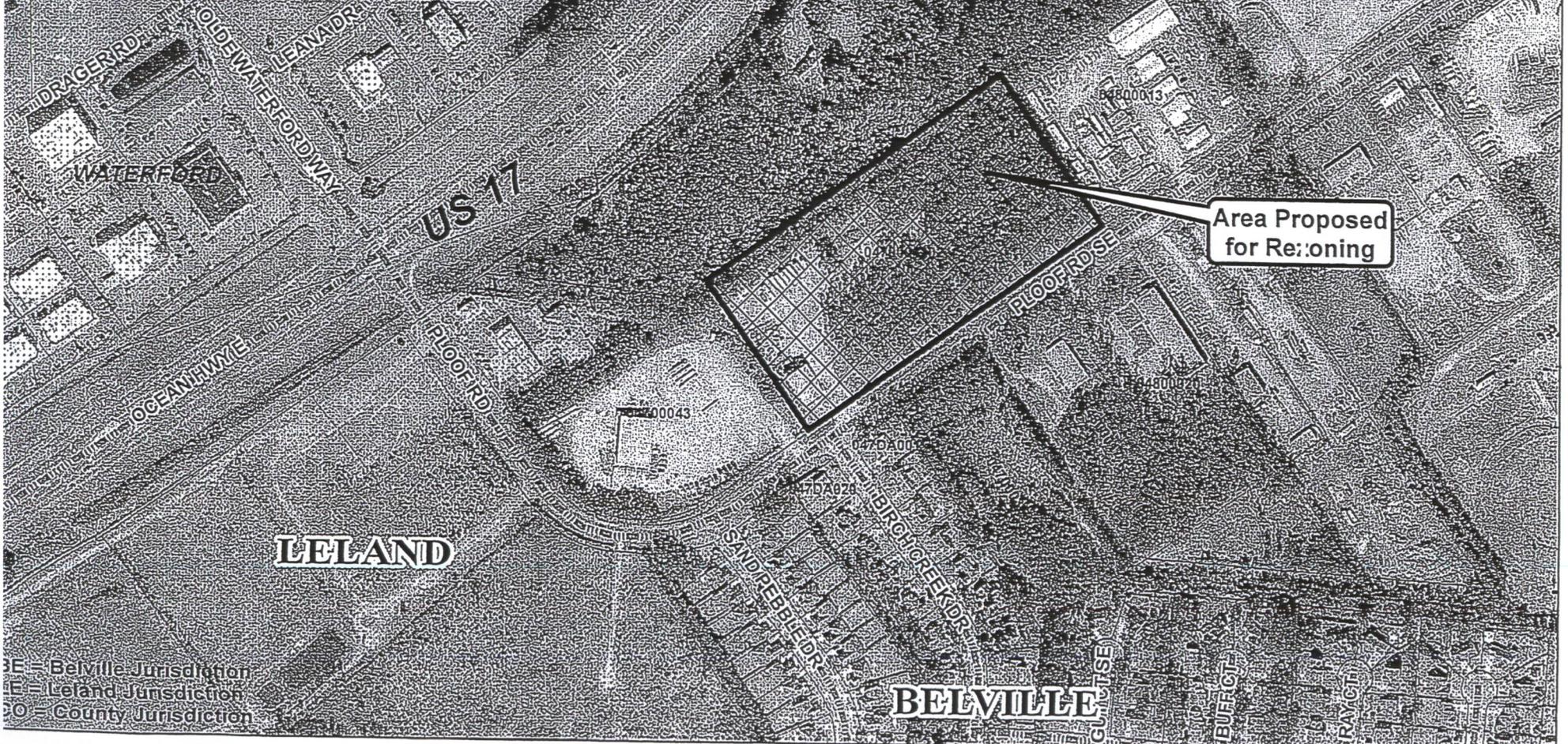
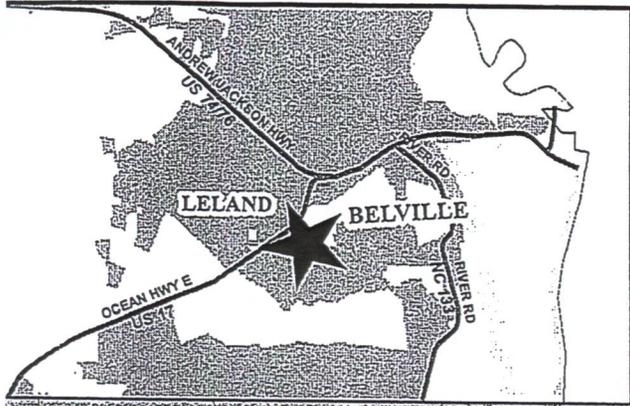
- Will correct a split zoning on a parcel(s).
- Potentially could create a *spot zoning*.
- Located near commercially zoned property.
- Located in an Overlay Zoning District.
- Located near other property designated as Commercial and Industrial in the Brunswick County CAMA Land Use Plan.
- Located within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

STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCEL 0470004302 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

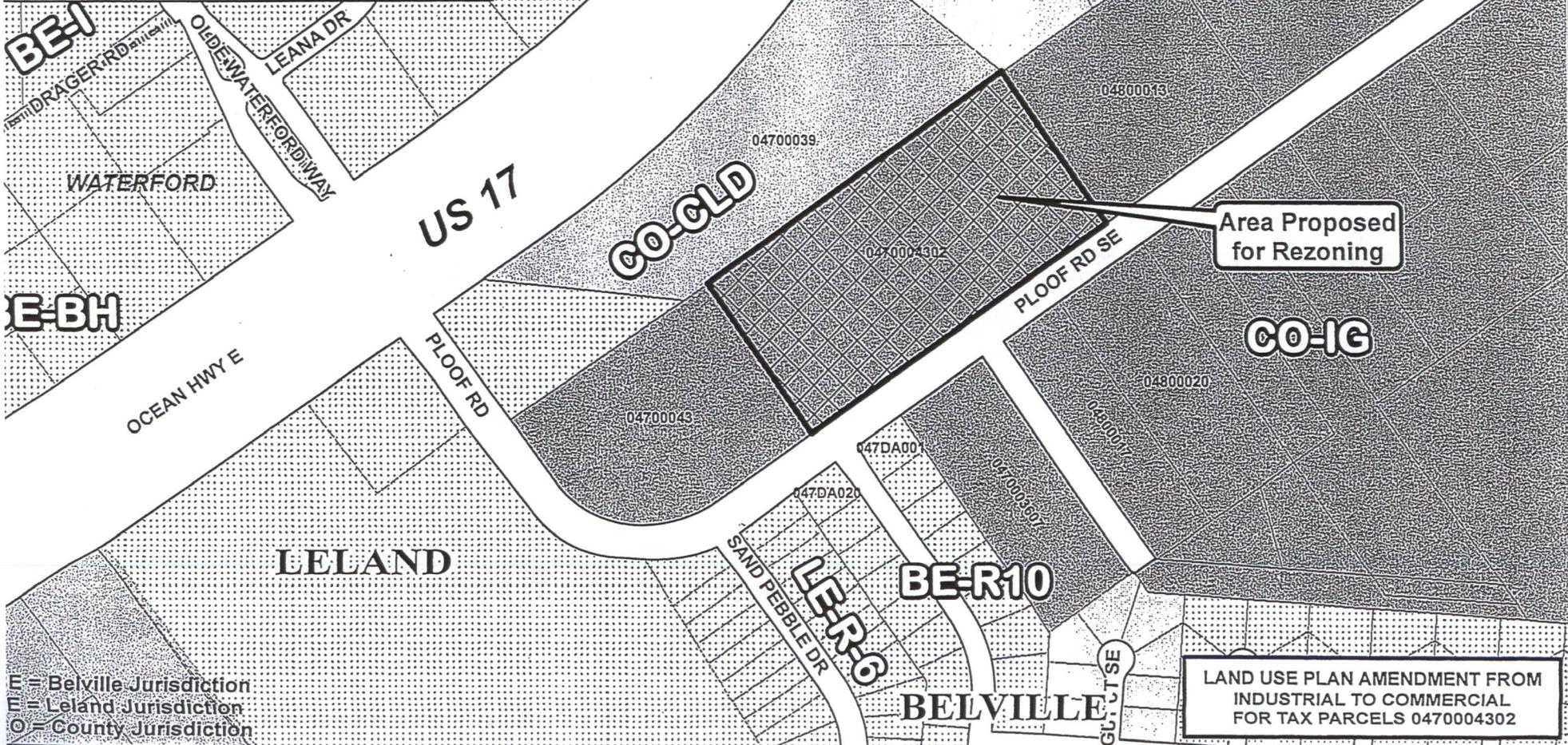
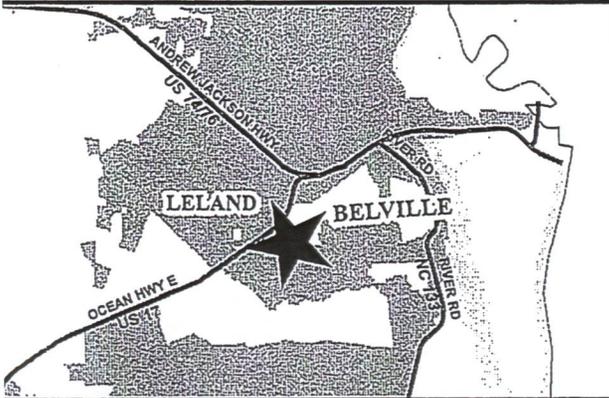
Rezoning Case Z-731

IG to CLD



BE = Belville Jurisdiction
LE = Leland Jurisdiction
CO = County Jurisdiction

Rezoning Case Z-731 IG to CLD



E = Belville Jurisdiction
E = Leland Jurisdiction
⊙ = County Jurisdiction

LAND USE PLAN AMENDMENT FROM
INDUSTRIAL TO COMMERCIAL
FOR TAX PARCELS 0470004302

Case No. Z-731

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

Applicant: Phil Norris / Norris & Tunstall Consulting Engineers, P.C.

Owner: S U Carolina LLC

Property Location: 9490 Ploof Road SE, Leland NC 28451

Tax Parcel #(s): 0470004302

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

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

NT 15086

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: 8-4-15 CASE: Z-731

RECEIPT #: 013418 & 013426

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: Industrial
Requested Land Use Classification: commercial

Contact Information:

Applicant/Agent: Phil Norris / Norris & Tunstall Consulting Engineers, P.C.
(This person will be the contact person and will receive all mailings)

Address: 1429 Ash Little River Road, Ash, NC 28420

Phone: 910-287-5900 Fax: 910-287-5902

Email: pnorris@ntengineers.com

Property Owner(s): S U Carolina, LLC
(If the owner is different than the applicant)

Address: 4417 Old Charlotte Hwy, Monroe, NC 28110

Phone: 704-289-4523 Fax: _____

Email: bfu@sucontractors.com

Property Information:

Property Location/Address(es): 9490 Ploof Road SE, Leland, NC 28451

Tax Parcel Identification Number(s): 0470004302

Current Use of Property(ies): commercial

Acreage to be Rezoned: 7.39 acres

For Office Use Only
File# 2-731

Zoning Information:

Current Zoning District(s): CO-IG

Requested Zoning District(s): CO-CLD

Purpose of Zoning Change (optional): development

Spot Zoning Statement:

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

This will not constitute a spot zoning as the parcel adjacent to this property is currently zoned CO-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): Industrial

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

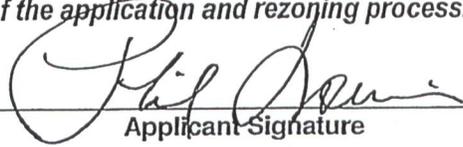
IF THE REZONING REQUEST IS NOT CONSISTENT WITH THE CAMA LAND USE MAP:

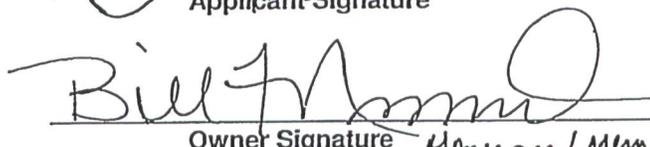
A Land Use Map Amendment is **REQUIRED**. All rezoning requests **MUST BE CONSISTENT** with the *Brunswick County CAMA Land Use Map* and/or the *Brunswick County CAMA Land Use Plan*. All Land Use Amendments must be consistent with one or more of the adopted Land Use Plan Policies located within the Brunswick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

Area is in transition

Requested Land Use Classification(s): Commercial

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


Applicant Signature Date 8/3/15


Owner Signature Manager/Member Date 7/30/15

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 6:00 P.M. in the Commissioners' Chambers at the Brunswick County Government Center.

CASE Z-731

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
4800013	MAAT HOLDINGS PLOOF ROAD LLC % PARCEL PLUS	BOX 171	3116 WEDDINGTON RD #900	MATTHEWS	NC	28105
4800020	DOBO WILLIAM G & ROBERT R DOBO		PO BOX 420009	SUMMRLND KEY	FL	33042
4800017	ENDRESS DAVID DONALD	% GLASS TECH INC	310 BECKENRIDGE DR	WILMINGTON	NC	28403
470003607	AGR ENTERPRISES INC		10178 ASHES DR STE 200	WILMINGTON	NC	28405
4700040	PLENTY ALLEN HEIRS	% DIANE GRAHAM	805 PINE VALLEY DR	LELAND	NC	28451
047DA001	GOLINSKI GEORGE E		204 BIRCH CREEK DRIVE	BELVILLE	NC	28451
047DA020	EVANS ERIC NEIL		203 BIRCH CREEK SE	LELAND	NC	28451
4700039	BRYANT RETHA	C/O GARRATT BRYANT	911 CLAYHILL DRIVE	KNIGHTDALE	NC	27545
4700043	PCC-LELAND INC		1414 LINDROSE STREET	JACKSONVILLE	FL	32206
2290004503	TOWN OF LELAND		102 TOWN HALL DR	LELAND	NC	28451
2290005201	TOWN OF BELVILLE	SUITE 205	497 OLDE WATERFORD WAY	BELVILLE	NC	28451

OWNER(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
470004302	SU CAROLINA LLC	% BILL NORWOOD	PO BOX 5019	MONROE	NC	28111

APPLICANT(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
---	NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.	PHIL NORRIS	1429 ASH LITTLE RIVER RD	ASH	NC	28420

REZONING STAFF REPORT



Date: September 14, 2015

Case#: Z-732

Tax Parcel(s): 18000006, 180000601, 18000008, and 1810001001

Location: 1123, 1127, and 1135 Whiteville Road near Shallotte

Acreage: 39.55

Applicant(s): Taylor Made LLC/Scott W. Lander

APPLICATION OVERVIEW:

The applicant is seeking to rezone Tax Parcels 18000006, 180000601, 18000008, and 1810001001 to CI and change the Land Use Plan Map to Commercial. The owners and adjacent owners have been notified of the proposed rezoning via first class mail.

ZONING ANALYSIS

Proposed Zoning Request:

From: RR (Rural Low Density Residential)

To: CI (Commercial Intensive)

The CI District is intended for uses which require close access to major highways. Anticipated uses include those which are necessary to service more intensive commercial and industrial districts, such as warehousing, storage, moving, service and repair, distribution, wholesaling, marketing of specialty goods and light manufacturing plants.

SURROUNDING AREA ZONING DESIGNATIONS:

North: RR

South: RR

East: RR

West: RR

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: I DR (Low Density Residential)

Brunswick County CAMA Land Use Plan policies affecting this rezoning:

- P.15 states that Brunswick County supports greater residential densities in areas that are accessible to water and sewer service(s). Agricultural and low-density residential land uses should be located in areas that do not have central water or sewer service.
- P.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.107 states that Brunswick County will encourages the development of clean industry in locations where appropriate services can be provided, where transportation facilities are adequate, where environmental impacts can be fully mitigated, and where surrounding land uses are compatible.
- 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 Lincoln Elementary School	FY 2017
New Town Creek Middle School	FY 2017
Shalotte Park (potential relocation)	FY 2018
Waccamaw Park Expansion & Renovation	FY 2016

Future Surrounding Areas Land Use(s):

The area surrounding this rezoning site has not been experiencing much growth based upon recent land development activities submitted to the Brunswick County Planning Department. Tax Parcel 18000006 is vacant. Tax Parcel 1800000601 has a commercial structure located on it. Tax Parcel 18000008 is utility site for Brunswick Electric. Tax Parcel 1810001001 has a LP Gas facility located on it.

INFRASTRUCTURE AND SERVICE IMPACTS

SCHOOL CAPACITY:

<u>Elementary School:</u> <u>Union</u>	<u>Middle School:</u> <u>Shalotte</u>	<u>High School:</u> <u>West Brunswick</u>
<input 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
Whiteville Rd (NC 130)	None

NCDOT PROJECTS AND STUDIES: NONE

Project	Project Type	Project Description	Status
U-5862	STIP	US 17 & Smith Avenue: Upgrade intersection to interchange	Planning & Design Phases Construction 2023
B-5540	STIP	Smith Avenue: Replace Bridge over Branch of Shalotte River	Planning & Design Phases Construction 2019

UTILITIES:

CURRENT WATER AND SEWER AVAILABILITY	
WATER:	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Available
PROVIDER:	<input checked="" type="checkbox"/> Brunswick County Utilities <input type="checkbox"/> Brunswick Regional Water & Sewer District (H ₂ GO) <input type="checkbox"/> Southeast Brunswick Sanitary District
	SIZE OF WATER LINE: <u>12-inch</u> LOCATION: <u>Whiteville Rd</u>
SEWER:	<input checked="" type="checkbox"/> Not Available <input type="checkbox"/> Available
PROVIDER:	<input type="checkbox"/> Brunswick County Utilities <input type="checkbox"/> Brunswick Regional Water & Sewer District (H ₂ GO) <input type="checkbox"/> Southeast Brunswick Sanitary District
	SIZE OF WATER LINE: <u>N/A</u> LOCATION: <u>N/A</u>

ENVIRONMENTAL IMPACTS

- Located within a FEMA Flood Hazard Zone.
- Located near a watercourse/water body.
- Located in the Lockwood Folly Watershed and in the area of the Lockwood Folly River Water Quality Study. The Brunswick County Board of Commissioners have accepted the Lockwood Folly River Roundtable Strategy report.
- Located in a Significant Natural Heritage Area.
- Is identified as a High Biodiversity & Wildlife Habitat Assessment Area. The smaller parcels scored 0 out of 10 (10 is the highest conservation value). The majority of Tax Parcel 18000006 scored 6 out of 10 (10 is the highest conservation value) due to wetlands on the parcel and a small portion on it scored 1 due to wetlands on the parcel.

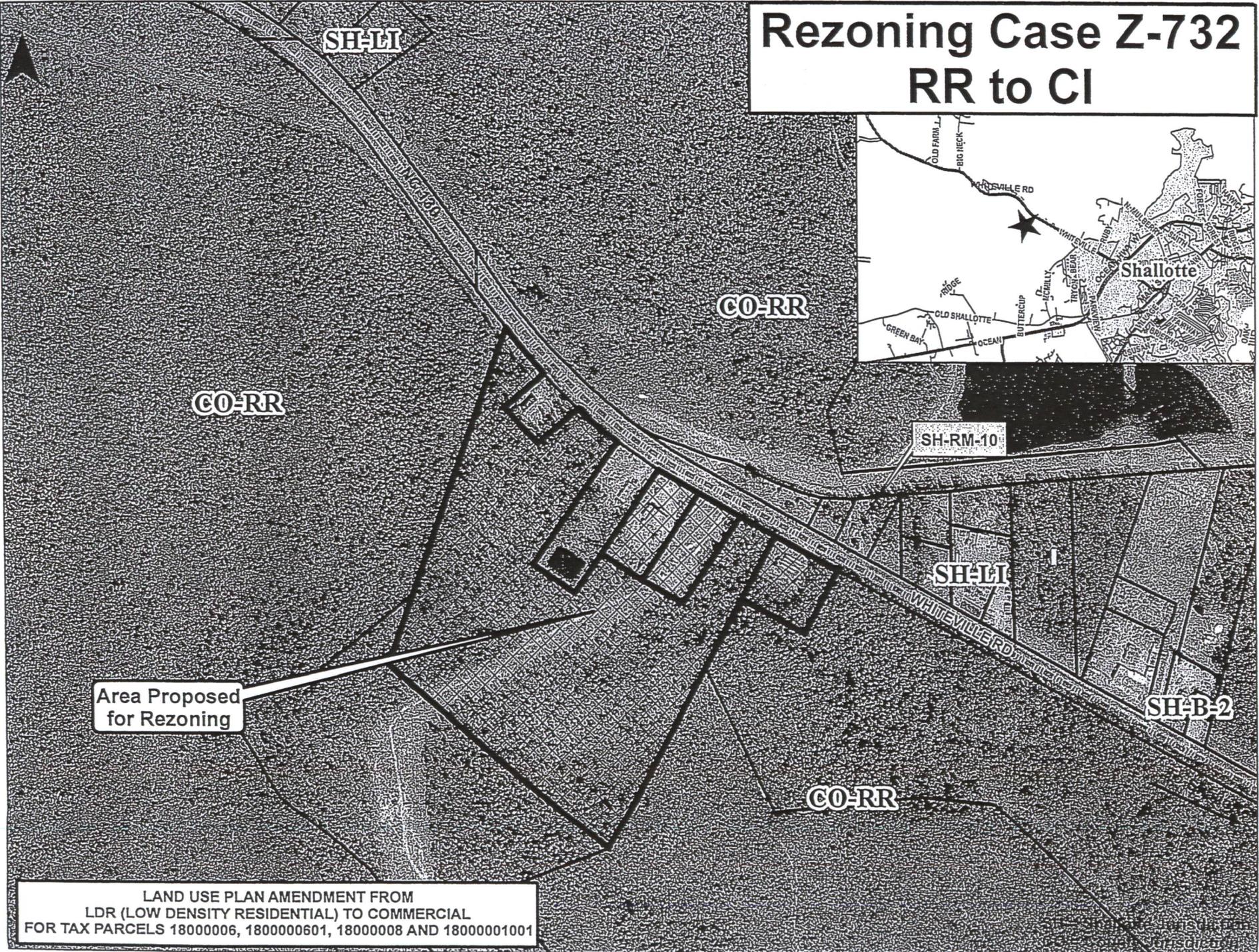
OTHER SITE CONSIDERATIONS

- | | |
|--|---|
| <input type="checkbox"/> Will correct a split zoning on a parcel(s). | <input type="checkbox"/> Located within a growth corridor. |
| <input type="checkbox"/> Potentially could create a <i>spot zoning</i> . | <input type="checkbox"/> Classified as a Bona Fide Farm. |
| <input checked="" type="checkbox"/> Located near residentially zoned property. | <input checked="" type="checkbox"/> Located within a Fire District (Shallotte). |
| <input type="checkbox"/> Located in an Overlay Zoning District. | <input type="checkbox"/> Located within 1/2 mile of a Voluntary Agricultural District (VAD) |
| <input checked="" type="checkbox"/> Located near other property designated as Conservation and LDR in the <u>Brunswick County CAMA Land Use Plan</u> . | <input type="checkbox"/> Cemetery known to be located near the rezoning. |
| | <input type="checkbox"/> Historic Site(s) known to be located next to the rezoning (BW 0520 - Shallotte Water Tower). |

STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO CI IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCELS 18000006, 180000601, 18000008, AND 1810001001 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

Rezoning Case Z-732 RR to CI

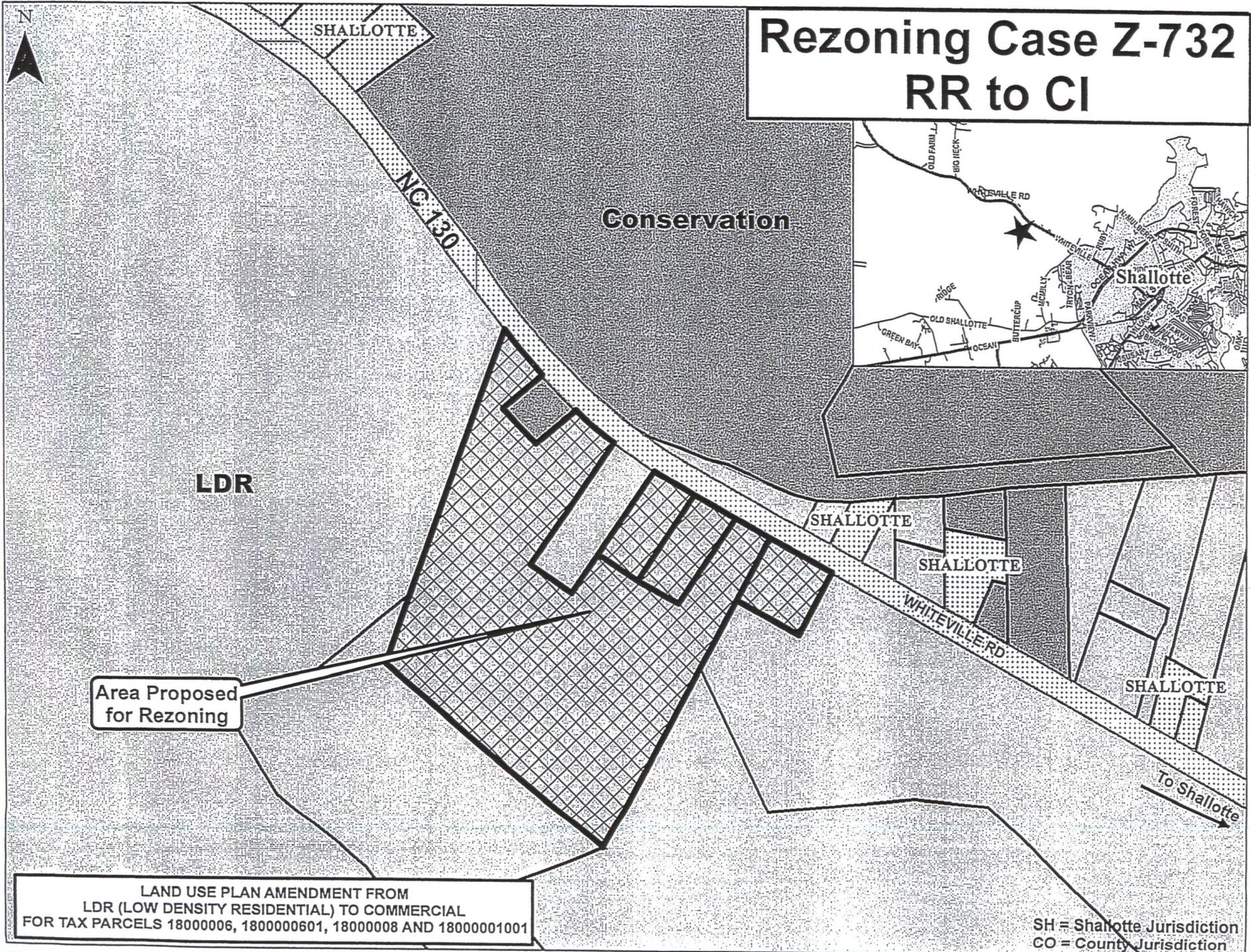


Area Proposed
for Rezoning

LAND USE PLAN AMENDMENT FROM
LDR (LOW DENSITY RESIDENTIAL) TO COMMERCIAL
FOR TAX PARCELS 18000006, 1800000601, 18000008 AND 18000001001

Shallotte Planning Department
1000 S. Ocean Blvd., Suite 200
Shallotte, NC 28580
Phone: 252.781.2000
Fax: 252.781.2001
www.shallotte-nc.gov

Rezoning Case Z-732 RR to CI



Area Proposed
for Rezoning

LAND USE PLAN AMENDMENT FROM
LDR (LOW DENSITY RESIDENTIAL) TO COMMERCIAL
FOR TAX PARCELS 18000006, 1800000601, 18000008 AND 18000001001

SH = Shallotte Jurisdiction
CO = County Jurisdiction

For Office Use Only
File# _____

Case No. Z-732

COUNTY OF BRUNSWICK
REZONING REQUEST
FINDINGS
BOARD CONSIDERATION WORKSHEET

Applicant: Taylor Made LLC (%Scott W. Lander)

Owner: TLM Investments, LLC, Glen Williamson, Brunswick Electric, and RD White & Sons

Property Location: 1123, 1127, 1135 Whiteville Road NW, Shallotte NC 28470

Tax Parcel #(s): 18000006, 1800000601, 18000008, and 1810001001

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

For Office Use Only
File# 2-752

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

REZONING APPLICATION FORM

Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.
Leave blank - to be completed by Planning Department staff

RECEIVED
AUG 06 2015

DATE RECEIVED: 8/10/2015

CASE: Z- 732

RECEIPT #: 013417 & 013425

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

LAND USE PLAN CONSISTENCY:
 Consistent with Future Land Use Plan
 NOT Consistent with Land Use Plan and a Land Use Amendment is Required

Current Land Use Classification: LDR
 Requested Land Use Classification: Commercial

Contact Information: Taylor Made LLC
Applicant/Agent: Scott W. Lander
(This person will be the contact person and will receive all mailings)

Address: P.O. Box 4077, Marcell's Fork, SC 29576

Phone: 910-540-6853 (cell) Fax: 843-6513106

Email: scott.lcfs@gmail.com

Property Owner(s): TLM INVESTMENTS, LLC (SEE OTHERS ATTACHED)
(If the owner is different than the applicant)

Address: 3687 Wingfoot Drive, Southport, NC

Phone: 910-232-8881 Fax: _____

Email: timintz@ecr.com

Property Information:
Property Location/Address(es): 1123, 1127, 1135 ~~990~~ Whiteville Rd, Shallotte, NC 28470

Tax Parcel Identification Number(s): 18000006, 1800000601, 18000008
1810001001 (see Attached)

Current Use of Property(ies): ACREAGE

Acreage to be Rezoned: 2 39.55

Zoning Information:

Current Zoning District(s): Rural Residential

Requested Zoning District(s): Commercial Suburban - Intensive G-I

Purpose of Zoning Change (optional): _____

Spot Zoning Statement:

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

Not spot zoning. Change requested by multiple owners.

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): Low Density Residential

- 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).

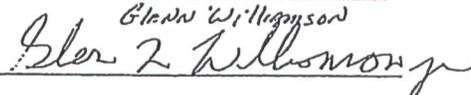
AREA IN TRANSITION

Requested Land Use Classification(s): COMMERCIAL

With my signature, I certify that I have read the application guidelines below and I have submitted one (1) folded copies of a recent plat or survey of the property(ies) and/or area requested to be rezoned. I UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN MAP AND/OR CAMA LAND USE PLAN. I also understand that incomplete applications will result in a delayed review of the application and rezoning process.

Taylor Made LLC
* 
Applicant Signature _____ Date _____


Owner Signature _____ Date 8/4/2015

Glenn Willmanson

8-5-15

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.

With my signature, I certify that I have read the application guidelines below and I have submitted one (1) folded copies of a recent plat or survey of the property(ies) and/or area requested to be rezoned. I UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN MAP AND/OR CAMA LAND USE PLAN. I also understand that incomplete applications will result in a delayed review of the application and rezoning process.

<p><i>[Signature]</i> Applicant Signature</p>	<p>8-22-15 Date</p>
<p>1800006 <i>[Signature]</i> Owner Signature</p>	<p>8/4/2015 Date</p>
<p>1800008 <i>[Signature]</i> 8/7/15</p>	<p>Brunswick Electric Membership Corporation</p>

APPLICATION GUIDELINES

- All applications must be submitted with:
 - A non-refundable application fee; and
 - One (1) folded copy of a recent plat or survey or other map showing the location and dimensions of the subject property. All property lines and dimensions must be visible.
- All rezoning requests **MUST BE CONSISTENT** with the Future Land Use Map under 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.
- 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.**
- Rezoning Review Process:
 - Rezoning requests are first reviewed by the Brunswick County Planning Department for consistency with Future Land Use Map under the CAMA Land Use Plan. The Planning Department will then make a recommendation to the Brunswick County Planning Board.
 - 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.
 - 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 has the final determination. The request may be approved as submitted, approved with conditions, denied, or deferred to a later meeting.
- Planning Board meetings are normally held the second Monday of the month at 6:00 P.M. at the Commissioners' Chambers at the Brunswick County Government Center.
- Brunswick County Planning Board policy requires attendance of the applicant (or his/her representative) at the Planning Board public hearing.
- The Brunswick County Board of Commissioners normally hear rezoning cases the first Monday of the month at 6:00 P.M. at the Commissioners' Chambers at the Brunswick County Government Center.

With my signature, I certify that I have read the application guidelines below and I have submitted one (1) boxed copy of a recent plat or survey of the property(ies) and/or area requested to be rezoned. **UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN MAP AND/OR CANA LAND USE PLAN. I also understand that incomplete applications will result in a delayed review of the application and rezoning process.**

Applicant Signature: 8-02-15
Date

Robert L. White
Robert H. White
8/4/2015
8/12/2015

APPLICATION GUIDELINES

- All applications must be submitted with:
 - A non-refundable application fee of \$100.
 - One (1) boxed copy of a recent plat or survey of the property(ies) and/or area requested to be rezoned. The plat or survey must be dated within 180 days of the date of the application and must be certified by a licensed surveyor.
- All rezoning requests MUST BE CONSISTENT with the Future Land Use Map and/or the CANA Land Use Map. If the applicant is not consistent, the applicant must first re-align with the Future Land Use Map and/or CANA Land Use Map prior to moving forward with the rezoning request.
- All rezoning requests for rezoning that are located in the Planning Department office per the Rezoning Schedule Schedule ONE TO GROWTH-RELATED ACTIVITY, PLANNING DEPARTMENT OFFICE REQUESTS WILL BE ACCEPTED ONLY DURING THE BUSINESS HOURS OF THE REQUEST.
- Required Parties: Parties
 - Rezoning requests are not accepted by the Brunswick County Planning Department by submitting only forms with the application fee to the Planning Department. The rezoning request must be submitted to the Brunswick County Planning Department, 10000 Highway 101, Suite 100, Brunswick, NC 27801.
 - The Brunswick County Planning Department will review the request and make a recommendation to the Brunswick County Board of Commissioners. The Brunswick County Board of Commissioners will review the request and make a recommendation to the Brunswick County Board of Commissioners. The Brunswick County Board of Commissioners will review the request and make a recommendation to the Brunswick County Board of Commissioners.
 - The Brunswick County Board of Commissioners will review the request and make a recommendation to the Brunswick County Board of Commissioners. The request will be reviewed by the Brunswick County Board of Commissioners. The request will be reviewed by the Brunswick County Board of Commissioners.
- Planning Board meetings will normally held the second Monday of the month, 6:00 P.M. at the Brunswick County Government Center.
- Brunswick County Planning Board (BPC) will hold a public hearing on the request for rezoning at the Brunswick County Government Center.
- The Brunswick County Board of Commissioners will review the request and make a recommendation to the Brunswick County Board of Commissioners. The request will be reviewed by the Brunswick County Board of Commissioners.

Kristie Dixon
Planner II
Brunswick County Planning
P. O. Box 249
Bolivia, NC 28422

Regarding our Rezoning Application, the properties and ownership are identified below:

<u>Tax Parcel#</u>	<u>Owner</u>	<u>Brief Description</u>
18000006	TLM Investments, LLC Theresa Mintz 3687 Wingfoot Drive Southport, NC 910-232-8881	32.82 Acres, 1151 Whiteville Rd., Shallotte, NC
180000601	Glenn N. Williamson Glenn N. Williamson P. O. Box 742 Shallotte, NC 28459 910-443-4874	Heavy Equipment Repair/Storage
18000008	Brunswick Electric Don Hughes 795 Ocean Hwy W. Supply, NC 28462 910-754-4391	Minor Utility
1810001001	RD White & Sons, Inc. Robert H. White P.O Box 40 Shallotte, NC 28459 910-754-6415	LP Gas Facility

33.51

1.98

1.99

2.07

39.55

CASE Z-732

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18100006	BRUNSWICK TIMBER LLC	15 PIEDMONT CENTER	ATLANTA	GA	30305
18100010	OLIVIA A SMITH FAMILY LLC	890 COPAS ROAD	SHALLOTTE	NC	28470
180000204	HILL JOHN HENRY	1060 HALE SWAMP ROA	SHALLOTTE	NC	28470
180000203	KING ALEXANDER ETUX SAUNDRA	PO BOX 754	SHALLOTTE	NC	28459
18000002	PRICE JIMMIE LEE ET ZETTIE S	1058 WHITEVILLE HWY	SHALLOTE	NC	28459
18000007	HAWKEYE III ENTERPRISES LLC NC LLC	2066 WILBUR ST	EASTOVER	NC	28312
18000003	STATE OF NORTH CAROLINA	3441 ARENELL STREET	MOREHEAD CITY	NC	28557
18000005	POTOMAC TIMBER INVESTMENTS #130 LLC	3 BETHESDA METRO CEN	BETHESDA	MD	20814
19600019	BRUNSWICK TIMBER LLC	15 PIEDMONT CENTER	ATLANTA	GA	30305
18000001	SLOANE WILLA RAE	1769 HARBORAGE DR SV	OCEAN ISLE BEACH	NC	28469

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18000006	TLM INVESTMENTS LLC	3687 WINGFOOT DR	SOUTHPORT	NC	28461
180000601	WILLIAMSON GLENN JR ET SARAH	PO BOX 742	SHALLOTTE	NC	28459-0742
18000008	BRUNSWICK ELECTRIC MEMBERSHIP CORP	P O BOX 826	SHALLOTTE	NC	28459
1810001001	WHITE ROBERT H	P O BOX 40	SHALLOTTE	NC	28459

APPLICANT(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
---	TAYLOR MADE LLC	SCOTT W. LANDER	PO BOX 4077	MURRELLS INLET	SC	29576



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

MEMORANDUM

DATE: September 4, 2015
TO: Planning Board Members
FROM: Mike Hargett
RE: Proposed Text Amendment – Family Definition

The Board of Commissioners has requested that the Planning Board consider amending the Unified Development Ordinance to add a definition of 'Family' for purposes of administering applicable provisions of the ordinance. Many jurisdictions have included such a definition, primarily to limit the number of unrelated person living in a dwelling.

A proposed text amendment to add 'Family' to the Definitions section of the Ordinance is as follows:

Family: persons related by blood, marriage or adoption living together as a single housekeeping unit. For purposes of this ordinance, a family may include up to three unrelated persons. Children residing in the home pursuant to a lawful fostering program shall not be included in the calculation.