



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

6:00 P.M. Monday  
July 13, 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 June 8, 2015 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 6) Public Hearings.
  - A. Rezoning Z-729 – Withers & Ravenel/Don Mizelle (Ocean Isle Beach Rd near Ocean Isle Beach)  
Proposed rezoning of approximately 48.17 acres located at 650 Ocean Isle Beach Road (SR 1184) near Ocean Isle Beach from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcels 22800012 and 2120001911.  
LAND USE PLAN MAP AMENDMENT LUM-729:  
Proposed land use amendment of approximately 48.17 acres located at 650 Ocean Isle Beach Road (SR 1184) near Ocean Isle Beach from LDR (Low Density Residential) to Commercial for Tax Parcels 22800012 and 2120001911.
- 7) Presentations.
  - A. FEMA Flood Maps Update (Reggie Hucks, Chief Building Inspection/Floodplain Administrator)
  - B. Brunswick County Greenway & Blueway Plan (Kirstie Dixon, Planner II)
- 8) Other Business.
- 9) Adjournment.

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

**6:00 P.M. Monday**  
**June 8, 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  
Chris Stanley  
Randy Ward

STAFF PRESENT

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

OTHERS PRESENT

John Hankins  
Terry Pope, State Port Pilot  
Dan Weeks  
Pete Mace  
Bill Bittenbender

MEMBERS ABSENT

Troy Price  
Michael Polychrones  
Joe Johnson, Alternate

Lewis Dozier  
Alan Lewis  
Robert Amato  
Stephanie Rivers

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, Mr. Joe Johnson, and Mr. Michael Polychrones were absent.

IV. CONSIDERATION OF MINUTES OF THE 11-MAY-15 MEETING.

Mr. Stanley 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. PRELIMINARY MAJOR SUBDIVISION APPROVAL (SS-259)

Name: The Reserve at Sunset Harbor Major Subdivision  
Applicant: The Reserve at Sunset Harbor, LLC (%Alan Lewis)  
Tax Parcel(s): 2010002057  
Location: Located on Zion Hill Road SE (SR 1114) near Bolivia, NC  
Description: The proposed The Reserve at Sunset Harbor Major Subdivision consists of 99 single-family lots on a gross site of 58.26 acres creating an overall density of 1.7 units per acre.

Mr. Chris Stanley asked to be recused citing a potential conflict of interest. Mrs. Henry made a motion to excuse Mr. Stanley and the motion was unanimously carried.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages said all lots will be served internally and no lots will directly front off Zion Hill Road SE (SR 1114). He further stated that the subject parcel is part of Grand Palms PUD that was denied in August 2009 due to concerns with the commercial portion of that particular project. Mr. Pages stated that commercial development is not included within this major subdivision request. He provided a map of Grand Palms on an overhead projector indicating the subject.

Mr. Pages said staff recommends approval with 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; and
- Provide a permanent design for a turn-around/cul-de-sac at the future clubhouse site.

The Chair opened the Public Hearing for discussion.

Mr. Pete Mace, member of The Reserve at Sunset Harbor, LLC, addressed the Board. Mr. Mace reiterated that they presented a project in 2009 that was denied by the Brunswick County

Planning Board. He stated that they have revised and designed a plan to fit the neighborhood. Mr. Mace made himself available for questions.

Mrs. Henry asked staff if the Technical Review Committee (TRC) has representation from the Planning Board? Mr. Pages said the previous Chair (Steve Candler) represented the Planning Board at the TRC meeting, but a new member has to be appointed by the Board. Mr. Hargett added that the TRC meetings are held by the Planning Department and Mr. Pages conducts those meetings. Mrs. Henry asked staff if the plan submitted to the Board reflect the requested revisions outlined in the TRC letter. Mr. Page replied, yes. He further stated that there may be some requests that will have to be addressed at a later date.

Mr. Alan Lewis addressed the Board on behalf of the applicant. Mr. Lewis said the proposed project will be in compliance with the Brunswick County Stormwater Ordinance and State Stormwater minimum requirements. He reiterated that public water and sewer will be available to the site as well as fire protection. Mr. Lewis said there is a pristine wetland in the center of the project and necessary precautions will be taken to preserve the area. Mr. Lewis said they have been coordinating with the North Carolina Department of Transportation (NCDOT) to locate the driveways along Zion Hill Road SE (SR 1114) as indicated on the plan. He further stated that the project has been designed to have a minimal impact to the surrounding neighborhood and community to coincide with what is already there. Mr. Lewis said construction drawings will be submitted to the appropriate County and State agencies for final approval prior to construction.

The Chair asked if public water and sewer is currently along Zion Hill Road SE (SR 1114)? Mr. Lewis said there is public sewer on Sunset Harbor Road SE (SR 1112) and both public water and sewer are available on Zion Hill Road SE (SR 1114) and Sunset Harbor Road SE (SR 1112). Mr. Lewis said they will be providing public sewer to Brookstone Major Subdivision through coordination with the Brunswick County Engineering Department.

Mrs. Henry asked Mr. Lewis what are buildable wetlands? Mr. Lewis said isolated basin wetlands, which can be filled up to one acre with prior notification/approval from the North Carolina Department of Environment and Natural Resources (NCDENR) Division of Water Resources (via Chad Coburn). He further stated that they are proposing an elevated walkway through the pristine wetland for a habitat viewing area and it has been linked to a trail system as part of the open space (passive and recreational). He stated that they have other active recreational facilities throughout the project including a clubhouse.

Mr. Robert Amato, 2337 Zion Hill Road SE, addressed the Board. Mr. Amato expressed concerned with traffic traveling at a high speed in this area. He felt a reduction in the speed limit and/or a stop sign should be erected in close proximity to his property. The Chair said that would have to be addressed by NCDOT. Mr. Lewis said there will be internal stop signs for traffic exiting the development. Mr. Lewis said they met the criteria for safe site stopping distance for 55 mph speed zone. He said they would support a reduction in the speed limit to 45 mph in this area if the County (Board of Commissioners) requested such to NCDOT. Mr. Amato asked what he can do to make such happen. Attorney Batton said the Board of Commissioners will be having a regular meeting on Monday June 15, 2015 at 6:30 p.m. and there is a public comment section to address the Board on any items not on the agenda for consideration. Mr. Lewis added that there is a reduction in the speed zone within Winding River and Mr. Amato concurred.

Mr. Amato asked the minimum home size and price? Mr. Mace replied that the builder will determine the minimum home size. Mr. Mace said the price and size will be market driven, but he anticipates approximately \$240k - \$290k and 1800 square feet or larger. Mr. Amato asked when construction will begin? Mr. Lewis said approximately 6 to 9 months. Mr. Amato asked

about sewer availability to other properties in the area? Mr. Lewis said such would have to be determined by the County.

Ms. Stephanie Rivers, 2392 Zion Hill Road SE, addressed the Board. Ms. Rivers asked how her property will be impacted by the proposed project? Mr. Pages said the lots in close proximity to her property are not included in this project. Ms. Rivers asked where sewer will be in relation to her property and Mr. Lewis identified the location of sewer in relation to Ms. Rivers' property on a map on an overhead projector. Ms. Rivers said she does not want her property to be affected by the proposed development. Mr. Pages said the proposed development does not abut Ms. Rivers' property.

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

Mrs. Henry asked staff if buffers are required? Mr. Pages said perimeter buffers are not required. However, there is a 20' street buffer imposed along Zion Hill Road SE (SR 1114).

Mr. Ward made a motion to approve The Reserve at Sunset Harbor Major Subdivision with the noted conditions by staff and the motion was unanimously carried.

Ms. Easley made a motion for Mr. Stanley to rejoin the Board and the motion was unanimously carried.

#### VIII. PLANNED DEVELOPMENT CONCEPTUAL PLAN APPROVAL (PD-1).

Name: Mirasol Planned Development  
Applicant: Jones Holdings NC, LLC (%Dan Weeks)  
Tax Parcel(s): 20400009, 20400010, 20400011, 20400012, 20400013, 20400014, and 20400048  
Location: Located on Southport-Supply Road SE (NC 211) near St. James, NC.  
Description: The proposed Mirasol Planned Development consists of 200 single-family lots, 415 multi-family units and 28.33 acres of commercial. The project is on a gross site of 138 acres creating an overall density of 4.4 units per acre.

Mr. Pages addressed the Board. Mr. Pages read the Staff Report (attached). He added that the 16.4 acres of recreational open space includes the pond in the center of the proposed project, which was dug for NCDOT purposes to excavate dirt for use in conjunction with the Long Beach Road Extension project. He further stated that the pond area will be converted into an amenity with small pocket parks and a larger amenity area is proposed at the south end of the project. Mr. Pages said staff recommends approval with 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 (UDO).

The Chair opened the Public Hearing for discussion.

Mr. Dan Weeks addressed the Board on behalf of the developer. Mr. Weeks said the geometry of pond provided the design elements for this project. Mr. Weeks said the proposed project has 2,400 linear feet along Southport-Supply Road SE (NC 211) with 28.3 acres of commercial area.

Mr. Weeks said they have worked with NCDOT through scoping meetings to identify the 3 access points that are on NC 211. There is 1 central main entry, which is a full service as well as 2 right-ins and 2 right-outs that lead into the project. He stated that they envisioned several different uses functioning within the proposed project that includes pedestrian plazas spilling out from the indoor to outdoor cafes, assisted living within the front core piece, 6 outparcels equating to 9 acres directly on NC 211, and multi-family transitioning from the commercial to single family residential. Mr. Weeks said the ponds have been sized to accommodate the impervious allocation for the project. The pond is a central feature of the development and it will provide an amenity for the community with access for pedestrians along streetscapes and sidewalks to promote connectivity. He further stated that they tried to design to the adjacent parcels to further enhance connectivity opportunities. Mr. Weeks emphasized that this project is market driven and the framework for the actual project will likely be dependent upon the market. He felt that the main entrance would be developed, infrastructure will be installed, ponds will be dug, and then the residential component will likely be the first phase of the project.

The Chair asked about the pedestrian activity in relation to the pond? Mr. Weeks said the park nodes around the pond are provided rather than a trail behind lots for safety purposes to control pedestrian access. Mr. Weeks said a pedestrian path is proposed along the eastern portion of the project. Mrs. Henry asked if the gray area on the plan is a road or sidewalk? Mr. Weeks said the gray area in the center of the project represents a central amenity for the residential development and the perimeter gray areas are sidewalks. Mr. Stanley asked about the County's well site to the northeast of the project. Mr. Pages said Brunswick County Utilities attended the TRC meeting and they provided information stating that "Uses on Tract C may be impacted by NCDENR well head protection regulations." Mrs. Henry asked if stop lights will be in place where the 3 entrances are proposed? Mr. Weeks said they will have to get a driveway permit from NCDOT prior to moving forward. He said it is intended for Central Drive to integrate a stop light, but NCDOT will make that determination.

Mr. Bill Bittenbender, resident of St. James, addressed the Board. Mr. Bittenbender indicated that he supported the project, but he expressed concern with the additional traffic that will be generated from the proposed development. He felt that there should be a reduction in speed imposed to curtail potential accidents. Mr. Bittenbender said he is aware that this matter has to be addressed by NCDOT, but he felt it was noteworthy to mention it.

The Chair asked the number of residential lots proposed for this project? Mr. Weeks said there is a total of 615 units (200 single-family, 240 multi-family, 125 assisted living, and 50 flats over retail), which equates to 4.4 units per acre. He further stated that they are allowed 7.3 units per acre, which equates to 1,007 units. Mr. Stanley asked if the proposed project is consistent with the CAMA Land Use Plan? Mr. Pages replied, yes. Mrs. Henry asked if there is a buffer at the front entrance from NC 211? Mr. Pages said there is a 20' street buffer required. The Chair asked if the proposed project allows for the proposed expansion of NC 211? Mr. Pages replied, yes. He further stated that the project indicates the future NCDOT right-of-way area.

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

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

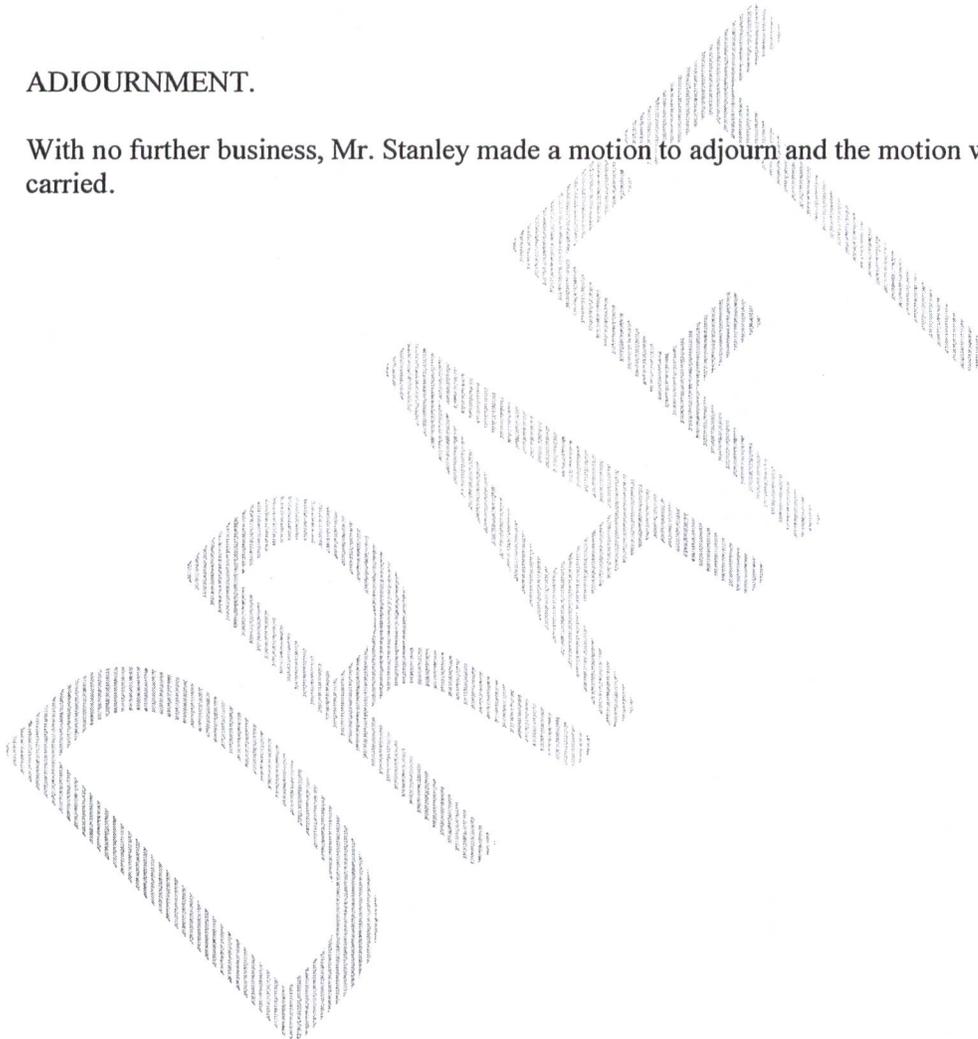
IX. OTHER BUSINESS.

Mr. Hargett addressed the Board. He stated that Mirasol Planned Development is the first planned development since the UDO was revised to accommodate the proposed design features to improve the quality of development in the County. He further stated that the major subdivision (The Reserve at Sunset Harbor) approval was based on the new UDO revisions as well and it exhibits exceptional design features by protecting the natural features on the site and utilizing trails for pedestrian accessibility.

The Chair thanked staff for their work on revising the UDO and making the process smoother for the citizens of Brunswick County.

X. ADJOURNMENT.

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



# REZONING STAFF REPORT

Date: July 13, 2015

Case#: Z-729

Tax Parcel(s): 22800012 and 2120001911

Location: Ocean Isle Beach Rd at Georgetown Rd near Ocean Isle Beach

Acreage: 48.17

Applicant(s): Withers & Ravenel / Don Mizelle



## APPLICATION OVERVIEW:

The applicant is seeking to rezone Tax Parcel 22800012 to CLD and change the Land Use Plan Map to Commercial. Staff became aware that the owner of Tax Parcel 2120001911 wanted their parcel to be rezoned to CLD. Staff worked with the owner to add the parcel. The owners and adjacent owners have been notified of the proposed rezoning via first class mail.

## ZONING ANALYSIS

*Proposed Zoning Request:*

*From:* R-7500 (Medium Density Residential)

*To:* CLD (Commercial Low Density)

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

### SURROUNDING AREA ZONING DESIGNATIONS:

**North:** R-7500 & CLD

**South:** R-7500

**East:** R-7500

**West:** R-7500, CLD & C-3(Commercial Highway District - Ocean Isle Beach Jurisdiction)

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.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
Ocean Isle Beach Sewer Pump Station	FY 2016
Ocean Isle Beach Park	FY 2016 & 2017

**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. Ocean Isle Palms been approved in the area totally 784 units. *Currently the rezoning site is vacant. The Town of Ocean Isle Beach is located next to the rezoning site.*

**INFRASTRUCTURE AND SERVICE IMPACTS**

**SCHOOL CAPACITY:**

<i>Elementary School:</i> <b>Union</b>	<i>Middle School:</i> <b>Shalotte</b>	<i>High School:</i> <b>West Brunswick</b>
<input checked="" type="checkbox"/> Adequate Capacity	<input 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 checked="" 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
Ocean Isle Beach Rd (SR 1184)	None

**NCDOT PROJECTS AND STUDIES:**     **NONE**

Project	Project Type	Project Description	Status
R-3432	Study	Ocean Isle Beach Rd to NC 179. Construct 2- lanes on new location.	Under Construction Completion Anticipated for November 2015

**UTILITIES:**

<b><u>CURRENT WATER AND SEWER AVAILABILITY</u></b>	
<b><u>WATER:</u></b>	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Available
<b><u>PROVIDER:</u></b>	SIZE OF WATER LINE: <u>16 inch line</u> LOCATION: <u>Ocean Isle Beach Rd</u>
<input checked="" type="checkbox"/> Brunswick County Utilities	
<input type="checkbox"/> Brunswick Regional Water & Sewer District (H <sub>2</sub> GO)	
<input type="checkbox"/> Southeast Brunswick Sanitary District	
<b><u>SEWER:</u></b>	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Available
<b><u>PROVIDER:</u></b>	SIZE OF WATER LINE: <u>12-inch force main</u> LOCATION: <u>Old Georgetown Rd</u>
<input checked="" type="checkbox"/> Brunswick County Utilities	
<input type="checkbox"/> Brunswick Regional Water & Sewer District (H <sub>2</sub> GO)	
<input type="checkbox"/> Southeast Brunswick Sanitary District	
<i>Sewer is not located next to the rezoning site and would have to be extended to the site. It is the developer's responsibility to connect to the water and sewer system.</i>	

**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*. Scored 8 out of 10 (10 is the highest conservation value) due to high quality waters, rare natural community, and significant wetlands located on this site.

**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 commercially zoned property.  | <input checked="" type="checkbox"/> Located within a Fire District (Ocean Isle Beach).                 |
| <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 Commercial and LDR in the <i>Brunswick County CAMA Land Use Plan</i> . | <input type="checkbox"/> Cemetery known to be located near the rezoning.                               |
|  | <input type="checkbox"/> 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 PARCELS 22800012 AND 2120001911 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies. Exceptional design is encouraged due to the high conservation value of this site.**

**Case No. Z-729**

**COUNTY OF BRUNSWICK**

**REZONING REQUEST  
FINDINGS  
BOARD CONSIDERATION WORKSHEET**

Applicant: Don Mizelle (%Withers & Ravenel)

Owner: CGS Land Holdings, LLC

Property Location: 650 Ocean Isle Beach Road (SR 1184), Ocean Isle Beach, NC 28469

Tax Parcel #(s): 22800012 and 2120001911

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

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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?

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

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

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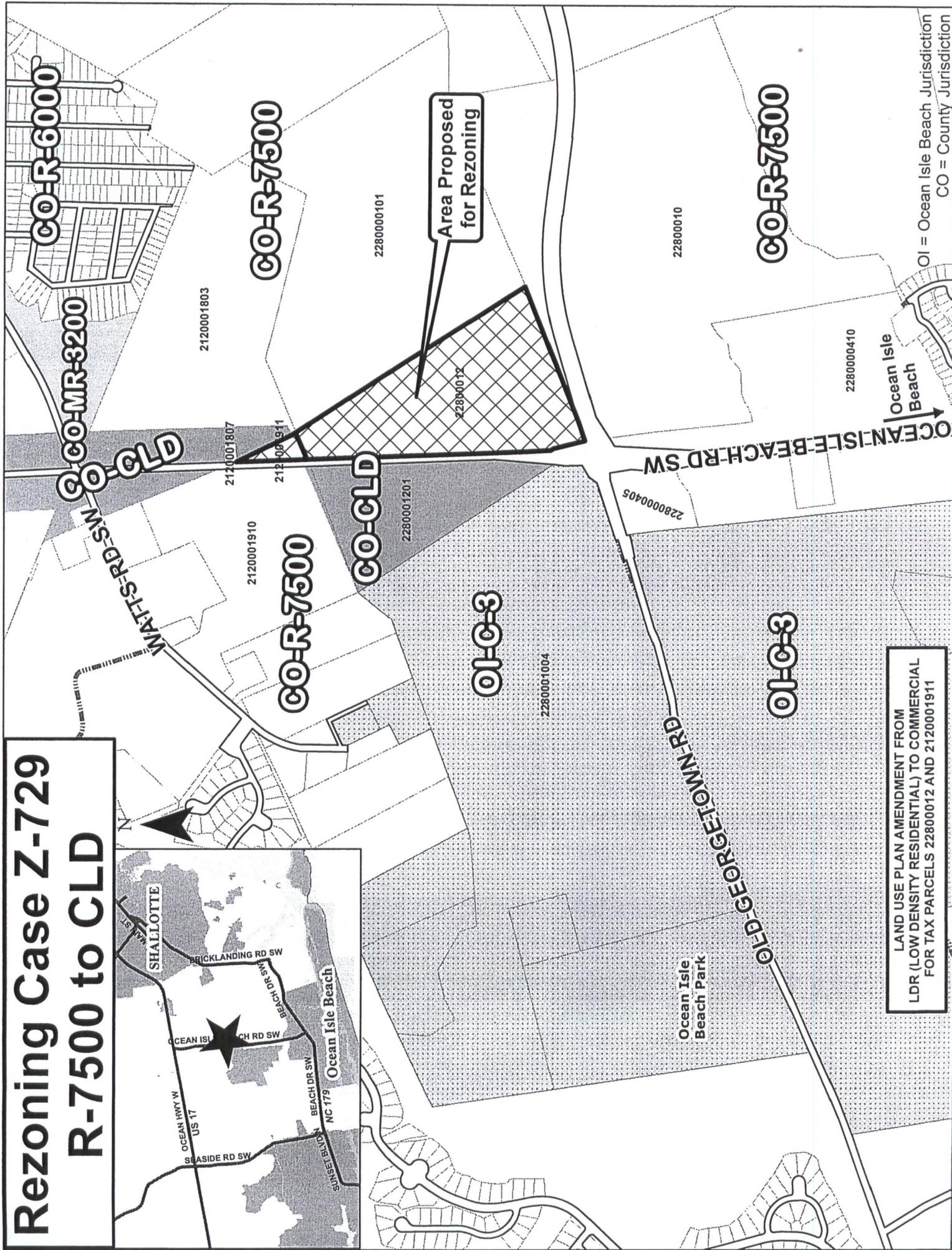
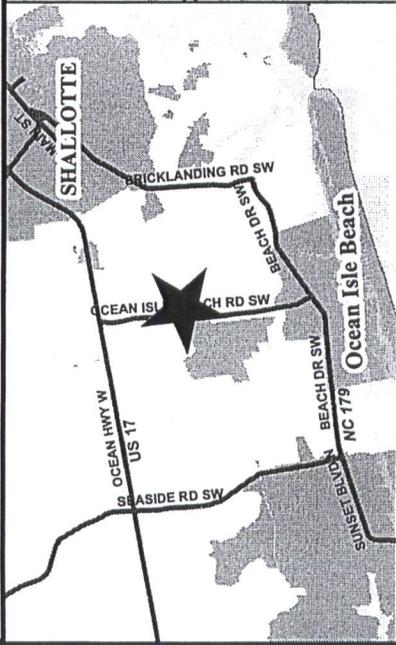
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THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a REZONING be recommended to the Board of Commissioners for

Planning Board recommends:      Approval      Denial

# Rezoning Case Z-729 R-7500 to CLD

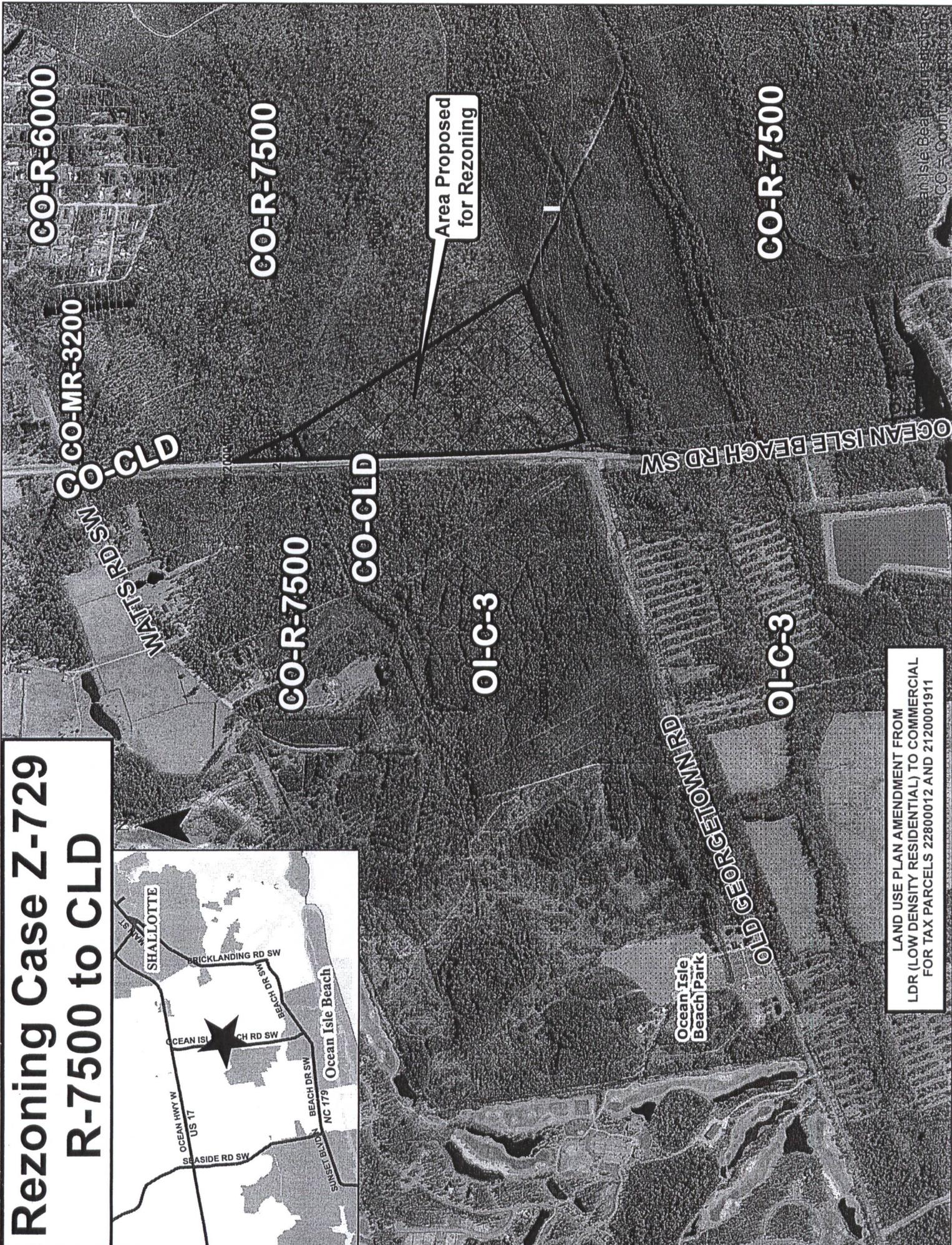
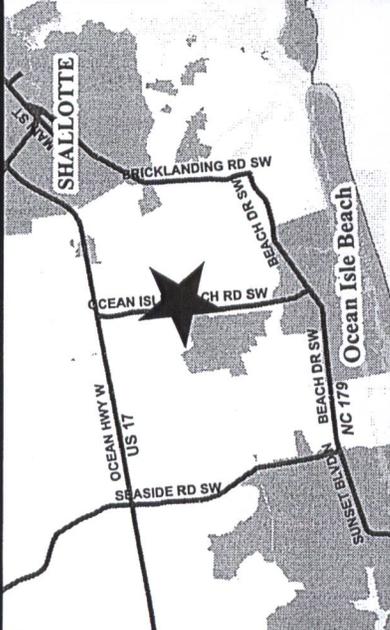


Area Proposed for Rezoning

LAND USE PLAN AMENDMENT FROM  
LDR (LOW DENSITY RESIDENTIAL) TO COMMERCIAL  
FOR TAX PARCELS 228000012 AND 21200001911

OI = Ocean Isle Beach Jurisdiction  
CO = County Jurisdiction

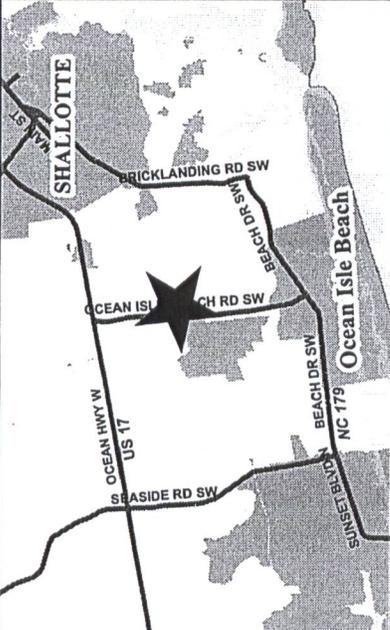
# Rezoning Case Z-729 R-7500 to CLD



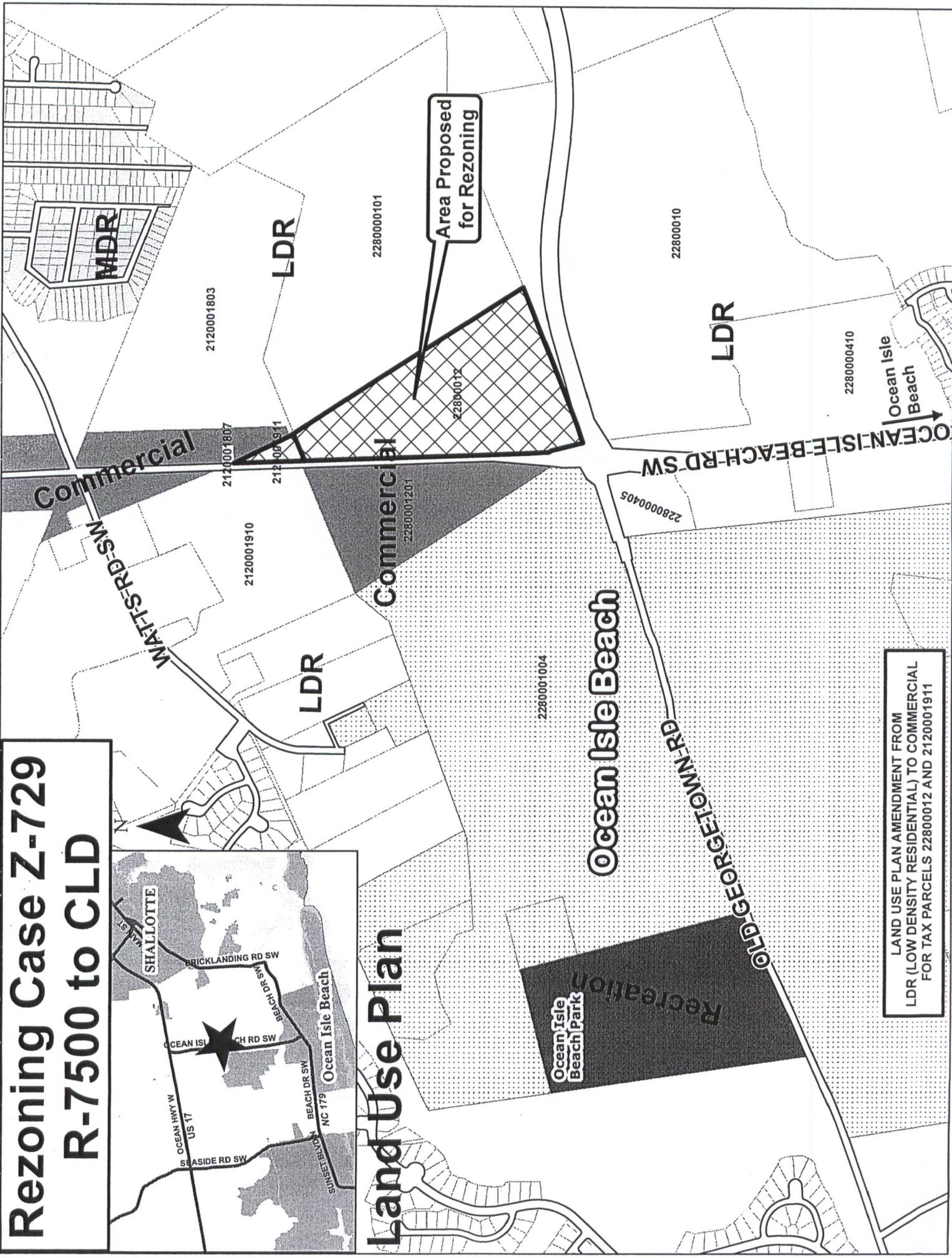
Area Proposed  
for Rezoning

LAND USE PLAN AMENDMENT FROM  
LDR (LOW DENSITY RESIDENTIAL) TO COMMERCIAL  
FOR TAX PARCELS 22800012 AND 2120001911

# Rezoning Case Z-729 R-7500 to CLD



## Land Use Plan



Area Proposed for Rezoning

LAND USE PLAN AMENDMENT FROM  
LDR (LOW DENSITY RESIDENTIAL) TO COMMERCIAL  
FOR TAX PARCELS 22800012 AND 2120001911

# CASE Z-729

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
22800010	DRAPAC GROUP 35 LLC	6161 SANTA MONICA BLVD	STE 102	SANTA MONICA	CA	90038
228000410	DRAPAC GROUP 35 LLC	6161 SANTA MONICA BLVD	STE 102	SANTA MONICA	CA	90038
2120001910	REMUDA RUN INVESTMENTS LLC	131 OCEAN BLVD WEST		HOLDEN BEACH	NC	28462
2280000101	CGS LAND HOLDINGS LLC	3700 GLENNWOOD AVE S430		RALEIGH	NC	27612
2120001803	MCMULLAN PARTNERS LLC	870 OLD CANTON ROAD		MARIETTA	GA	30068
2120001807	D A V BRUNSWICK CO CHAPTER 56	PO BOX 526		SHALLOTTE	NC	28459
2280001201	SUH KENDALL HYUNSUK TRUSTEE	PO BOX 5189		OCEAN ISLE BEACH	NC	28469
2280000405	WILLIAMSON LADANE & ODELL DECAROL	11 CAUSEWAY DRIVE		OCEAN ISLE BEACH	NC	28469
2280001004	OCEAN ISLE BEACH TOWN OF	3 WEST THIRD ST		OCEAN ISLE BEACH	NC	28469

## OWNER(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
2120001911	AXELSSON TINA S		7290 BEACH DR UNIT 13	OCEAN ISLE BEACH	NC	28469
22800012	CGS LAND HOLDINGS LLC		3700 GLENNWOOD AVE S430	RALEIGH	NC	27612

## APPLICANT(S)

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
---	DON MIZELLE	WITHERS & RAVENEL	115 MACKENAN DR	CARY	NC	27511

## OTHER INTERESTED PARTIES

PARCEL ID	NAME	C/O	ADDRESS	CITY	STATE	ZIP
---	MICHEAL NORTON	COMPASS POINT ENGINEERING, PA	5041 MAIN STREET	SHALLOTTE	NC	28470



**Zoning Information:**

Current Zoning District(s): R-7500

Requested Zoning District(s): C-LD

Purpose of Zoning Change (optional): To allow the property to be utilized for commercial uses

**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).

The proposed zoning will not constitute a spot zoning in that other area properties are currently zoned C-LD or other similar commercial districts. The rezoning of the parcel would be in keeping with existing zoning trends in the immediate area.

**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](http://www.brunswickcountync.gov)).

The character of the area is anticipated to change due to the construction of Old Georgetown Road and by future development of the existing commercial parcels in the area. The intersection of Old Georgetown Road and Ocean Isle Beach Road SW contain properties (both County and City of Ocean Isle Beach jurisdictions) currently zoned for commercial uses. The County's CAMA land use map currently indicates commercial land uses are appropriate uses for the northwest corner of the intersection - directly across Ocean Isle Beach Road SW from the subject property. Based on changing conditions in the area and the fact that property across Ocean Isle Beach Road SW is already designated as commercial on the County's CAMA land use map, the request for a land use map amendment is warranted.

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.

Tommy 6-5-2015  
Applicant Signature Date

John M. for CBS Ltd Holdings, LLC 6/5/15  
Owner Signature Date

**APPLICATION GUIDELINES**

1. All applications must be submitted with:
  - A. A non-refundable application fee; and
  - B. One (1) folded copy of a recent plat of survey or other map showing the location and dimensions of the subject property. All property lines and dimensions must be visible.
2. All rezoning requests **MUST BE CONSISTENT** with the Future Land Use Map and/or the CAMA Land Use Plan. If the application is not consistent, the applicant should seek an amendment to the Future Land Use Map and/or CAMA Land Use Plan prior to moving forward with the rezoning request.
3. All rezoning requests for rezoning must be received in the Planning Department office per the Rezoning Deadline Schedule. DUE TO GROWTH-RELATED ACTIVITY, FINAL SCHEDULING OF REQUESTS WILL BE MADE FOLLOWING THE SUBMITTAL OF THE REQUEST.
4. Rezoning Review Process:
  - A. Rezoning requests are first reviewed by the Brunswick County Planning Department for consistency with Future Land Use Map and/or the CAMA Land Use Plan. The Planning Department will then make a recommendation to the Brunswick County Planning Board.
  - B. The Brunswick County Planning Board then reviews the request and holds a public hearing for public comment. The Planning Board makes a recommendation to the Board of Commissioners. The Planning Board may recommend the request be approved as submitted, approved with conditions, denied, or deferred to a later meeting.
  - C. The Brunswick County Board of Commissioners then reviews the request and determines whether to conduct their own public hearing on the request. A public hearing is then conducted. The Board of Commissioners have the final determination. The request may be approved as submitted, approved with conditions, denied, or deferred to a later meeting.
5. Planning Board meetings are normally held the second Monday of the month at 6:00 P.M. in the Commissioners' Chambers at the Brunswick County Government Center.
6. Brunswick County Planning Board policy requires attendance of the applicant (or his/her representative) at the Planning Board public hearing.
7. The Brunswick County Board of Commissioners normally hear rezoning cases the third Monday of the month at 6:00P.M. in the Commissioners' Chambers at the Brunswick County Government Center.

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Applicant Signature 6-8-15  
Date

  
Owner Signature 6/4/2015  
Date

**APPLICATION GUIDELINES**

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  - 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.
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