

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 18th 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 18th 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.

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> Union	<i>Middle School:</i> Shallotte	<i>High School:</i> West Brunswick
<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:

CURRENT WATER AND SEWER AVAILABILITY	
WATER:	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Available
PROVIDER:	SIZE OF WATER LINE: 16 inch line LOCATION: Ocean Isle Beach Rd
<input checked="" type="checkbox"/> Brunswick County Utilities	
<input type="checkbox"/> Brunswick Regional Water & Sewer District (H ₂ GO)	
<input type="checkbox"/> Southeast Brunswick Sanitary District	
SEWER:	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Available
PROVIDER:	SIZE OF WATER LINE: 12-inch force main LOCATION: Old Georgetown Rd
<input checked="" type="checkbox"/> Brunswick County Utilities	
<input type="checkbox"/> Brunswick Regional Water & Sewer District (H ₂ GO)	
<input type="checkbox"/> Southeast Brunswick Sanitary District	
<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

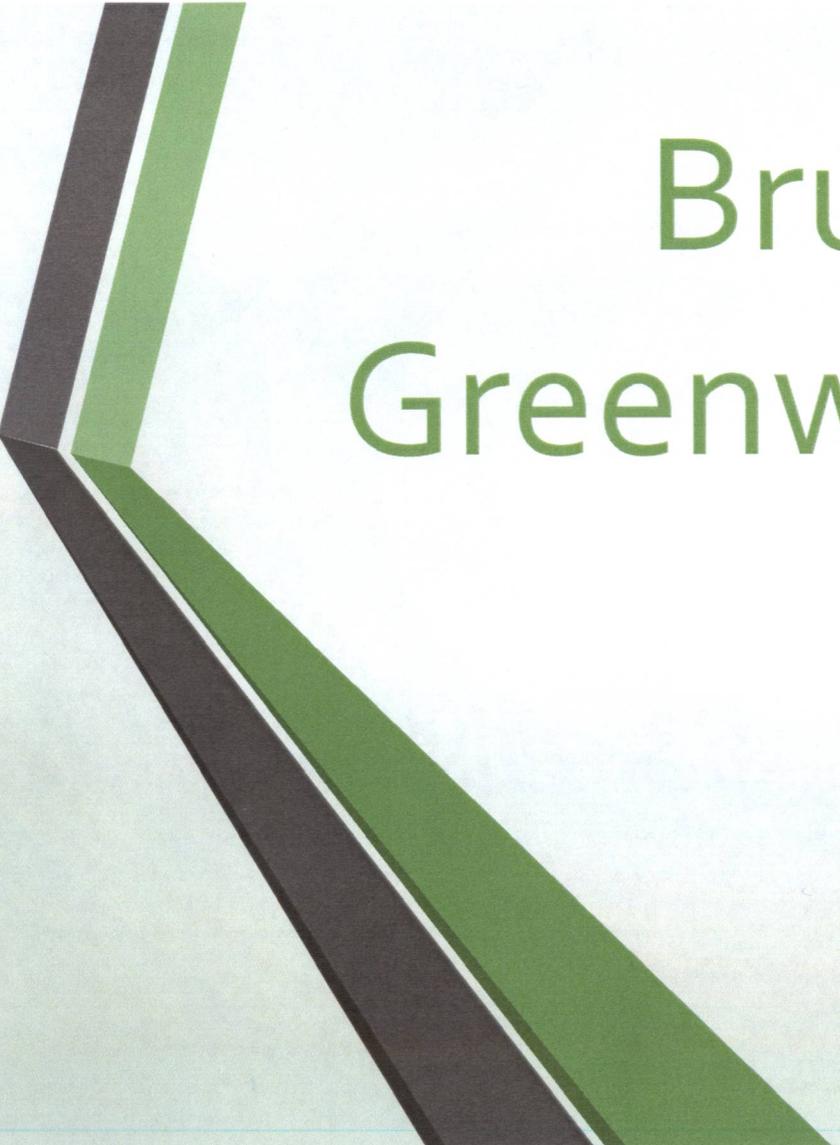
- Located within a FEMA Flood Hazard Zone.
- Located near a watercourse/water body.
- Located in the Lockwood Folly Watershed and in the area of the *Lockwood Folly River Water Quality Study*. The Brunswick County Board of Commissioners have accepted the Lockwood Folly River Roundtable Strategy report.
- 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.



Brunswick County Greenway & Blueways Project

July 13, 2015

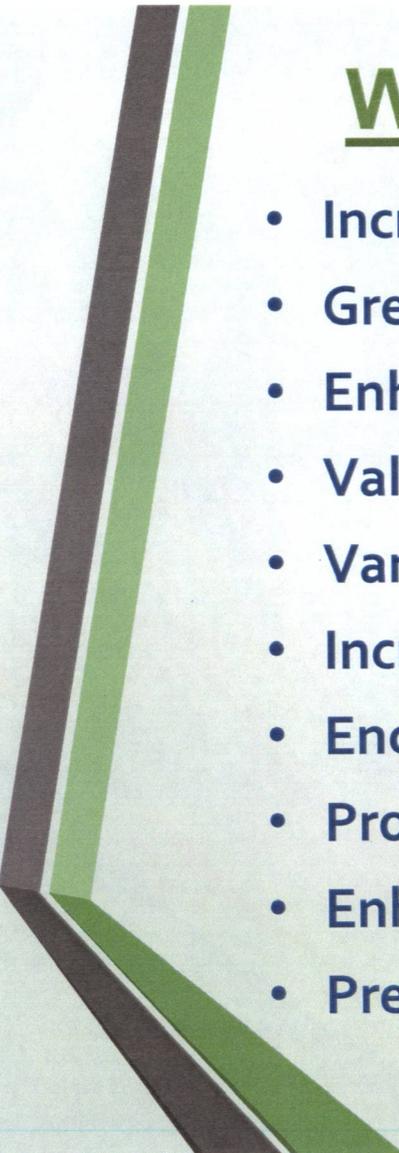
What is a Greenway?

A long, narrow piece of land, where vegetation is encouraged, which is managed for public recreational and pedestrian travel.



Greenways





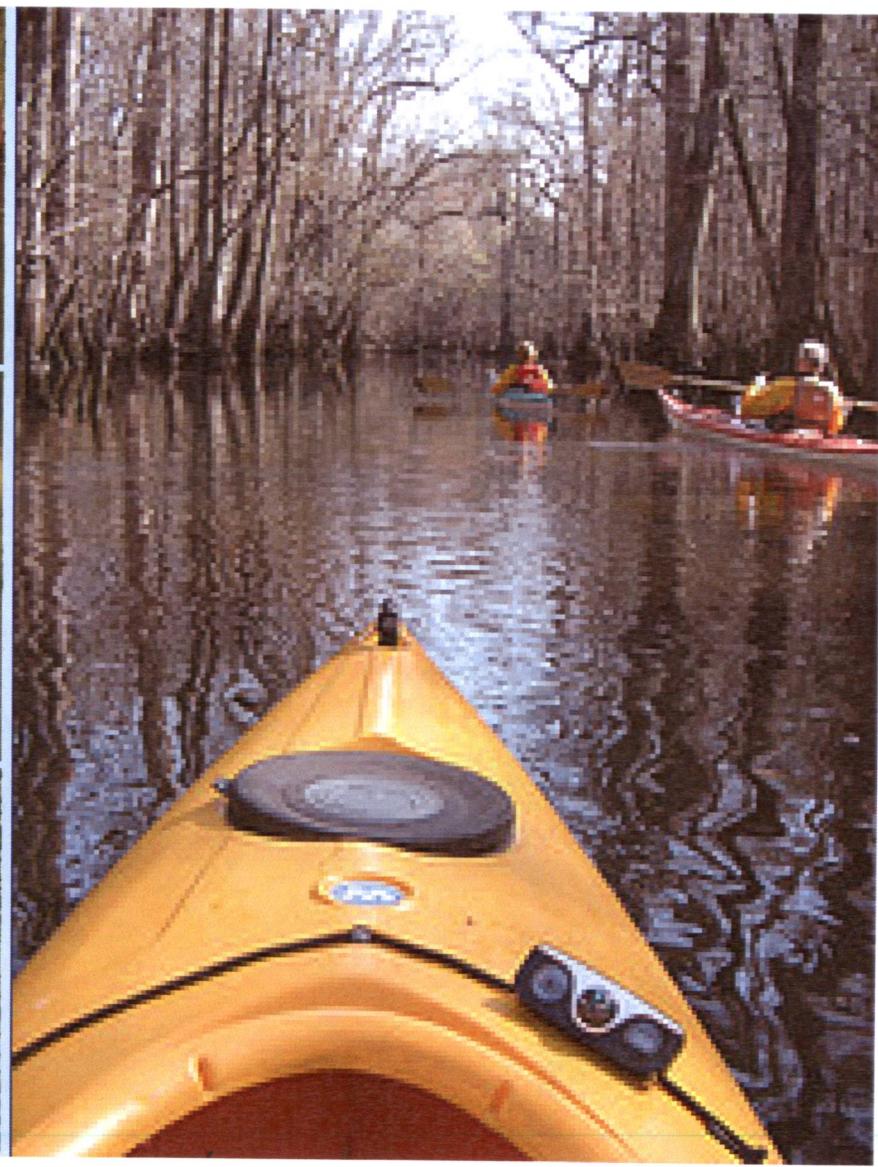
Why Greenways in Brunswick County

- Increases Funding Opportunities for Grants
- Great for Transportation Projects
- Enhance Local Economy
- Value Added Resource for Tourism & Agritourism & Ecotourism
- Various Health Benefits
- Increase Recreational Opportunities – biking, hiking, & walking
- Encourage Historic Preservation & Community Identity
- Provides Educational Opportunities
- Enhances the environment
- Preserves Scenic View Sheds & Open Spaces

What is a Blueway?

A long, water path that is developed with interconnected launch points for canoeists, paddle boarders and kayakers. May include camping locations and other points of interests along the path.





Adding Blueways to the Plan..... Why?

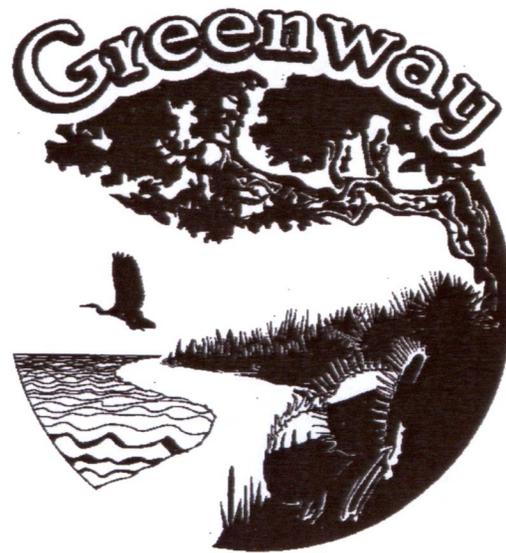
- Almost every Jurisdiction Abuts a Waterway
- Waterways Existing Resource with Existing Access Points
- Existing Blueways – North Brunswick Blueway & Waccamaw Blue Trail
- Linkage to Greenways
- Value Added Item
- Enhances Economy
- Large Tourism Base



Brunswick County Planning & Community Development Departments Goal



Where have we been?



Brunswick County

Draft

Brunswick County Greenways/Blueways Masterplan



Legend

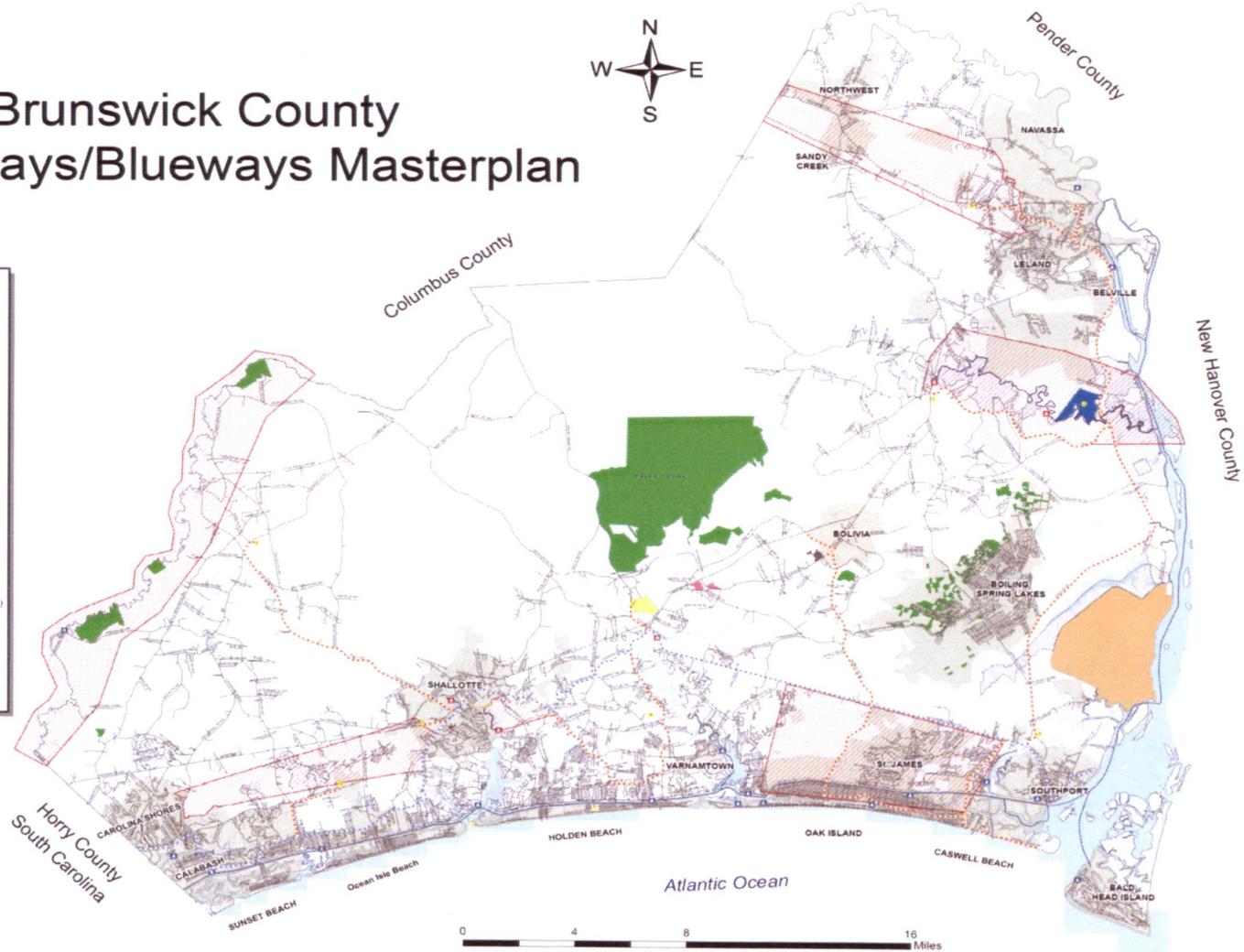
Brunswick County Parks

- Id
- Brunswick County Parks
- Municipal Parks
- Brunswick County Government Complex
- Proposed Bike Routes
- Existing Bike Routes
- Proposed Shalotte Riverwalk

Boat/Canoe/Kayak Access Points

Status

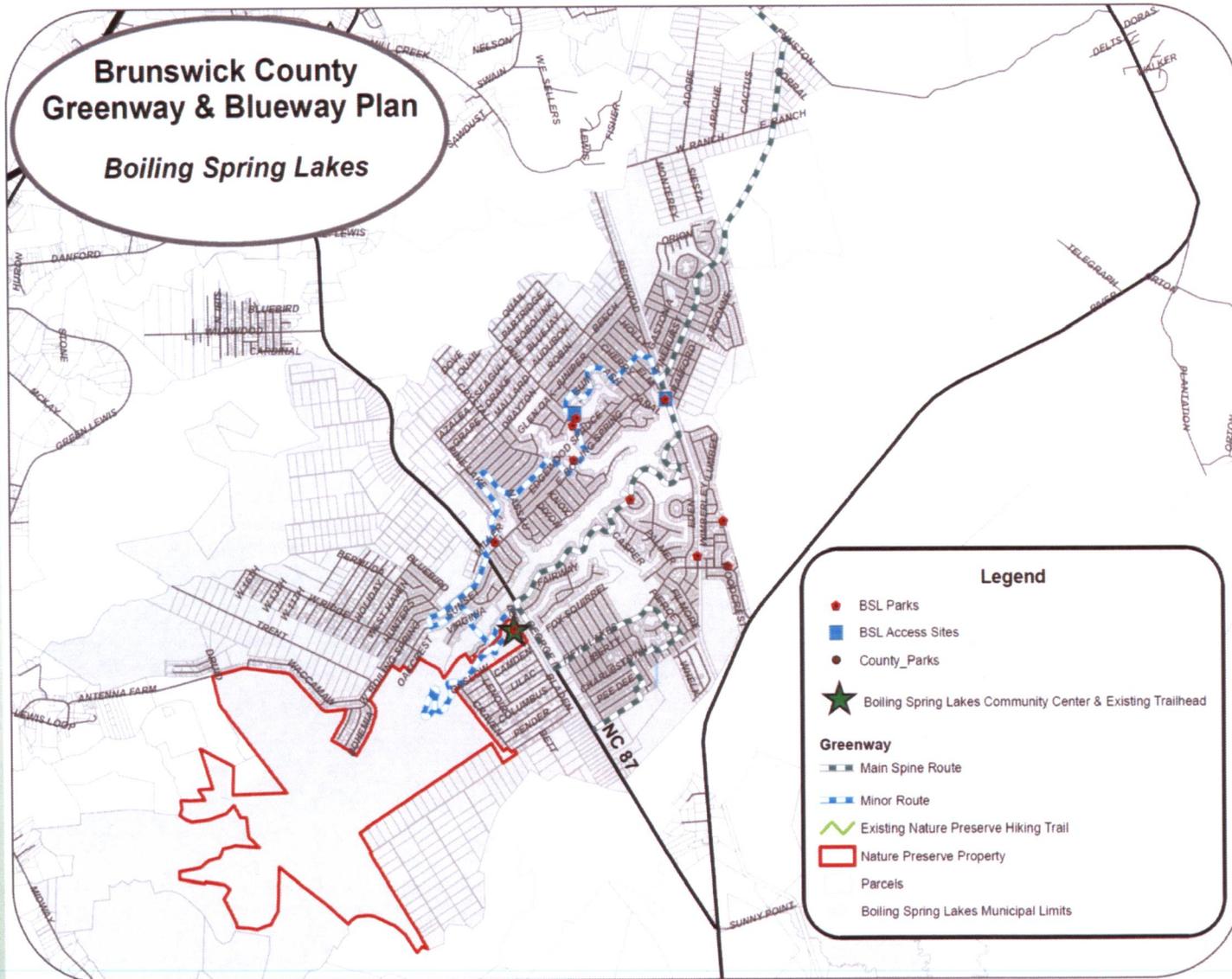
- Existing
- Potential
- Proposed Boat/Canoe/Kayak Routes
- UNCW Site
- Town Creek Boat Ramp Facility
- Town Creek NCCLT Site
- Off Road Connections
- NC Land Trust Parcel (Identified)
- Brunswick Community College (Suppy Campus)
- The Nature Conservancy Parcel(s)
- Sunny Point Military Terminal
- Municipal Limits (including ETJ's)
- county_backdrop
- Roads
- water



Brunswick County assumes no legal responsibility for the nature of contents of or accuracy of any information contained on this map. This map may not be accurate or up-to-date. All map information should be verified by recipient. (Data based on NC State Plane Coordinates NAD 83 datum, feet)

Last Revised: April 1, 2008

**Brunswick County
Greenway & Blueway Plan
Boiling Spring Lakes**



Legend

- BSL Parks
- BSL Access Sites
- County_Parks
- ★ Boiling Spring Lakes Community Center & Existing Trailhead
- Greenway**
- ▬ Main Spine Route
- ▬ Minor Route
- ▬ Existing Nature Preserve Hiking Trail
- ▭ Nature Preserve Property
- ▭ Parcels
- ▭ Boiling Spring Lakes Municipal Limits

Brunswick County is Perfect for Greenways!!

❑ Population Centers

- Towns
- Commercial Hubs
- Neighborhoods

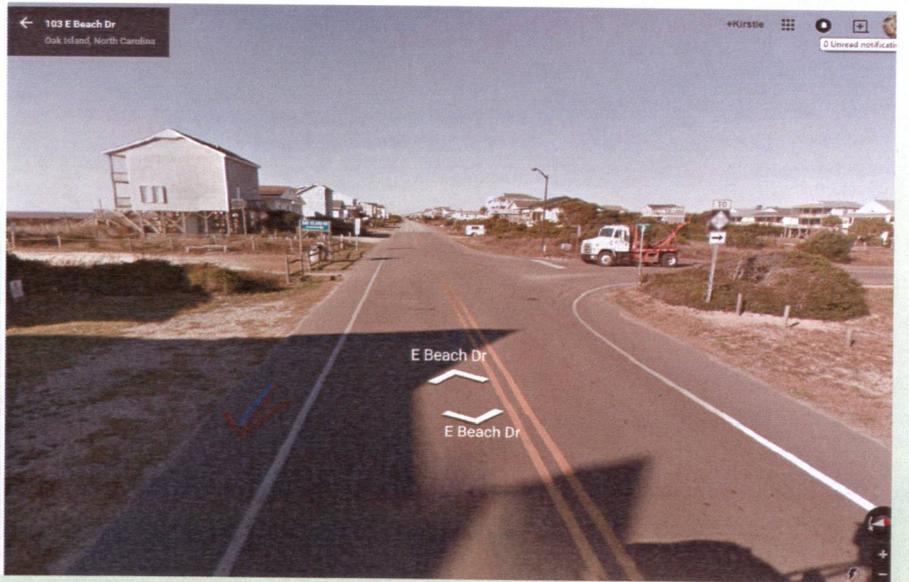
❑ Great Destination

- Parks
- School
- Water
- Beach Accesses
- Piers
- Landmarks
- Museums

❑ Existing Facilities and Trails

- Water Access
- Parks
- Birding Trails
- Bike & Pedestrian Routes
- Bike Lanes
- Kayak & Canoe Access Points

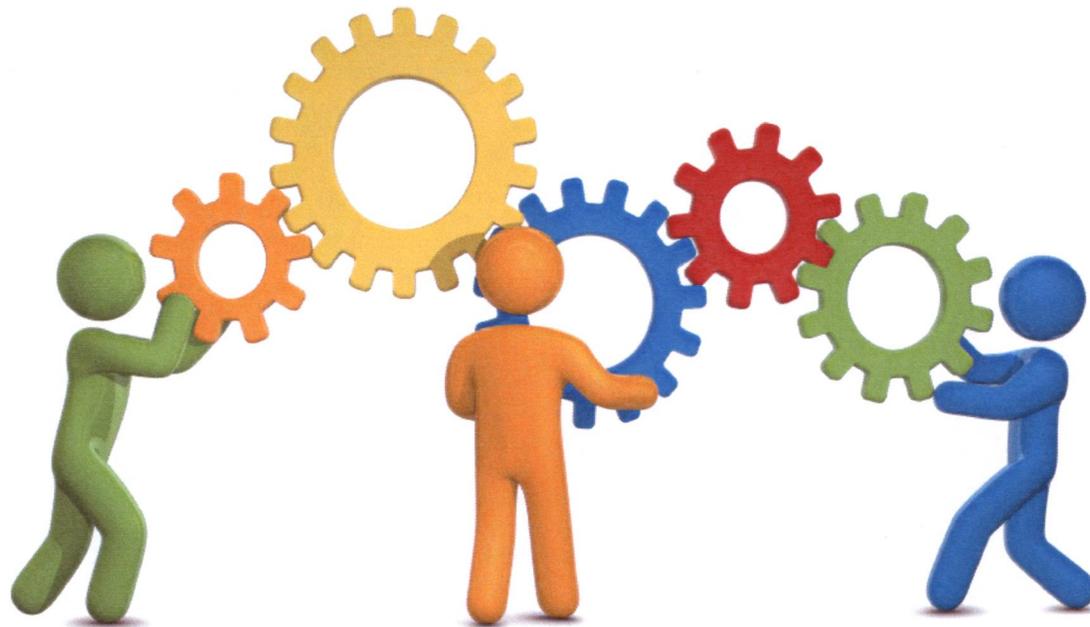




Next Steps.....



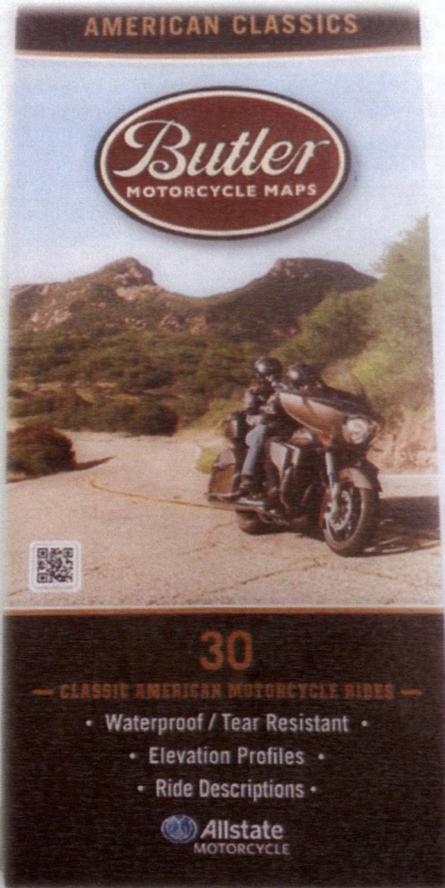
Working Together & Creating Partnerships



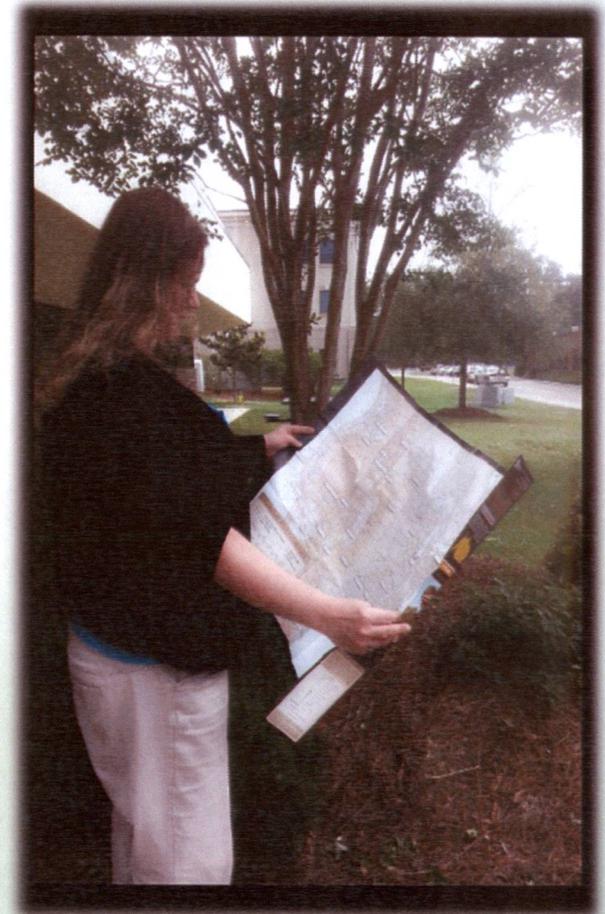
Finalize Funding Sources



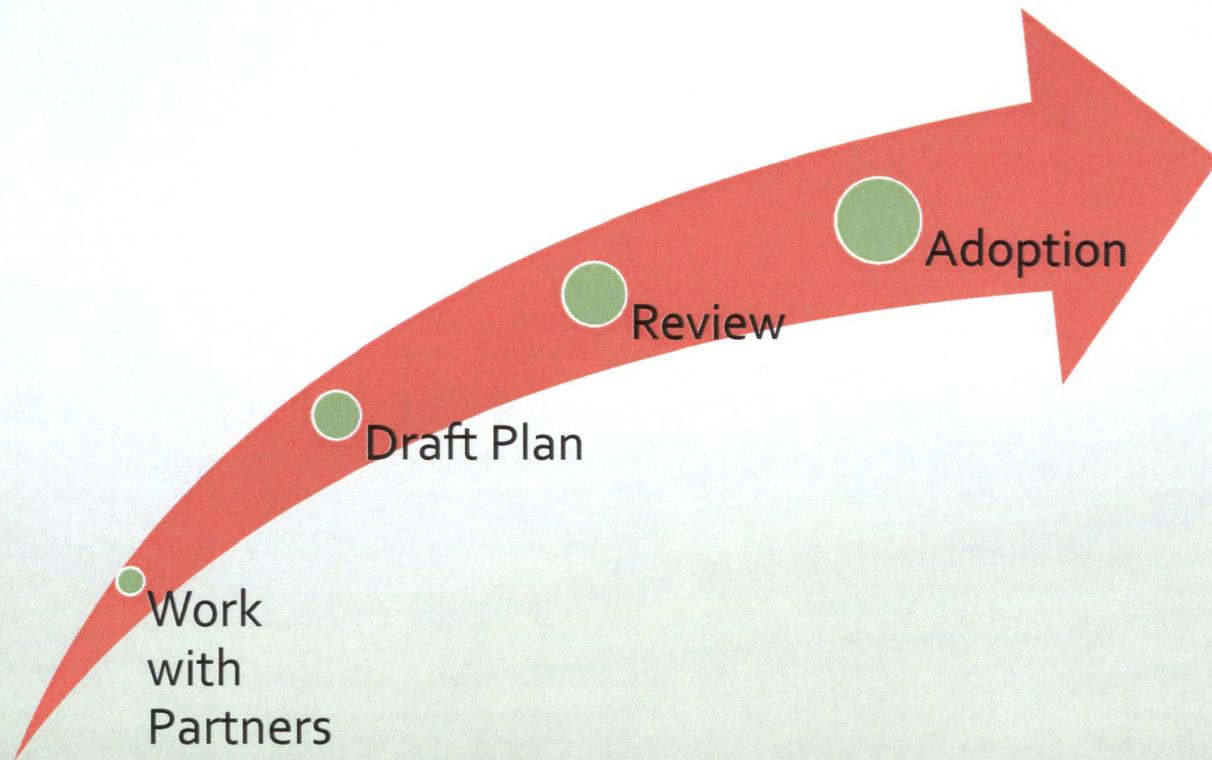
Greenway & Blueway Plan = Marketing Tool



- Not a typical plan – very usable to everyone!
- Its Marketing Tool that will function as the County-wide plan
- Full-color & outdoor-friendly
- Show connects between municipalities and other important destinations



Greenway & Blueway Plan Process



Questions, Thoughts, Feedback



Kirstie Dixon
Planner
910/253-2027
kirstie.dixon@brunswickcountync.gov

City of Boiling Spring Lakes

Large Population Center

- Commercial Center
- Large Residential Population Base

Great Destination

- Scenic Views
- Parks
- Water Accesses/Lakes
- Piers
- Nature Parks

Existing Facilities and Trails

- Parks
- Residential Neighborhoods
- Kayak & Canoe Access Points



Town of Leland

❑ Large Population Center

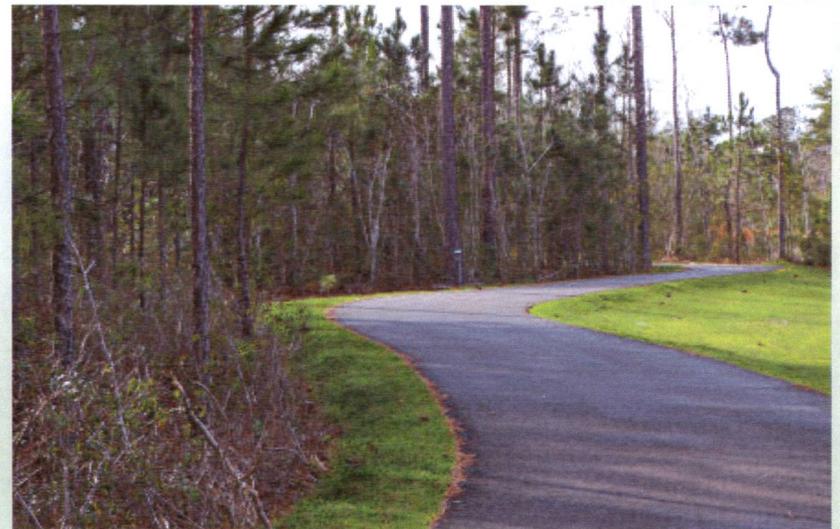
- Large Commercial Center
- Large Residential Population Base

❑ Great Destination

- Schools
- Parks
- Water Accesses
- Nature Parks
- Community Garden
- Cultural Arts Center

❑ Existing Facilities and Trails

- Existing Bike & Pedestrian Routes
- Parks
- Residential Neighborhoods
- Kayak & Canoe Access Point



Town of Oak Island

❑ Large Population Center

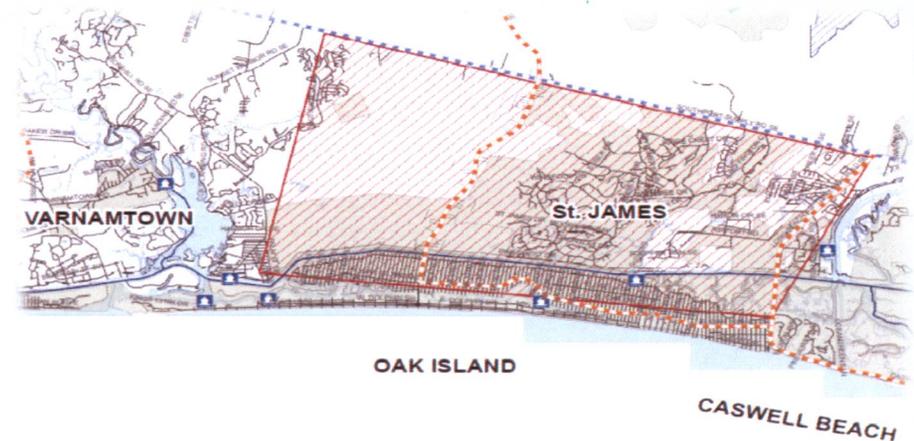
- Commercial Center
- A place where people want to be
- Large Population Base

❑ Great Destination

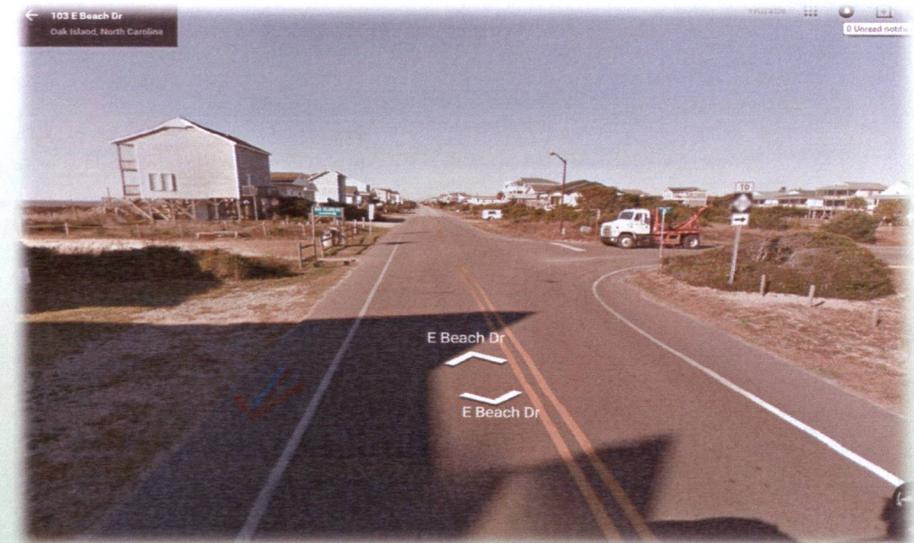
- Parks
- Beach Accesses
- Piers

❑ Existing Facilities and Trails

- Parks
- Bike & Pedestrian Routes
- Bike Lanes
- Kayak & Canoe Access Points



Atlantic Ocean



Ocean Isle Beach

Great Destination

- Scenic Views
- Beach Accesses
- Piers

Existing Facilities and Trails

- Parks
- Residential Neighborhoods
- Museum



Town of Sunset Beach

Large Population Center

- Commercial District
- Residential Population Base

Great Destination

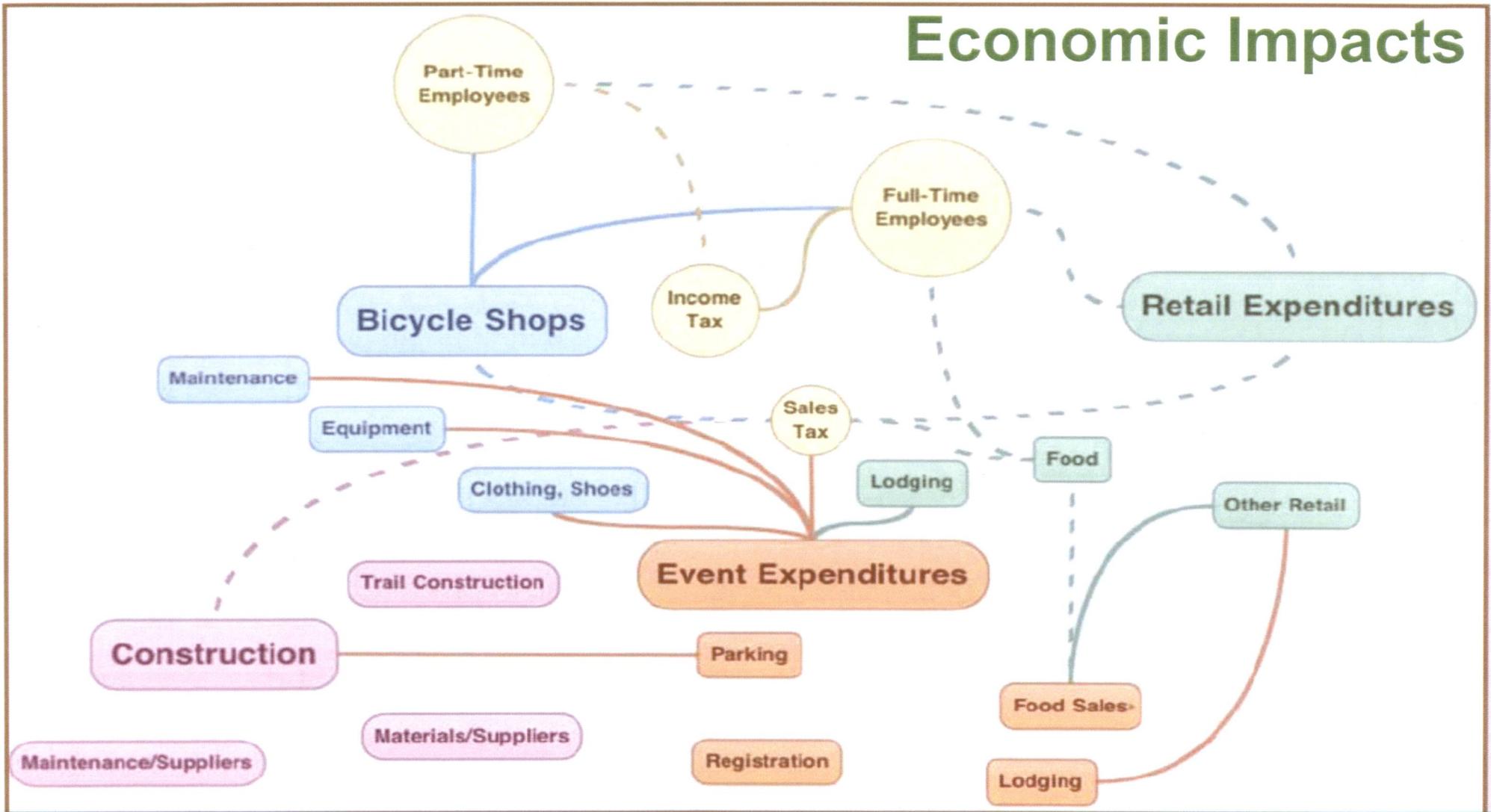
- Scenic Views
- Landmarks
- Water Access Sites
- Piers

Existing Facilities and Trails

- Birding Trails
- Residential Neighborhoods



Economic Impacts



Town of Carolina Shores

Population Center

- Commercial Center
- Residential Population Base

Great Destination

- Neighborhoods
- Commercial

Existing Facilities

- Links to other areas

