



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

*6:00 P.M. Monday  
December 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 October 12, 2015 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings.
  - A. Planned Development Conceptual Plan Approval (PD-6).

Name: Ploof Road Apartments Planned Development  
Applicant: Phil Norris  
Tax Parcels: 04700039 and 0470004302  
Location: Located on Ploof Road near Leland, NC.  
Description: The proposed Planned Development consists of 240 multi-family units on a gross site of 15.19 acres creating an overall density of 15.83 units per acre.
- 9) Other Business.
  - A. Proposed Text Amendment – Performance Guarantee Percentage
- 10) Adjournment.

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

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

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

MEMBERS PRESENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
Cynthia Henry  
Michael Polychrones  
Troy Price  
Chris Stanley  
Randy Ward

MEMBERS ABSENT

None

STAFF PRESENT

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

OTHERS PRESENT

John Hankins  
Lewis Dozier

Brad Sedgwick  
Steve Shuttleworth

I. CALL TO ORDER.

The Chair called the meeting to order at 6:03 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

There were no members absent.

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

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

V. AGENDA AMENDMENTS.

There were no agenda amendments.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. PLANNED DEVELOPMENT CONCEPTUAL PLAN APPROVAL (PD-4).

Name: Sunset Horizon Planned Development  
Applicant: TRS Holdings, LLC (%Brad Sedgwick)  
Tax Parcel(s): 029KA001 and 029Ka007  
Location: Located on Village Road NE near Leland, NC  
Description: The proposed Sunset Horizon Planned Development consists of 90 single family lots on a gross site of 24.8 acres creating an overall density of 3.6 units per acre.

Mr. Pages addressed the Board. Mr. Pages read the Staff Report (attached). He stated that the Town of Leland (Town) was contacted as Tax Parcel 029KA007 is within the Town's zoning and planning jurisdiction, but they had no opposition to the proposed planned development. He further stated that the application is proposing a small pump station (to be permitted by the Town) on that particular parcel and the access road. Mr. Pages proceeded to identify the proposed areas on a visual map. Mr. Pages said staff recommends approval based on the following conditions:

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

The Chair asked about access to the proposed project. Mr. Pages said there is an existing 60 foot access easement across Tax Parcel 029KA003.

Mrs. Henry asked if the periphery buffers are not being required because the adjacent property is vacant? Mr. Pages said there is like zoning adjacent to the subject property and it is highly unlikely that buffers will be required even if the vacant properties in the unincorporated areas are developed. He further stated that there is single-family development patterns in the area. Mr. Pages concluded that the development pattern and density of the project was single family. Mrs. Henry asked why street names were not allowed and Mr. Pages said the original street names

were duplicates, but that matter has been resolved with GIS. Mrs. Henry asked about the preservation of trees and Mr. Pages said the applicant is required to do a heritage tree survey, but tree preservation is recommended for heritage trees. Mr. Pages said it was suggested in the Technical Review Committee (TRC) to preserve as many trees as possible along the project boundary and interval property lines and the applicant was receptive to the idea.

Mr. Stanley asked if a turn lane has been discussed with the North Carolina Department of Transportation (NCDOT)? Mr. Pages said John Roan with NCDOT did not feel a right turn lane will be required because the majority of the traffic will be coming from Leland.

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

Mr. Steve Shuttleworth addressed the Board. Mr. Shuttleworth said they agree with staff's recommendation and made himself available for any questions.

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

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

**B. CONSIDERATION OF THE ESTABLISHMENT OF VESTED RIGHTS – SAUCEPAN BAY ESTATES (SS-237)**

Mr. Pages addressed the Board. He stated that Saucepan Bay Estates was approved by the Brunswick County Planning Board 26-Mar-07. Mr. Pages said the originally approved master plan consisted of 203 single family lots on a gross site of 74.86 acres. He further stated that no lots have been recorded, but the majority of the necessary project permits have been acquired or they are in the final stages of permitting (see attached letter). The development approval period is scheduled to expire 15-Oct-15. Ms. Amie Drucker, applicant, submitted a request per Section 9.5 of the Brunswick County Unified Development (UDO) to establish vested rights. Mr. Pages said staff recommends approval for the establishment of vested rights.

The Chair asked staff if vested rights are three years? Mr. Pages replied yes with an option of a two year extension. Mr. Pages said there have been previous extensions granted on this project as well as the Permit Extension Act, which provided the applicant with some relief during the economic turn. Mr. Pages said this project approval expires 15-Oct-15. He further stated that the applicant has acquired State permits (North Carolina Department of Environment and Natural Resources [NCDENR]) permit was issued March 2015) within the past year. Mr. Pages said the applicant is working with NCDOT to finalize the Driveway Permit, which will include a traffic circle at Bricklanding Road SW and Beach Drive. The Chair asked if there is a limit to the number of extensions that can be granted? Attorney Batton replied no as long as the permit has not expired and/or lots have not been recorded. Mr. Pages said it appears that the applicant intends to begin construction on the project in the near future.

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

Mrs. Henry made a motion to approve the extension of vested rights for 3 years with an option for 2 additional years for Saucepan Bay Estates and the motion was unanimously carried.

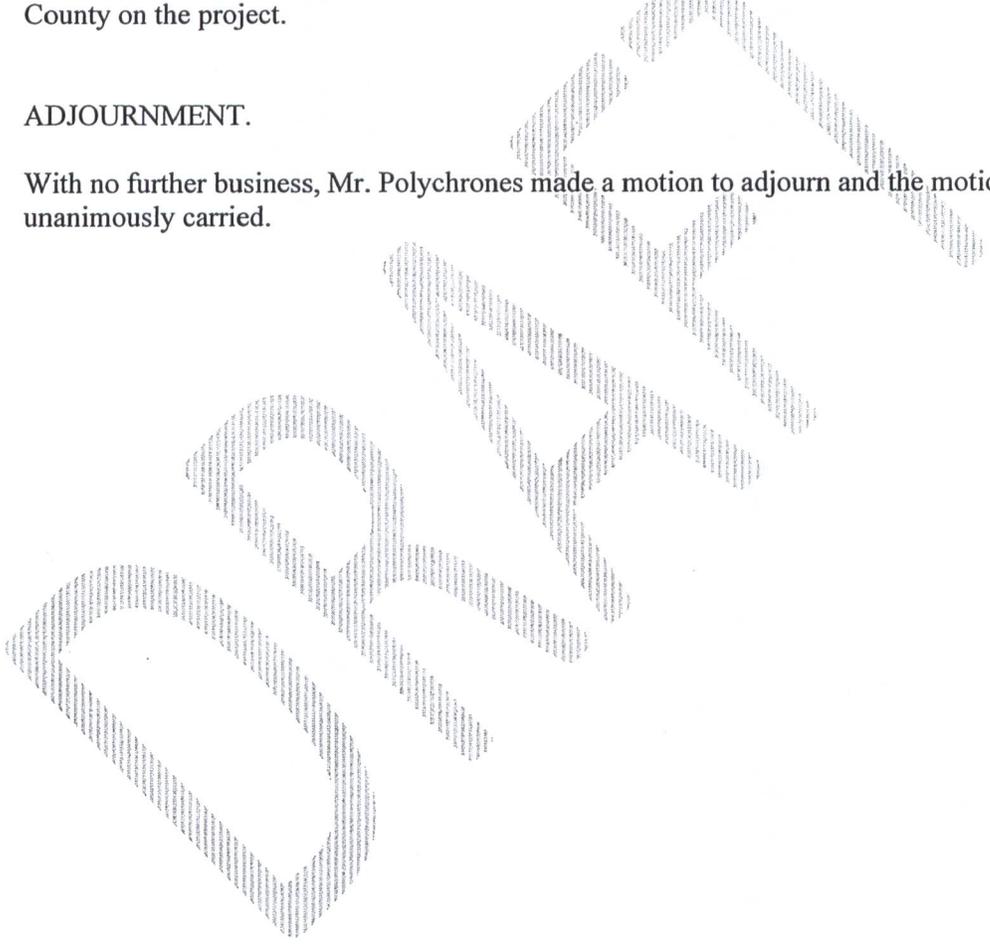
VIII. OTHER BUSINESS.

Mr. Hargett addressed the Board with a project update. He stated that the County, led by Board of Commissioners, have begun the process of developing a new strategic vision and a survey is available on the County's website for input. He stated that there will also be a series of meetings (dates and locations are listed on the County's website) throughout the County to discuss the strategic vision.

Mr. Hargett stated that the County received a \$7,000 grant from the State for the Greenway/Blueway Plan and several towns have agreed to contribute financially and be a part of the project. Ms. Dixon visited several towns to solicit their participation in the plan. Mr. Hargett said 13 towns, to date, will be providing financial contributions to the plan. He further stated that there will be 3 community meetings (dates and times to be determined) held throughout the County on the project.

IX. ADJOURNMENT.

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



**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-6

Applicant: Phil Norris

Project Name: Ploof Road Apartments

Property Location: Ploof Road

Parcel Number(s): 04700039 and 0470004302

Zoning District: C-LD

Surrounding Zoning **North** LE-C-2 (Leland Jurisdiction) **South** CO-IG and BE-R-10 (Belville Jurisdiction) **East** CO-IG and CO-R-6000 **West** CO-IG and LE-C-2

Proposed Use: Planned Development consisting of 240 multi-family units on a gross site of 15.19 acres creating an overall density of 15.83 units per acre.

**Approval Criteria**

- The majority of the surrounding uses consists of single family residential, light commercial and light industrial land. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Commercial.
- The proposed project density of 15.83 dwelling units per acre exceeds the 13.6 du/ac maximum for conventional multifamily development. Per UDO Section 6.1 the applicant may apply for site design flexibility, and in this case increased density, if he/she incorporates elements of exceptional design into the site plan. The proposed exceptional design elements are as follows:
  1. Increased open space – 30% or 4.55 acres of the total area is required to be open space. The applicant is proposing 53.7% or 8.16 acres of open space. Of the required open space a minimum of 15% or 0.68 acres of recreational space is required. The applicant is proposing 4.98 acres of recreation space.
  2. Stormwater will be designed to exceed the 50 year storm event where the minimum is to exceed the 10 year event.
  3. Buildings will be Energy Star rated.
  4. Heritage trees will be preserved where possible.
  5. Larger periphery buffers that exceed the minimums of the UDO.
  6. Superior architectural design with upgraded exterior materials.
- The proposed project meets minimum vehicular access point requirements.
- 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 30% of the total project area. The developer is proposing **8.16** acres of open space of which **4.55** acres are required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing 4.98 acres of recreational open space of which 0.68 acres is required.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on November 19, 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 Ploof Road. An approved NCDOT driveway permit shall be required prior to recording of the individual lots.

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

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Verification of Energy Star ratings shall be required prior to the issuance of a certificate of occupancy.



# 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	Evolve Companies, LLC Attn: Michael Winstead, Jr.	Phone	336-389-9992
	Address	2920-C Martinsville Road	Fax	N/A
	City, St, Zip	Greensboro, NC 27408	Email	mike@evolvecos.com

Applicant or Representative	Name	Phil Norris, P.E. Norris + Tunstall Consulting Engineers, P.C.	Phone	910-287-5900
	Address	1429 Ash Little River Road	Fax	910-287-5902
	City, St, Zip	Ash, NC 28420	Email	pnorris@ntengineers.com

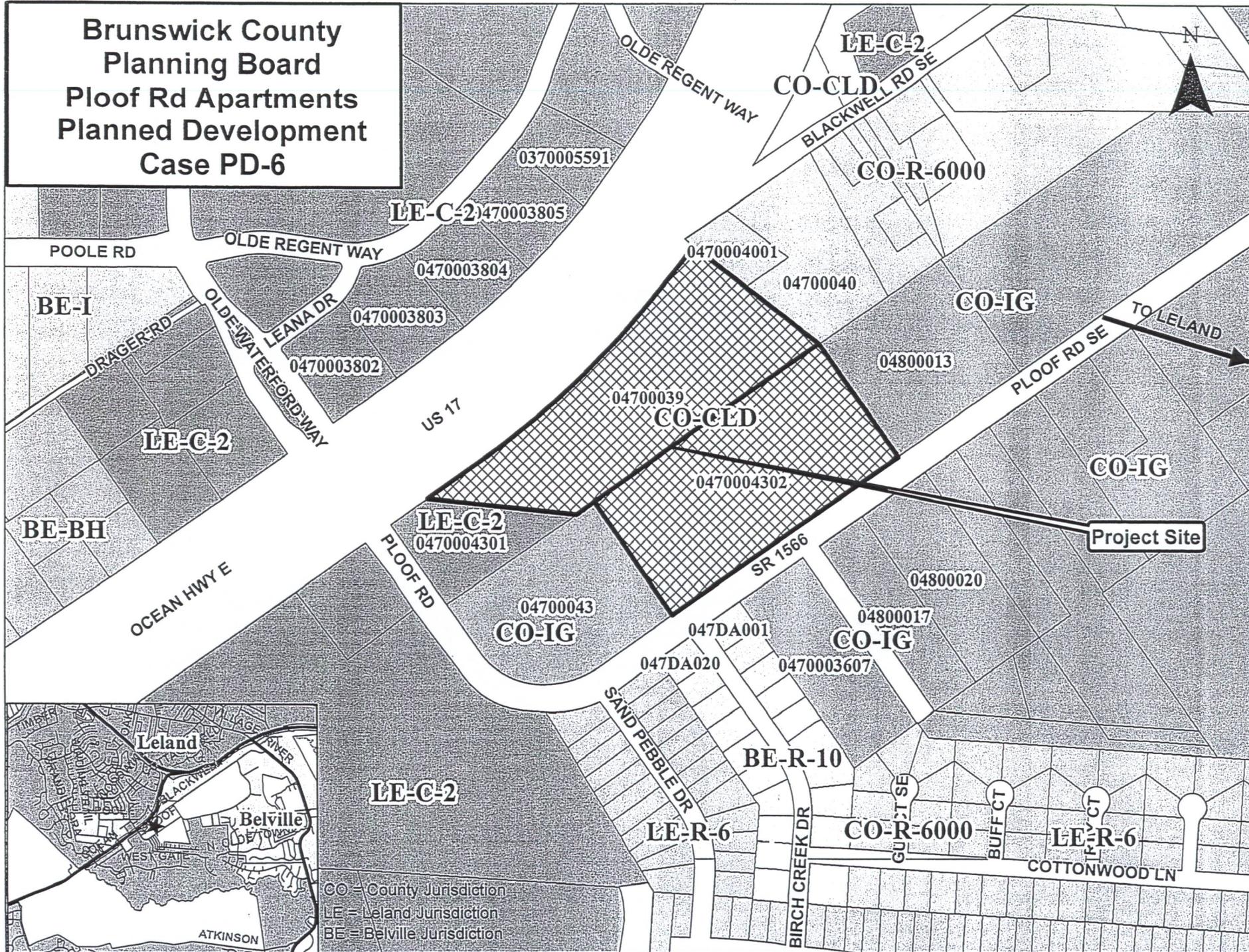
Property Information	Address	940 Ploof Road SE, Leland
	Tax Parcel(s)	0470004302 04700039
	Acreage	15.19
	Current Zoning	CO-CLD
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Ploof Road Apartments		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	N/A	Lots	N/A
	Multi-Family Acres	15.19	Units	240
	Commercial Acres	N/A		

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature 	Date 11/9/15

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

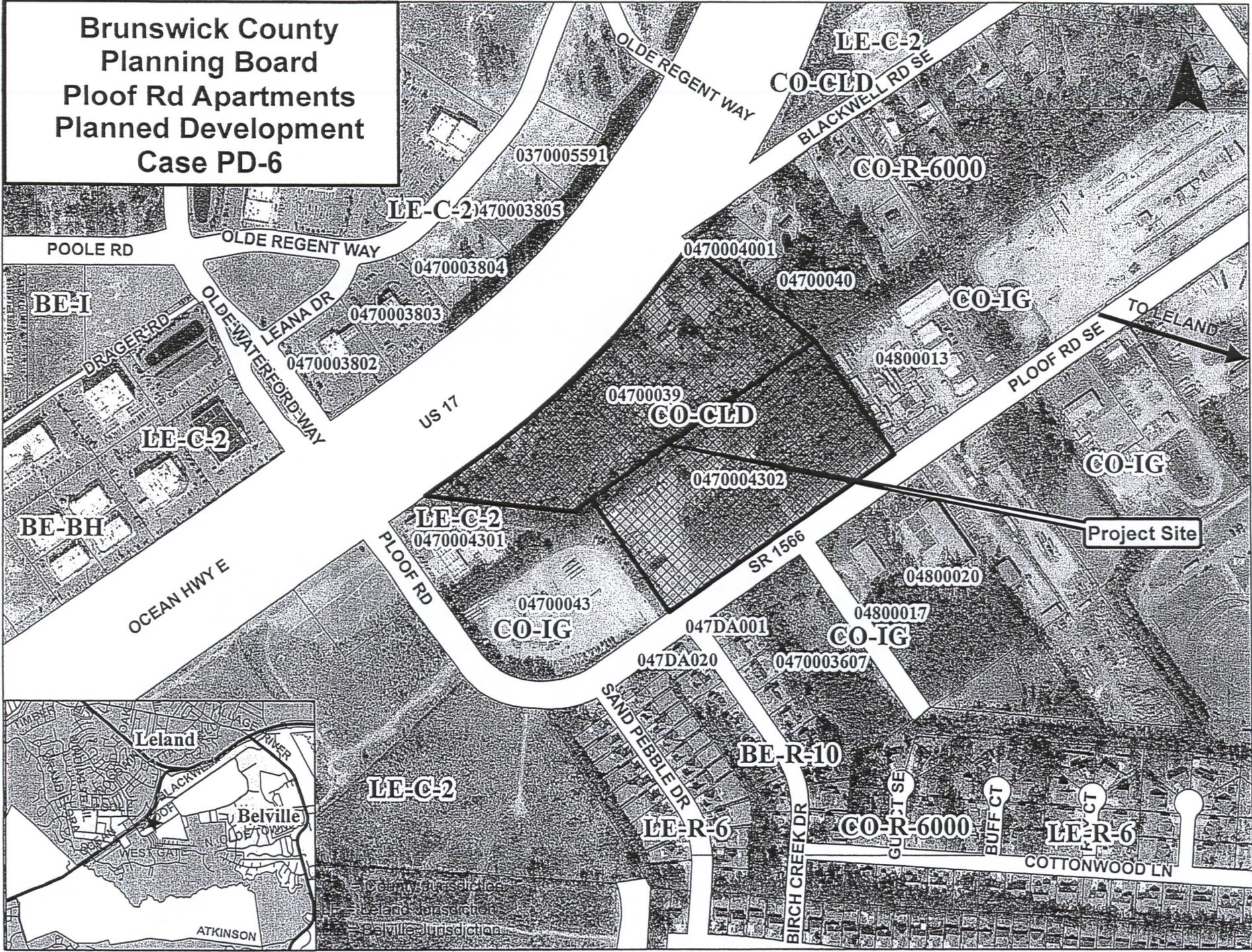
**Brunswick County  
Planning Board  
Ploof Rd Apartments  
Planned Development  
Case PD-6**



**Project Site**

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

**Brunswick County  
Planning Board  
Ploof Rd Apartments  
Planned Development  
Case PD-6**



- County Jurisdiction  
 - Leland Jurisdiction  
 - Belville Jurisdiction



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

November 20, 2015

Norris and Tunstall Engineers  
c/o Phil Norris  
1429 Ash-Little River Rd  
Ash, NC 28420

**RE: Ploof Road Apartments  
File # PD-6**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their November 19, 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. Please contact Jon Roan with NCDOT for additional details – 251-2655 or [jroan@ncdot.gov](mailto:jroan@ncdot.gov).
- AT&T has facilities available to provide fiber to the home service for telephone, cable, and DSL to the project. Please contact Wallace Gray prior to construction to forward a digital file of the project. He may be contacted at 704-589-3508 or [wg3178@att.com](mailto:wg3178@att.com).
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- Please provide documentation from H2GO that there is adequate water and sewer capacity for the project.
- Please contact GIS if you wish to have County issued street signs. Jan Clemmons can be contacted at 253-2392.
- Two street names are needed for the project. Please contact Jan Clemmons to secure those street names.
- Please indicate the proposed density for the project.
- Please submit a Heritage Tree Plan per Section 6.1.3. of the UDO. If there are no Heritage Trees located in upland areas, please note on the site plan. Understand that the plan does not have to specifically indicate individual trees but can show stands of trees or areas where existing vegetation will be preserved.
- Please provide example elevations of the structures. Staff feels that this will be an important aspect in justifying the additional density requested.

- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO. An approved lighting plan will be required prior to the issuance of building permits."
- Please add a note indicating that the periphery and street buffers will be consistent with UDO Section 4.3.1.F.
- Please add a note that the parking areas shall be landscaped consistent with UDO Section 6.12.10.
- Please indicate the driveway aisle widths.
- Please indicate the dimensions for the parking spaces. Be sure to include the handicapped space dimensions as well.
- Brunswick County Emergency Services is requesting 2 additional fire hydrants to be indicated on the plan. One at the second entrance by the clubhouse and one on the back road in front of the center building. The fire marshal also requests that the hydrants have the upsized barrel and 5" storz connections.
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.

Please return 2 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on November 30, 2015. Please accompany the paper plans with a digital set as well. This may be in the form of a CD or via e-mail. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

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

Sincerely,

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

Marc Pages  
Land Planner

**ADJACENT PROPERTY OWNERS**  
**File # PD-6**  
**Ploof Road Apartments Planned Development**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
04800013	MAAT HOLDINGS PLOOF ROAD LLC % PARCEL	3116 WEDDINGTON RD #900	MATTHEWS	NC	28105
04800020	DOBO WILLIAM G & ROBERT R DOBO	PO BOX 420009	SUMMRLND KEY	FL	33042
04800017	ENDRESS DAVID DONALD	310 BECKENRIDGE DR	WILMINGTON	NC	28403
0470003607	AGR ENTERPRISES INC	10178 ASHES DR STE 200	WILMINGTON	NC	28405
04700040	PLENTY ALLEN HEIRS	805 PINE VALLEY DR	LELAND	NC	28451
0470004001	HARRISON ROBERT L ET LOUISE	9601 BLACKWELL RD SE	LELAND	NC	28451
0470004302	SU CAROLINA LLC	PO BOX 5019	MONROE	NC	28111
047DA001	GOLINSKI GEORGE E	204 BIRCH CREEK DRIVE	BELVILLE	NC	28451
047DA020	EVANS ERIC NEIL	203 BIRCH CREEK SE	LELAND	NC	28451
0370005591	CORNING FEDERAL CREDIT UNION	PO BOX 1450	CORNING	NY	14830
04700039	BRYANT RETHA	911 CLAYHILL DRIVE	KNIGHTDALE	NC	27545
0470003805	WEINGARTEN NOSTAT INC	PO BOX 924133	HOUSTON	TX	77292
04700043	PCC-LELAND INC	1414 LINDROSE STREET	JACKSONVILLE	FL	32206
0470003804	WEINGARTEN NOSTAT INC	PO BOX 924133	HOUSTON	TX	77292
0470003803	FLAMINGO SOUTH LLC	PO BOX 12621	WILMINGTON	NC	28405
0470003802	WEINGARTEN NOSTAT INC	PO BOX 2609	CARLSBAD	CA	92018
0470004301	BUY & GO INC	5850 FAYETTEVILLE RD SUITE	DURHAM	NC	27713

# Brunswick Regional



## Water and Sewer

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November 24, 2015

Evolve Companies  
C/o Phil Norris, PE  
Norris & Tunstall Consulting Engineers, P.C.  
1429 Ash-Little Road  
Ash, NC 28420

RE: Ploof Road Apartments (Parcels 0470004302 and 04700039)  
H2GO Available Public Water & Sewer Services

Dear Mr. Norris,

Please allow this letter to serve as official correspondence that Brunswick Regional Water & Sewer H2GO does own and operate available public water and sewer services adjacent to the above described parcels along Ploof Road, Leland, NC. H2GO has sufficient water and sewer capacity to accommodate the planned apartment complex development on the referenced site.

If you have any questions or require additional information, please contact me.

Sincerely,

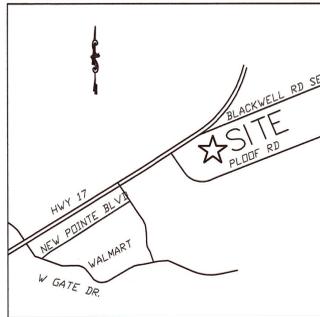
A handwritten signature in cursive script that reads "Bob Walker".

Bob Walker  
Executive Director  
Brunswick Regional Water & Sewer H2GO  
Office: 910-371-9949, ext 106  
Fax: 910-371-6441  
Mobile: 910-279-4581









VICINITY MAP  
N.T.S.



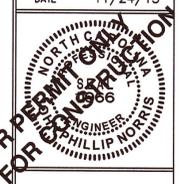
SITE DATA	
TOTAL SITE AREA:	661,868.02 SF / 15.19 AC
COUNTY:	BRUNSWICK
ZONING:	CO-CLD
PARCEL NUMBER:	0470004302, 04700039
BUILDING HEIGHT:	50' MAX. IF HIGHER BUFFERS WOULD INCREASE
BUILDING SETBACKS:	FRONT = 25' REAR = 20' SIDE = 12' TOTAL SIDE = 5' MIN. (ONE SIDE)
TOTAL UNITS:	240
PARKING REQUIREMENTS:	2 SP. PER UNIT (1st FLOOR) 1.5 SP. PER UNIT (2nd & 3rd FLOORS)
2 - TYPE 1 BUILDINGS / 24 UNITS EACH	48 UNITS
3 - TYPE 2 BUILDINGS / 24 UNITS EACH	72 UNITS
3 - TYPE 1E BUILDINGS / 24 UNITS EACH	72 UNITS
2 - TYPE 2E BUILDINGS / 24 UNITS EACH	48 UNITS
TOTAL:	240 UNITS
MAXIMUM PER ZONING: 13.6 UNITS/ACRE x 15.19	206.6 UNITS
DENSITY AS SHOWN:	15.83
UNITS OVER CODE:	33.4
# BEDROOMS	
1 BEDROOM UNITS:	90 UNITS
2 BEDROOM UNITS:	120 UNITS
3 BEDROOM UNITS:	30 UNITS
TOTAL:	240 UNITS
PARKING REQUIRED:	
80 - 1st FLOOR UNITS	80 x 2 = 160 SPACES
160 - 2nd & 3rd FLOOR UNITS	160 x 1.5 = 240 SPACES
OFFICE: 1 SP PER 300 SF	4,100 SF / 300 = 13.6 SPACES
POOL: 1 PER 500 SF (ENCLOSED AREA)	1,500 SF / 500 = 3 SPACES
POOL: 1 PER 1,000 SF (OUTDOOR AREA)	8,000 SF / 1,000 = 8 SPACES
TOTAL PARKING REQUIRED:	424.6 SPACES
TOTAL PARKING PROVIDED:	
REGULAR SPACES:	373
HANDICAP SPACES:	42
TOTAL SPACES:	425
OPEN SPACE REQUIRED: 30%	198,560 SF
OPEN SPACE PROVIDED: 53.7%	355,808 SF
RECREATIONAL SPACE REQUIRED: (15% OF REQ'D OPEN SPACE)	29,784 SF
RECREATIONAL SPACE PROVIDED: (728% OF REQ'D RECREATIONAL SPACE)	216,720 SF
IMPERVIOUS SURFACE AREAS:	
RESIDENTIAL BUILDINGS:	106,902 SF
GARAGES:	12,172 SF
CLUB HOUSE:	4,265 SF
POOL AREA:	7,825 SF
PAVILION:	625 SF
MECHANICAL BUILDING:	608 SF
SIDEWALK:	28,205 SF
ASPHALT:	145,458 SF
TOTAL IMPERVIOUS:	306,060 SF
% IMPERVIOUS:	46.24%

GENERAL NOTES:  
 1. COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS. THE STORMWATER DESIGN WILL EXCEED THE MINIMUM 10 YEAR EVENT DESIGN. THE DESIGN INTENT IS TO EXCEED THE 50 YEAR EVENT.  
 2. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.  
 3. THERE ARE NO WETLANDS ON THE PROJECT SITE.  
 4. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN.  
 5. THE PROJECT BUILDINGS ARE ENERGY STAR RATED.  
 6. ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9 OF THE UDO. AN APPROVED LIGHTING PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.  
 7. THE PERIPHERY AND STREET BUFFERS WILL BE CONSISTENT WITH UDO SECTION 4.3.1.F.  
 8. PARKING AREAS SHALL BE LANDSCAPED CONSISTENT WITH UDO SECTION 6.12.10.  
 9. ALL PARKING SPACES (REGULAR & HANDICAP) ARE 9'(W)x18'(D). STRIPED HANDICAP ACCESS IS 9' WIDE. DRIVE ISLES ARE 25' WIDE.  
 10. FIRE HYDRANT LOCATIONS AND TYPES SHALL CONFORM TO THE REQUIREMENTS OF BRUNSWICK COUNTY EMERGENCY SERVICES AND THE FIRE MARSHALL.  
 11. HERITAGE TREES WILL BE PRESERVED WHERE POSSIBLE ON THE SITE PER SECTION 6.1.3 OF THE UDO.



SSFM	N/F EVANS ERIC NEIL PARCEL # 04704020 ZONING BE-R-10 RESIDENTIAL	N/F YENIGER HOUSE	N/F GOLINSKI GEORGE PARCEL # 04704001 ZONING BE-R-10 RESIDENTIAL	N/F AGR ENTERPRISES INC. PARCEL # 047000307 ZONING CO-IG UNDEVELOPED	N/F ENDRESS DAVID DONALD PARCEL # 04800017 ZONING CO-IG COMMERCIAL	N/F DOBO WILLIAM & ROBERT R DOBO PARCEL # 04800020 ZONING CO-IG DEVELOPED	N/F WILMINGTON WEST PROPERTIES PARCEL # 04800016 ZONING CO-IG DEVELOPED
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SCALE: 1" = 50'



**SITE**

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

© 2015 NORRIS & TUNSTALL

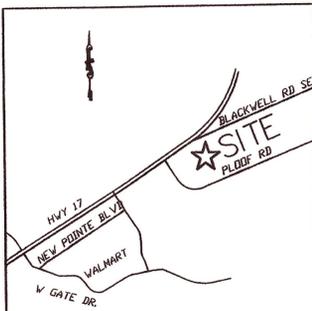
**SCHEMATIC SITE PLAN A**  
**HAWTHORNE AT LELAND**  
**LELAND NC**  
 BRUNSWICK COUNTY, NORTH CAROLINA

OWNER:  
 EVOLVE COMPANIES  
 ATTN: MIKE WINSTEAD, JR  
 2920-C MARTINSVILLE ROAD  
 GREENSBORO, NC 27408

**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS, P.C.  
 1429 ASH-LITTLE RIVER RD. NW  
 WILMINGTON, NC 28401  
 PHONE (910) 343-9653  
 license #C-3641

DES. JPN  
 CKD. JPN  
 DRWN. EDB  
 DATE 11/24/15

15086



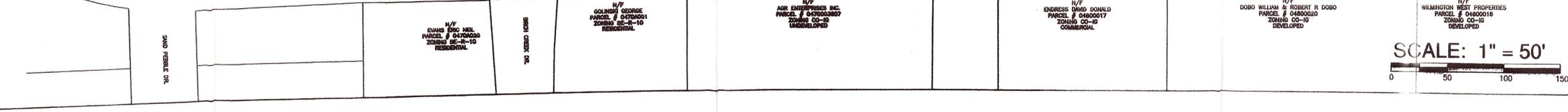
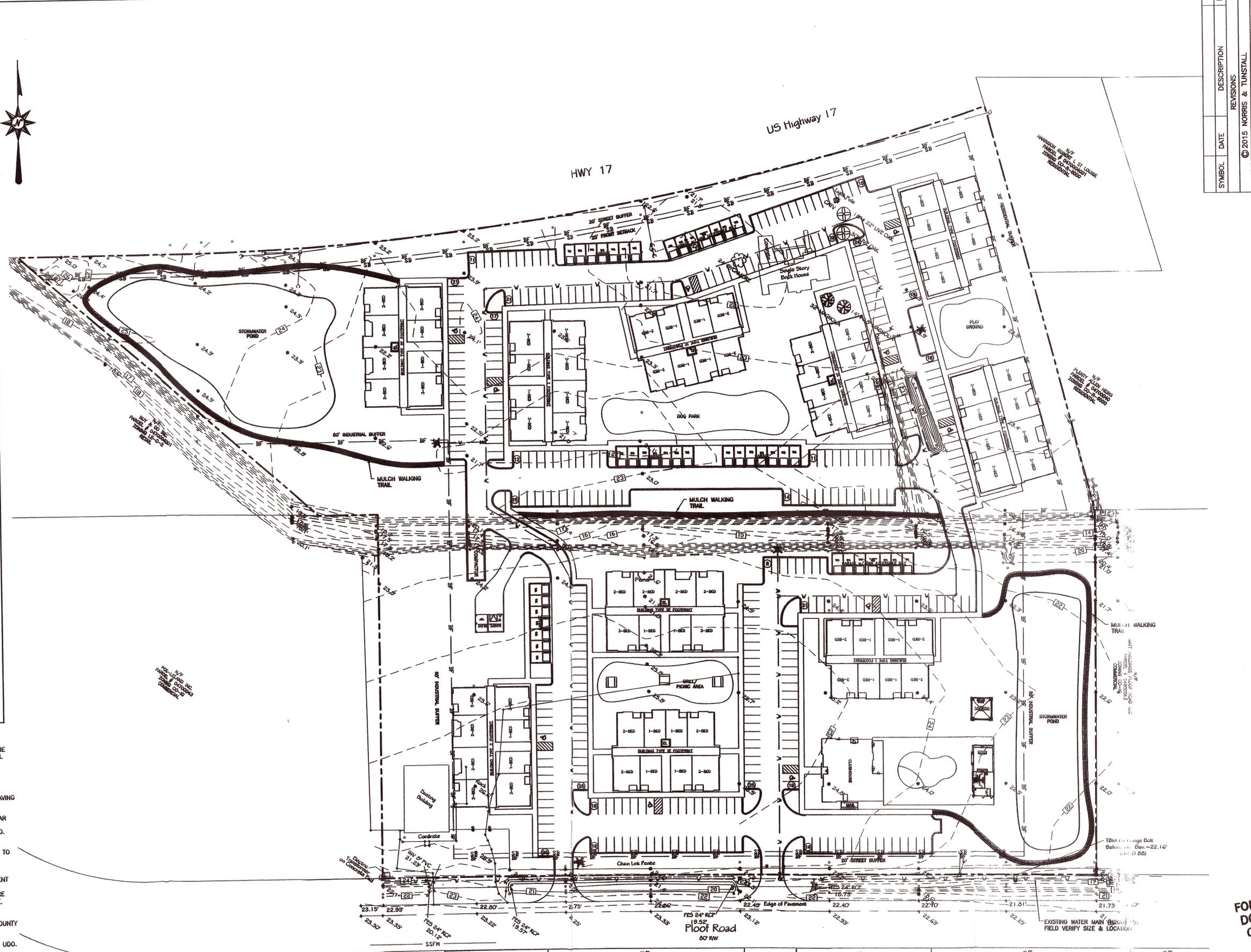
**VICINITY MAP**

N.T.S.

**SITE DATA**

TOTAL SITE AREA:	661,868.02 SF / 15.19 AC
COUNTY:	BRUNSWICK
ZONING:	CO-CLD
PARCEL NUMBER:	0470004302, 04700039
BUILDING HEIGHT:	50' MAX. IF HIGHER BUFFERS WOULD INCREASE
BUILDING SETBACKS:	FRONT = 25' REAR = 20' SIDE = 12' TOTAL SIDE = 5' MIN. (ONE SIDE)
TOTAL UNITS:	240
PARKING REQUIREMENTS:	2 SP. PER UNIT (1st FLOOR) 1.5 SP. PER UNIT (2nd & 3rd FLOORS)
2 - TYPE 1 BUILDINGS / 24 UNITS EACH	48 UNITS
3 - TYPE 2 BUILDINGS / 24 UNITS EACH	72 UNITS
3 - TYPE 1E BUILDINGS / 24 UNITS EACH	72 UNITS
2 - TYPE 2E BUILDINGS / 24 UNITS EACH	48 UNITS
TOTAL:	240 UNITS
MAXIMUM PER ZONING:	13.6 UNITS/ACRE x 15.19 = 206.6 UNITS
DENSITY AS SHOWN:	15.83
UNITS OVER CODE:	33.4
# BEDROOMS:	
1 BEDROOM UNITS:	90 UNITS
2 BEDROOM UNITS:	120 UNITS
3 BEDROOM UNITS:	30 UNITS
TOTAL:	240 UNITS
PARKING REQUIRED:	
80 - 1st FLOOR UNITS	80 x 2 = 160 SPACES
160 - 2nd & 3rd FLOOR UNITS	160 x 1.5 = 240 SPACES
OFFICE: 1 SP PER 300 SF	4,100 SF / 300 = 13.6 SPACES
POOL: 1 PER 500 SF (ENCLOSED AREA)	1,500 SF / 500 = 3 SPACES
POOL: 1 PER 1,000 SF (OUTDOOR AREA)	8,000 SF / 1,000 = 8 SPACES
TOTAL PARKING REQUIRED:	424.6 SPACES
TOTAL PARKING PROVIDED:	373
REGULAR SPACES:	373
GARAGE SPACES:	42
HANDICAP SPACES:	10
TOTAL SPACES:	425
OPEN SPACE REQUIRED: 30%	198,560 SF
OPEN SPACE PROVIDED: 53.7%	355,808 SF
RECREATIONAL SPACE REQUIRED: (16% OF REQ'D OPEN SPACE)	29,784 SF
RECREATIONAL SPACE PROVIDED: (72.8% OF REQ'D RECREATIONAL SPACE)	216,720 SF
IMPERVIOUS SURFACE AREAS:	
RESIDENTIAL BUILDINGS:	106,902 SF
GARAGES:	12,172 SF
CLUB HOUSE:	4,285 SF
POOL AREA:	7,825 SF
PAVILION:	625 SF
MECHANICAL BUILDING:	608 SF
SIDEWALK:	28,205 SF
ASPHALT:	145,458 SF
TOTAL IMPERVIOUS:	306,060 SF
% IMPERVIOUS:	46.24%

**GENERAL NOTES:**  
 1. COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS. THE STORMWATER DESIGN WILL EXCEED THE MINIMUM 10 YEAR EVENT DESIGN. THE DESIGN INTENT IS TO EXCEED THE 50 YEAR EVENT.  
 2. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.  
 3. THERE ARE NO WETLANDS ON THE PROJECT SITE.  
 4. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAN.  
 5. THE PROJECT BUILDINGS ARE ENERGY STAR RATED.  
 6. ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9. OF THE UDO. AN APPROVED LIGHTING PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.  
 7. THE PERIPHERY AND STREET BUFFERS WILL BE CONSISTENT WITH UDO SECTION 4.3.1.F.  
 8. PARKING AREAS SHALL BE LANDSCAPED CONSISTENT WITH UDO SECTION 6.12.10.  
 9. ALL PARKING SPACES (REGULAR & HANDICAP) ARE 9'0"X18'0". STRIPED HANDICAP ACCESS IS 9' WIDE. DRIVE ISLES ARE 25' WIDE.  
 10. FIRE HYDRANT LOCATIONS AND TYPES SHALL CONFORM TO THE REQUIREMENTS OF BRUNSWICK COUNTY EMERGENCY SERVICES AND THE FIRE MARSHAL.  
 11. HERITAGE TREES WILL BE PRESERVED WHERE POSSIBLE ON THE SITE PER SECTION 6.1.3 OF THE UDO.



SCALE: 1" = 50'

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

**SCHEMATIC SITE PLAN A**  
**HAWTHORNE AT LELAND**  
 LELAND NC  
 BRUNSWICK COUNTY, NORTH CAROLINA

**OWNER:**  
 EVOLVE COMPANIES  
 ATTN: MIKE WINSTEAD, JR.  
 2920-C MARTINVILLE ROAD  
 GREENSBORO, NC 27408

**NORRIS & TUNSTALL**  
**CONSULTING ENGINEERS, P.C.**  
 1429 ASH-LITTLE RIVER RD. NW  
 WILMINGTON, NC 28401  
 PHONE (910) 343-9655  
 LICENSE #C-3641

**15086**  
 DES. JPN  
 OKD. JPN  
 DRWN. EDB  
 DATE 11/24/15



**C1**





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

MEMORANDUM

**DATE:** December 3, 2015

**TO:** Planning Board Members

**FROM:** Mike Hargett

**RE:** Proposed Text Amendment – Performance Guarantee Percentage

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During the 2015 Session, the NC General Assembly amended the legislation pertaining to performance guarantees. Bryan Batton and I have reviewed the legislation and have concluded that our Unified Development Ordinance is consistent with the recent amendments, with the exception of the amount of the performance guarantees. Our ordinance currently requires that guarantees be 150% of the estimated cost of the required improvements. This figure was based on the guarantees being limited to minor items, such as landscaping, and the final lift of asphalt.

The recent amendment by the General Assembly specifically limits performance guarantees to 125% of the estimated cost. Accordingly, it is proposed that the Unified Development Ordinance be amended such that the “150%” figure as it pertains to performance guarantees be replaced with “125%” in all applicable sections of the ordinance.