



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
August 10, 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 July 13, 2015 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings

**A. Consideration of the Establishment of Vested Rights.**

Timber Creek Plantation PUD (SE-141)– off Old Lennon Road.

**B. Planned Development Conceptual Plan Approval (PD-3).**

**Name:** Compass Pointe Planned Development Expansion and Consolidation

**Applicant:** CP Brunswick LLC (Represented by Scott Stewart)

**Tax Parcels:** 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 multifamily units on a total of 2,173.64 acres creating an overall density of 2.71 units per acre.

- 9) Other Business.
- 10) Adjournment.

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

**6:00 P.M. Monday**  
**July 13, 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  
Chris Stanley  
Cynthia Henry  
Troy Price  
Randy Ward  
Michael Polychrones

MEMBERS ABSENT

None

STAFF PRESENT

Michael Hargett, Director  
Helen Bunch, Zoning Administrator  
Kirstie Dixon, Planner II  
Connie Marlowe, Admin. Asst.  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins  
Don Mizelle  
Reggie Hucks, Chief Building Inspector

Lewis Dozier  
Michael Norton

I. CALL TO ORDER.

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

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 08-JUN-15 MEETING.

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

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING REZONING.

The Chair explained the process the Board would take in regards to the Public Hearing. He asked that the public keep all comments brief and address the matter at hand. The Chair stated that those persons for or against the matter at hand will be given an opportunity to speak.

The Chair said once the Public Hearing portion is over, the public would not be allowed to address the Board on Public Hearing matters when the Board begins their discussion on the matter at hand. The Chair stated that when the Board makes their decision, the Board will make a recommendation to the Board of Commissioners and they will make the final decision as to whether a request will be granted or denied.

A. Rezoning Z-729 – Withers & Ravenel (%Don Mizelle)

Request to rezone approximately 48.17 acres located at 650 Ocean Isle Beach Road SW (SR 1184) near Ocean Isle Beach from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 22800012 and 2120001911.

Land Use Plan Map Amendment LUM-729:

Request to amend approximately 48.17 acres located at 650 Ocean Isle Beach Road SW (SR 1184) near Ocean Isle Beach from LDR (Low Density Residential) to Commercial for Tax Parcels 22800012 and 2120001911.

Ms. Dixon addressed the Board. She read the Staff Report (attached). She identified the subject property and surrounding properties on a map displayed on an overhead projector.

Ms. Dixon said staff recommends approval from R-7500 (Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 22800012 and 2120001911 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcels 22800012 and 2120001911.

The Chair asked staff how the high conservation value of the site will impact the potential development of the property? Ms. Dixon said the Brunswick County Unified Development Ordinance (UDO) provides for options to mitigate impacts through exceptional design. The

Chair asked if Tax Parcel 2280001201 was previously recommended for rezoning and Ms. Dixon concurred. She further stated that the property to the north (Tax Parcel 2120001807) was rezoned approximately 3 years ago, which is the Swamp Park property.

Mrs. Henry asked staff if a potential project would seek approval from staff or would information be provided to the applicant regarding exceptional design being encouraged due to the high conservation value of the site? Ms. Dixon said she has provided the applicant with information, but the applicant has to decide how they want to develop the property upon moving forward.

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

Mr. Don Mizelle, Withers & Ravenel, addressed the Board on behalf of CGS Land Holdings LLC (Tax Parcel 22800012). Mr. Mizelle said the areas of significant biodiversity and wildlife habitat will be taken into consideration as part of their site design for the subject property. He stated that the applicant has owned the property since 2004 and they intend to begin marketing efforts at the end of the year when road construction ceases in the area. He further stated that this is the first step in the process to provide for mixed commercial uses. Once the property is rezoned, they will review the minimum requirements of the UDO to determine their best and highest use of the property for commercial purposes.

Mr. Polychrones clarified that the applicant intends to have a mixed use development? Mr. Mizelle said they are primarily focusing on commercial development for Tax Parcel 22800012. He further stated that the UDO allows for several uses, but they do not want to commit to a specific use; however, the concept thus far has been a shopping center.

Mr. Michael Norton, Compass Pointe Engineering, addressed the Board on behalf of Tina Axelsson (Tax Parcel 2120001911). Mr. Norton said wetlands have been delineated and the conceptual site plan is intended to avoid wetlands and not seek mitigation at this time.

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

The Board discussed the worksheet and concluded the following:

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

Yes. There is commercial zoning adjacent to the subject property and the property abuts an intersection.

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

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

This rezoning is located in the Ocean Isle Beach Fire District.

Water is available by Brunswick County Utilities via a sixteen inch (16") line off Ocean Isle Beach Road SW (SR 1184). Sewer is available by Brunswick County Utilities via a

twelve inch (12") force main off Old Georgetown Road SW (SR 1163). Sewer is not located next to the rezoning site and sewer would have to be extended to the site. It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off Ocean Isle Beach Road SW (SR 1184), which has no capacity deficiencies at this time. There is one (1) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Project in this area.

- R-3432 is the construction of 2 lanes from Ocean Isle Beach Road SW (SR 1184) to NC 179. This project is under construction and completion is anticipated in November 2015.

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

No. However, an amendment has been requested.

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

Yes. There is similar zoning adjacent to the subject property and there were no objections from the public.

THEREFORE, on the basis of all the foregoing, Mr. Polychrones made a motion to recommend to the Board of Commissioners to approve from R-7500 (Low Density Residential) to C-LD (Commercial Low Density) Tax Parcels 22800012 and 2120001911 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcels 22800012 and 2120001911 near Ocean Isle Beach. The motion was unanimously carried.

## VIII. PRESENTATIONS.

### A. FEMA Flood Maps Update.

Mr. Reggie Hucks, Chief Building Inspector and Floodplain Administrator, addressed the Board. Mr. Hucks stated that the North Carolina Department of Public Safety (DPS) contacted his office last week and there will be a meeting on Tuesday August 18<sup>th</sup> at NC Cooperative Extension (Building N) from 10:00 – 2:00 p.m. He stated that DPS will be at the meeting along with a station(s) set-up for each jurisdiction that enforces floodplain administration in the County. Mr. Hucks said the purpose of the meeting is to display preliminary maps for public review as a kickoff prior to approval of the new flood maps. He stated that it is anticipated that the new floodplain maps will be released by the first of September 2015 for the 90 day input period. After that time, the adoption phase will begin that requires an ordinance update to include the new language and the Board of Commissioners' approval. Mr. Hucks said the new floodplain maps show more favorable conditions for building, especially on the beaches. He stated that there will be some increase in flood levels on the interior part of the County, which may cause some resistance. Mr. Hucks concluded that notification of the August 18<sup>th</sup> meeting at NC Cooperative Extension is forthcoming.

Mrs. Henry asked Mr. Hucks how often the maps are updated? Mr. Hucks said the maps were updated in 2006, but they are typically updated every 6 years.

B. Brunswick County Greenway & Blueway Plan.

Ms. Dixon addressed the Board. She discussed a PowerPoint presentation (attached) defining Greenways/Blueways and she provided photos of different Greenways/Blueways. Ms. Dixon further stated how Greenways/Blueways will be beneficial to the County. Ms. Dixon said staff is working with towns to partner with the County for a cleaner and greener environment. She stated that staff is hoping to have 12 towns partnering with the County on this plan including monetary support from the towns (between \$500 - \$5,000 per town). Currently Caswell Beach, St. James, Southport, Shallotte, Boiling Spring Lakes, Holden Beach, Oak Island, and Sunset Beach are potential participating municipalities. Ms. Dixon said the County is applying for a \$7k grant (will know if grant is received in September 2015) to help offset cost (approximately \$26k), which includes finalizing the plan and map, a consultant putting together the plan, and copies of the plan in color that will be shared with the participating municipalities and distributed throughout the County. She stated that the maps will be waterproof for outdoor use that will show all the interconnections throughout the County on one side and the other side will indicate the participating municipalities with the main elements specific to each municipality as well as other pertinent information pertaining to the plan. Ms. Dixon said this matter will re-appear before the Board as part of the adoption process.

Mr. Stanley said other counties use power lines for greenways. He suggested that staff contact Brunswick Electric Membership Corporation (BEMC) to explore this idea. Ms. Dixon said they have not been receptive to that idea, but she intends to contact Duke Power in hopes of a more positive outcome. She felt that utility lines, especially along NC 211, could be a potential area of consideration and staff intends to pursue that avenue.

IX. OTHER BUSINESS.

The Chair addressed the Board. He said staff asked if Board members will send a response email to staff (Ms. Marlowe) regarding whether or not the Board member will be attending a Board meeting upon receiving an emailed copy of the agenda.

Mr. Hargett stated that Administration is asking for feedback whether or not the new screen provides better projection. The Planning Board expressed wholehearted approval of the new screen.

X. ADJOURNMENT.

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



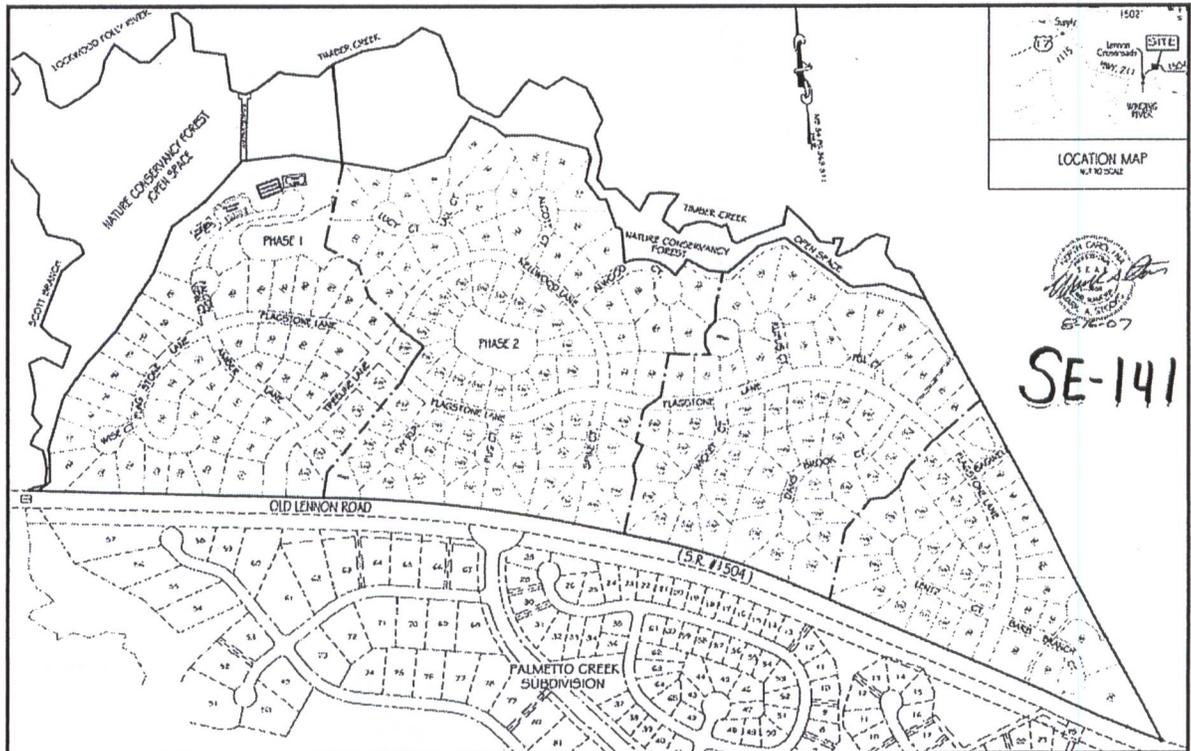
**Brunswick County Planning and  
Community Development**  
P.O. Box 249  
75 Courthouse Drive N.E., Bldg I  
Bolivia NC 28422

**DATE:** August 10, 2015  
**TO:** Brunswick County Planning Board Members  
**FROM:** Marc A. Pages, Land Planner  
**RE:** **Vested Rights - Timber Creek Plantation PUD - SE-141**

**Background:**

Timber Creek Plantation is a Planned Unit Development that was approved by the Brunswick County Planning Board on September 25, 2006. The original approved master plan consisted of 196 single family lots on a gross site of 112 acres. Since its approval no lots have been recorded but some infrastructure has been installed. The development's approval period is scheduled to expire on September 25, 2015.

The applicant, Jack Stocks, has submitted a request per Section 9.5. of the Brunswick County Unified Development Ordinance to establish Vested Rights for Timber Creek Plantation PUD.



***Timberbrook, Inc.***  
***211 North 5<sup>th</sup> Avenue***  
***Wilmington, NC 28405***  
**910-763-8124**

**July 29, 2015**

**Brunswick County Planning Department**  
**Mark Pages, Planner**  
**75 Court House Drive, NE**  
**Bolivia, NC 28422**

**RE: Request for Vesting Rights, Timber Creek Subdivision, Preliminary Plan Approval**

**Dear Mr. Pages,**

**This letter is a request for an approval for an extension of the Timber Creek Subdivision Preliminary Plan at your next meeting.**

**This is requested due to the lack of demand for lots in this area of the county.**

**With my request, I have included a cost to date summary of the infrastructure and expenditures for this project. Also included is a copy of the storm water permit. I am asking for the planning board to take it into consideration due to all the construction that has taken place in the past several years.**

**Please let me know if there are other documents that you may need.**

**Sincerely,**

  
**Jack G Stocks,**  
**President**  
**Timberbrook, Inc.**

**Timberbrook, Inc.**  
**211 North 5<sup>th</sup> Avenue**  
**Wilmington, NC 28405**  
**910-763-8124**

July 29, 2015

Mr Pages,

Below is the infrastructure cost to date for Timbercreek Plantation.

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Surveying & Engineering	89,600.00
Clearing and Grading	87,300.00
Sewer System	268,000.00
Water System	142,000.00
Off Site Water Extension	82,000.00
Electric Service	82,600.00
<hr/>	
Total	\$751,500.00



06117  
Michael F. Easley, Governor

William G. Ross Jr., Secretary  
North Carolina Department of Environment and Natural Resources

Alan W. Klimek, P.E. Director  
Division of Water Quality

March 9, 2007

Jack G. Stocks, President  
Timber Brook, Inc.  
211 North Fifth Street  
Wilmington, NC 28401

MAR 14 2007

**Subject: Stormwater Project No. SW8 070208  
Timber Creek Plantation  
Low Density Subdivision with a Curb Outlet System  
Brunswick County**

Dear Mr. Stocks:

The Wilmington Regional Office received a Stormwater Management Permit Application for Timber Creek Plantation on February 9, 2007 with additional information on March 8, 2007 to complete the application. Staff review of the plans and specifications has determined that the project, as proposed, will comply with the Stormwater Regulations set forth in Title 15A NCAC 2H.1000. We are forwarding Permit No. SW8 070208 dated March 9, 2007, for the construction of the subject project.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the conditions and limitations as specified therein, and does not supercede any other agency permit that may be required. Please note that the permittee shall submit the Certification to the Division within 30 days of completion of the project in accordance with sections II (6) and (7).

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing upon written request within sixty (60) days following receipt of this permit. This request must be in the form of a written petition, conforming to Chapter 150B of the North Carolina General Statutes, and filed with the Office of Administrative Hearings, P.O. Drawer 27447, Raleigh, NC 27611-7447. Unless such demands are made this permit shall be final and binding.

If you have any questions, or need additional information concerning this matter, please contact either M. J. Naugle or me at (910) 796-7215.

Sincerely,

Edward Beck  
Regional Supervisor  
Surface Water Protection Section

ENB/mjn: S:\WQS\STORMWAT\PERMIT\070208 feb07  
cc: Charles Cazier, Tripp Engineering, P. C.  
Brunswick County Inspections  
NCDOT District Engineer  
M. J. Naugle  
Wilmington Regional Office  
Central Files

One  
North Carolina  
Naturally

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

Application No. PD-3

Applicant: CP Brunswick LLC

Project Name: Compass Pointe Planned Development Expansion and Consolidation

Property Location: Andrew Jackson Highway (US 74/76)

Parcel Numbers: 0210007501, 02200005 and a portion of 0160000113

Zoning District: CLD (Commercial Low Density) and CI (Commercial Intensive)

Surrounding Zoning: **North** SBR-6000 (Site Built High Density Residential)  
**South** CI and RR (Rural Residential) **East** CI and SBR-6000  
**West** CI

Submittal Date: July 6, 2015

TRC Date: July 16, 2015

Proposed Use: Compass Pointe is proposing to expand the existing planned development by adding three 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 multifamily units on a total of 2,173.64 acres creating an overall density of 2.71 units per acre.

**Approval Criteria**

- The majority of the surrounding uses consists of single family residential and undeveloped land. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Low Density Residential and Commercial.
- 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 Regional Water and Sewer (H2GO).
  2. **Roads** will be private.
- **Open Space** is required at 25% of the total project area. The developer is proposing **581.03** acres of open space of which **543.41** acres are required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing 102.99 acres of recreational open space of which 81.51 acres is required.
- Adjacent property owners were notified via US mail. The Commander of the Sunny Point Military Terminal was also notified via certified mail as this development lies within a 5 mile radius of the switch yard terminal.
- **TRC** was held on July 16, 2015 in which all comments were addressed.
- A neighborhood meeting consistent with UDO Section 9.2. of the UDO was properly announced and was held on July 28, 2015.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Andrew Jackson Hwy. Proposed US Interstate I-140 is directly adjacent to the development and is currently under construction. Completion date is scheduled for November 2017.
- Final driveway design plans and permit applications have been submitted to NCDOT to obtain driveway access for Andrew Jackson Highway.
- 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.
3. Revise the Tax Parcel ID's for Tracts A and C on the site plan to indicate the correct numbers as issued by Brunswick County GIS.
4. Revise the site data table on the site plan to indicate the recreation open space requirement is 81.51 acres.
5. 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.



# Planned Development (PD)

## Application and Checklist

Fee: \$500

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

For Office Use Only

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

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

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

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

Property Owner	Name	CP BRUNSWICK LLC	Phone	910 392 9325
	Address	503 OLDE WATERLOO WAY	Fax	
	City, St, Zip	LELAND, NC 28451	Email	SSAILED@PWCITYADVISORS.COM

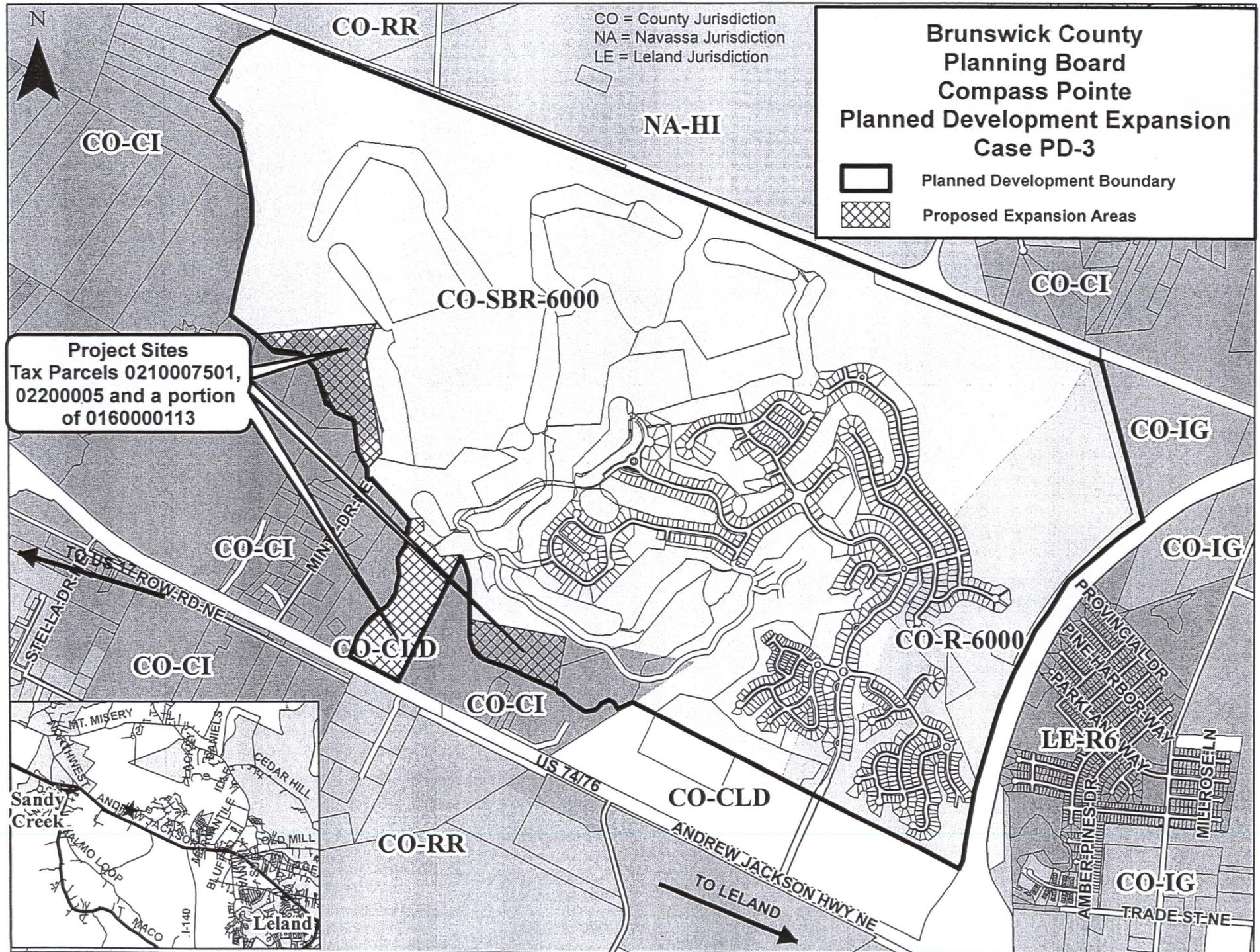
Applicant or Representative	Name	SCOTT D. STEWART	Phone	910 231 2428
	Address	6933 DUNNING BROOK TERRACE	Fax	
	City, St, Zip	WILMINGTON NC 28411	Email	SCOTTSTEWART6933CYATRD.COM

Property Information	Address	8108 COMPASS POINTE EAST
	Tax Parcel(s)	AS APPROVED - NOTED IN EXHIBITS
	Acreage	AS APPROVED - NOTED IN EXHIBITS
	Current Zoning	R6000
Public Utilities Available?		Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	COMPASS POINTE
	(Modification) or Expansion Of Existing PD?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	AS NOTED
	Multi-Family Acres	AS NOTED
Commercial Acres	AS NOTED	
Lots	AS NOTED	
Units	AS NOTED	

Authorization	Property Owner Signature		Date	6.19.15
	Applicant/Representative Signature		Date	7.6.15

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

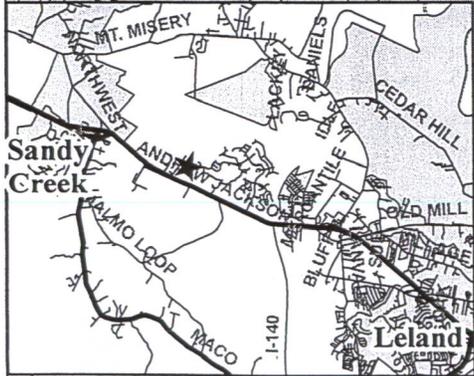


**Brunswick County  
Planning Board  
Compass Point  
Planned Development Expansion  
Case PD-3**

Planned Development Boundary  
 Proposed Expansion Areas

CO = County Jurisdiction  
 NA = Navassa Jurisdiction  
 LE = Leland Jurisdiction

**Project Sites**  
 Tax Parcels 0210007501,  
 02200005 and a portion  
 of 0160000113





**ADJACENT PROPERTY OWNERS**  
**File # PD-3**  
**Compass Pointe Planned Development**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
02200008	CHADWICK-ONE LLC	P O BOX 452	LELAND	NC	28451
02200007	WINDSOR PARK POA INC	2502 S 17TH STREET	WILMINGTON	NC	28401
01600052	CHADWICK-ONE LLC	P O BOX 452	LELAND	NC	28451
02200004	LEE KENNETH H ET PATRICIA J	3908 F. MARKET STREET	WILMINGTON	NC	28403
0210007502	HONG SARA KLUTZ	10830 DOUGLAS AVE	SILVER SPRING	MD	20902
0160004905	MARGARET G SCHARRER FAMILY LLC	1908 EAST YACHT DRIVE	OAK ISLAND	NC	28465
0160004906	ERNEST A GARBADE FAMILY LLC	1908 EAST YACHT DRIVE	OAK ISLAND	NC	28465
0160004912	GARBADE FAMILY LLC	1908 EAST YACHT DRIVE	OAK ISLAND	NC	28465
0280000103	MARTIN MARIETTA MATERIALS INC	LELAND YACHT PO BOX 8040	FORT WAYNE	IN	46898-8040
0280000860	SOUTHWOOD DEVELOPERS INC	PO BOX 4127	WILMINGTON	NC	28406
022NL015	EDWARDS JOHN CLINTON JR ETUX SUSAN K	3064 YORKSTONE COURT	LELAND	NC	28451
022NL016	HURD CAROLINE MARIE	3069 YORKSTONE COURT	LELAND	NC	28451
022NM014	SOUTHWOOD DEVELOPERS INC	PO BOX 4127	WILMINGTON	NC	28406
022NM015	SOUTHWOOD DEVELOPERS INC	PO BOX 4127	WILMINGTON	NC	28406
0220002245	74 HOLDINGS LLC	PO BOX 1967	WILMINGTON	NC	28402
022KK011	MAKSYMIAK JENNIFER E	1776 PROVINCIAL DRIVE	LELAND	NC	28451
022KK010	MCMILLAN SEAN P & TARYN N WEAVIL	1780 PROVINCIAL DRIVE	LELAND	NC	28451
022KK009	HOWELL PAMELA	1775 PROVINCIAL DRIVE	LELAND	NC	28451
0280000866	SOUTHWOOD DEVELOPERS INC	PO BOX 4127	WILMINGTON	NC	28406
022KH014	KNIGHT MICHAEL ANTHONY	1648 ROYAL PINE COURT	LELAND	NC	28451
022KH013	KITRELL MICHAEL G(LT) & L GRIMSLEY	1649 ROYAL PINE COURT	LELAND	NC	28451
022KD003	REDDEN TIFFANY ALEKSANDRA	1510 PINE HARBOR WAY	LELAND	NC	28451
022KD002	OVSAK DANIEL M ETUX SAMANTHA	1509 PINE HARBOR WAY	LELAND	NC	28451
022KE011	HYDE ENOCH R ETUX ELIZABETH I	1410 SPRING PINE COURT	LELAND	NC	28451
022KE010	SHOLAR TIMOTHY NEAL	1413 SPRING PINE COURT	LELAND	NC	28451
022KF009	ALCALA JOSUE RICO	1308 PARKLAND WAY	LELAND	NC	28451
022KF008	ELLIS JARED L	917 SEMINOLE DR	WEST COLUMBUS	SC	29169
0210007707	NEMESIS INVESTMENTS LLC	749 ALBERMARLE PLACE	LELAND	NC	28451
0210006107	ROOHI MARK D ETUX MISTY P	2520 MICA MINE LANE	WAKE FOREST	NC	27587
02100073	MINTZ STEPHEN W ET CATHERINE	7876 MINTZ DR NE	LELAND	NC	28451
0210006203	MINTZ GEORGE E ETUX SUDIE G (LT) * FLOYD	128 FOREST HILLS DRIVE	LELAND	NC	28451
0210006204	MCGEE MARY ANN MINTZ	3458 MACO ROAD	LELAND	NC	28451
02100074	KLUTZ WILLIAM PATRICK	2944 ANDREW JACKSON HWY	LELAND	NC	28451
0210006113	POTTER NINA B ETALS	7799 SHADOWLOOP TRL NE	LELAND	NC	28451
02100054	TALL PINES FARM OF BRUNSWICK LLC	3120 ANDREW JACKSON HWY	LELAND	NC	28451
0210006112	POTTER NINA B ETALS	7799 SHADOWLOOP TRL NE	LELAND	NC	28451
01500044	JACOBS I M HEIRS	1721 KENNEDY RD	WILMINGTON	NC	28409
0150007805	STUBBS JOHN ETUX DOROTHY	948 PUTNAM AVENUE	BROOKLYN	NY	11221
0150007803	STUBBS JOHN ETUX DOROTHY	948 PUTNAM AVENUE	BROOKLYN	NY	11221
01500078	MILLER JOHN JR & HAYWOOD & HELEN	PO BOX 394	FAR HILLS	NJ	07931-0394
01500079	KANE BARBARA C & FANNY L HAIRSTON	323 BRISTOL RD	WILMINGTON	NC	28405
02100076	CLARK HELEN K	9701 OLD MILL RD NE	LELAND	NC	28451
0160000102	SMM SOUTHEAST LLC	1600 HARVESTER RD	WEST CHICAGO	IL	60185
01500080	BRUNSWICK COUNTY	PO BOX 249	BOLIVIA	NC	28422
0280000101	TF HOLDINGS LIMITED PARTNERSHIP	1202 EASTWOOD ROAD	WILMINGTON	NC	28403
0220002401	BURBIDGE MICHAEL F	7200 STONEHENGE DR	RALEIGH	NC	27613
02200024	TF HOLDINGS LIMITED PARTNERSHIP	1202 EASTWOOD ROAD	WILMINGTON	NC	28403
0150007804	PRIDGEN JOYCE ETALS	135 OCEAN PKWY APT 9-B	BROOKLYN	NY	11218
0150007801	GARRISON JEANNE W	159 BRADDOCK ROAD	WILLIAMSBURG	VA	23185
0150007802	MILLER GEORGE M AND ETALS	847 N 63RD ST #5	PHILADELPHIA	PA	19151



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

July 17, 2015

Scott Stewart  
6933 Running Brook Terrace  
Wilmington, NC 28411

**RE: Compass Pointe Expansion PD  
File # PD-3**

Dear Mr. Stewart,

The Technical Review Committee (TRC) at their July 16, 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 Encroachment Agreement process from NCDOT. Please contact Jon Roan with NCDOT for additional details – 251-2655 or [jroan@ncdot.gov](mailto:jroan@ncdot.gov).
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and 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](mailto:jdstanley@atmc.coop).
- Please provide 5 additional street names for approval and contact GIS if you wish to have County issued street signs. Jan Clemmons can be contacted at 253-2392.
- Please show the Tax Parcel ID's for the expansion parcels on the site plan.
- Please indicate the current zoning of the expansion tracts.
- Please provide the zoning, Tax Parcel ID's, and ownership of the parcels adjacent to the expansion tracts. Please indicate those parcels outside the PUD only.
- Emergency Services requests that the developer meet ASAP with the County Fire Marshal and Leland Fire Department to discuss the fire insurance district issues for Compass Pointe. Please contact Fire Marshal Scott Garner at 253-2577 to schedule meeting.
- Please provide letter from H2GO stating that there is adequate utility capacity to support this proposed expansion.
- Please revise the site data to show the existing site data, the proposed site data for the new expansion tracts, and the cumulative data for the entire project. Be sure to replace the "as approved" cells in the site data table with correct figures.
- Please indicate the approximate height of the proposed multistory assisted living facility.
- Please include periphery and street buffer details on the site plan.

- Please provide a street and greenway cross section with dimensions and construction detail.
- Please note on the site plan the proposed setbacks and minimum lot size for each housing type.
- Please add a note stating that the multifamily and nonresidential areas are subject to site specific review.
- Please note that a heritage tree survey will be provided to the Planning Department prior to construction of the expansion tracts.
- Please note that there will be a minimum of 2 parking spaces for each single family residence.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO"
- Please note that the HOA will be responsible for the maintenance of all common areas.
- Please be aware that during stormwater plan review, a 20' maintenance and access easement to and around any ponds will be required.

Please return the revised plans to the Brunswick County Planning Department by 5:00 p.m. on July 24, 2015. Please accompany the paper plans with a digital (dwg) set as well. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

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

Sincerely,

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

Marc Pages  
Land Planner

# TECHNICAL REVIEW COMMITTEE MEETING

July 16, 2015

Sign-In Sheet

## DEPARTMENT

## REPRESENTATIVE

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

Bell South

Progress Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

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*Steph J*

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\_\_\_\_\_

*Brigit Flora*

*Kacy Cook*

*Jan Clemmy*

*Scott Lee*

*Danny Smith*

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\_\_\_\_\_

*Marc Pages*

*MIKE WARGENT*

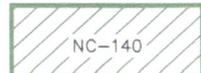
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**LEGEND**

	ORIGINAL P.U.D. BOUNDARY	2,098.2 AC.
	N.C.D.O.T. RIGHT-OF-WAY	-16.49 AC.
	EXISTING P.U.D. BOUNDARY	2,081.71 AC.
	TRACT A JULY 2015 P.U.D. MODIFICATION	30.74 AC.
	TRACT B JULY 2015 P.U.D. MODIFICATION	23.40 AC.
	TRACT C JULY 2015 P.U.D. MODIFICATION	37.48 AC.
	TOTAL ADDED AREA	92.21 AC.    92.21 AC.
	NEW PUD MODIFICATION AREA	2,173.92 AC.

**PLANNED UNIT DEVELOPMENT (PUD) AREA EXHIBIT**

JULY 6, 2015

NOTE: OVERLAPPING BOUNDARIES HAVE BEEN OFFSET FOR GRAPHICAL CLARITY



