

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
September 14, 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

MEMBERS ABSENT

Chris Stanley
Randy Ward
Joe Johnson

STAFF PRESENT

Michael Hargett, Director
Kirstie Dixon, Planner II
Connie Marlowe, Admin. Asst.
Marc Pages, Land Planner
Helen Bunch, Zoning Administrator

OTHERS PRESENT

John Hankins
Jody Bland
Scott W. Lander
Lewis Dozier

Michael Norton
Phil Norris
Dr. David Gore
Terry Pope, State Port Pilot

I. CALL TO ORDER.

The Chair called the meeting to order at 6:04 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.

Mr. Chris Stanley, Mr. Joe Johnson, and Mr. Randy Ward were absent.

IV. CONSIDERATION OF MINUTES OF THE 10-AUG-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-2).

Name: Empire Place Planned Development
Applicant: David L. Gore (%Michael Norton)
Tax Parcel: 19900127
Location: Located on Mt. Pisgah Road SW (SR 1130) and Empire Road SW (SR 1133) near Supply, NC
Description: The proposed Empire Place Planned Development consists of 58 single family lots, 168 multi-family units and 10 acres of commercial. The project is on a gross site of 51.84 acres creating an overall density of 5.4 units per acre.

Mr. Pages addressed the Board. Mr. Pages read the Staff Report (attached). Mr. Pages identified the proposed area 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 staff if R-7500 zoning is to the south of the property? Mr. Pages said there is RR and R-7500 zoning to the south of the subject.

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

Mr. Michael Norton, Compass Pointe Engineering, addressed the Board on behalf of the applicant. Mr. Norton said drainage features will be addressed once the topographic data has been gathered and potential shifting of site features, as needed. Mr. Norton said they have contacted a traffic engineer (Davenport Engineering) to develop a Traffic Impact Analysis (TIA).

He further stated that there is a North Carolina Department of Transportation (NCDOT) project underway off Mt. Pisgah Road SW (SR 1130) and the drainage issues could be addressed through joint drainage features on Mt. Pisgah Road SW (SR 1130) as there are roadway improvements for the curb on Mt. Pisgah Road SW (SR 1130).

Mrs. Henry asked Mr. Norton if there was any response from property owners regarding this request? Mr. Norton replied, no. He stated that the applicant made an attempt to notify the adjacent property owners including his firm's contact information should anyone have any questions about the proposed project to no avail. Mr. Norton added that there are jurisdictional ditches/streams on the property that will have to be maintained in accordance the U.S. Army Corps of Engineers' (Corps of Engineers) provisions.

Mr. Polychrones asked Mr. Norton the type of multi-family proposed for the subject property? Mr. Norton said they are proposing apartments. The Vice Chair asked if there are any alternative plans for the entry on Mt. Pisgah Road SW (1130) that NCDOT expressed concerns about? Mr. Norton said they intend to address this matter prior to the final roadway design.

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 Empire Place Planned Development with the noted conditions by staff and the motion was unanimously carried.

B. Rezoning Z-730CZ – Randy Hardee (%Jody Bland – Norris & Tunstall Consulting Eng.)

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

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

Ms. Dixon said staff recommends approval from SBR-6000 (High Density Site Built Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 1850001728 with the noted conditions listed in the Staff Report as well as the permitted uses (Mining Operation [Class I], Single Family Detached Residential, and Planned Development [subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance [UDO]]).

The Vice Chair said the site plan list hours of operation from dusk to dawn rather than dawn to dusk as stipulated in staff's conditions. The Vice Chair asked if pumping water from one area to another could occur in any of the excavation areas? Ms. Dixon replied, yes.

The Chair asked the topography of the site? Mr. Jody Bland, Norris & Tunstall Consulting Engineers, addressed the Board. He stated that the wetland areas are bookended and he pointed out the higher topography on the site on a visual display. Mr. Bland said there is a lower area that will recharge the wetland fingers that create a boundary around the development. He stated that the areas will be reclaimed as two lakes and stocked with fish and other natural habitats.

Mrs. Henry asked Mr. Bland to identify the entrance to the property. Mr. Bland identified the only access to the site through a controlled access gate via a maintenance agreement with Atlantic Telephone Membership Corporation (ATMC). He further stated that the gated entrance has to be locked when not in use. The Vice Chair asked the name of the subdivision to the east of the property? Mr. Bland said Olde Georgetowne Major Subdivision. Mr. Pages said no homes have

been constructed in Olde Georgetown Major Subdivision. Mr. Bland said they notified the property owners association (POA) of their intent, but no comments were received. Mr. Hargett added that a neighborhood meeting was conducted as required by the Brunswick County Unified Development Ordinance (UDO).

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

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

Mr. Polychrones asked if there is access to the property? Mr. Bland said there is a road that is part of the property and an easement has been granted with ATMC.

The Board discussed the worksheet for the requested rezoning with the proposed conditions and concluded the following:

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

Yes. There is no activity in the immediate area and the site is surrounded by undeveloped property.

- 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 Virginia Williamson Elementary School District, which has adequate capacity; Cedar Grove Middle School District has adequate capacity; and South Brunswick High School District is out-of-capacity.

This rezoning is located in the Supply Fire District.

Water and sewer are available by Brunswick County Utilities via a sixteen inch (16") line off Southport-Supply Road SE (NC 211) It is the developer's responsibility to connect to the water and sewer systems.

This rezoning has access off Southport-Supply Road SE (NC 211), which is near capacity. However, impact of this activity is considered negligible. There are three (3) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Projects in this area.

- B-4438 replaces Bridge No. 47 over the Branch of Juniper Creek. Construction will begin FY2019.
- B-5624 replaces Bridge No 47 over Juniper Creek. Construction will begin FY2021.
- R-5021 is the widening of NC 211 from Midway Road SE (SR 1500) to NC 87. The Right-of-Way is in progress and completion is anticipated 2020.

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

Yes. The proposed change is consistent with the CAMA Land Use Plan.

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

Yes, if conditions and requirements followed. There was a neighborhood meeting held, there is no opposition to the proposed use, and the applicant has agreed to the proposed conditions.

THEREFORE, on the basis of all the foregoing, Mrs. Henry made a motion to recommend to the Board of Commissioners to approve from SBR-6000 (High Density Site Built Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) Tax Parcel 1850001728 with the noted conditions listed in the Staff Report and revise the map stating that hours of operation will be from dawn to dusk as well as incorporate the permitted uses (Mining Operation [Class I], Single Family Detached Residential, and Planned Development [subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance [UDO]]) for this particular site. The motion was unanimously carried.

C. Rezoning Z-731 – Norris & Tunstall Consulting Engineers (%Phil Norris)

Request to rezone approximately 7.39 acres located at 9490 Ploof Road SE (SR 1566) near the intersection of US 17 from IG (Industrial General) to C-LD (Commercial Low Density) for Tax Parcel 047004302.

Land Use Plan Map Amendment LUM-731:

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

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

Ms. Dixon said staff recommends approval from IG (Industrial General) to C-LD (Commercial Low Density) for Tax Parcel 0470004302 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcel 0470004302.

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

Mr. Phil Norris, Norris & Tunstall Consulting Engineers, addressed the Board. Mr. Norris said they have been working with staff to request a zoning change of the subject property. He stated that the proposed zoning change is compatible with the owner's intended use of the property. Mr. Norris said the owner is considering purchasing the property (Tax Parcel 04700043) to the west of the subject property. He 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.

Mrs. Henry asked if the property owner owns the other property and Mr. Norris said not at this time, but it is under contract to be purchased.

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 similar zoning adjacent to the property and the proposed zoning is more suitable for the area.

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 Belville Elementary School District, which is out-of-capacity; Leland Middle School District has a two year capacity warning; and North Brunswick High School District has a two year capacity warning.

This rezoning is located in the Leland Fire District.

Water is available by Brunswick Regional Water & Sewer District (H₂GO) off Ploof Road SE (SR 1566). Sewer is not available at this time. However, a new sewer line extension is currently in the process of being designed by Brunswick Regional Water & Sewer District (H₂GO). The sewer line will go down Ploof Road SE (SR 1566) and anticipated to be available in 6 months or so.

This rezoning has access off Ploof Road SE (SR 1566), which has no capacity deficiencies at this time. There are four (4) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Projects in this area.

- R-2633 is the Wilmington Bypass. Phase AA, AB, CA, CB, & CC are complete. Phase BA & BB (US 74/76 east of Malmo Loop Road to west of US-421 north of Wilmington is under construction and scheduled for completion 2018.
- R-3601 is NC 133/US 74/76 interchange – adding additional lanes on north and southbound and widening bridges. This project is under construction and scheduled to be completed 2020.
- B-5637 – Village Road: Replace Bridge over Sturgeon Creek. This project is in the planning and design phase and scheduled for construction 2022.
- U-5788 is an upgrade to Village Road. This project is in the planning and design phase and scheduled for construction 2019.

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. The proposed zoning change is more suitable to the area and there is no opposition to the proposed zoning change.

THEREFORE, on the basis of all the foregoing, Mr. Price made a motion to recommend to the Board of Commissioners to approve from IG (Industrial General) to C-LD (Commercial Low Density) Tax Parcel 0470004302 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map from Industrial to Commercial for Tax Parcel 0470004302 near the intersection of US 17. The motion was unanimously carried.

D. Rezoning Z-732 – Taylor Made LLC (%Scott W. Lander)

Request to rezone approximately 39.55 acres located at 1123, 1127, 1135 Whiteville Road NW (NC 130) near Shallotte from RR (Rural Low Density Residential) to CI (Commercial Intensive) for Tax Parcels 18000006, 180000601, 18000008, and 1810001001.

Land Use Plan Map Amendment LUM-732:

Request to amend approximately 39.55 acres located at 1123, 1127, 1135 Whiteville Road NW (NC 130) near Shallotte from LDR (Low Density Residential) to Commercial for Tax Parcels 18000006, 180000601, 18000008, and 1810001001.

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

Ms. Dixon said staff recommends approval from RR (Rural Low Density Residential) to CI (Commercial Intensive) for Tax Parcels 18000006, 180000601, 18000008, and 1810001001 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 18000006, 180000601, 18000008, and 1810001001.

The Chair asked what is housed on Tax Parcel 18000003? Mr. Lander said a fire tower. The Chair asked what is housed on Tax Parcel 18000007? Ms. Dixon said there is a commercial business on that particular parcel. She further stated that the applicant attempted to contact the owner(s) to no avail. Mr. Lander said he made several attempts to contact the corporation (Hawkeye III Enterprises LLC NC LLC), but he never spoke with anyone to see if they would be interested in including that parcel in the zoning change. The Chair suggested including Tax Parcel 18000007 as part of the recommendation to the Board of Commissioners.

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

Mr. Scott Lander, agent for Taylor Made LLC, addressed the Board. Mr. Lander said they have a contract on Tax Parcel 18000006 and the owner is in favor of the zoning change. He made himself available for questions. The Vice Chair asked Mr. Lander what Taylor Made LLC's specialty is? Mr. Lander said Taylor Made LLC is a real estate company based out of South Carolina.

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

Mrs. Henry was concerned with potential spot zoning, but discovered there is commercial uses in close proximity to the subject property. Mrs. Henry asked about including the property that was not included in the proposed zoning change. Ms. Dixon said the property owner(s) will be notified by certified mail of the recommendation to change the zoning designation of the property (Tax Parcel 18000007) prior to the Board of Commissioners meeting. Ms. Bunch added that the outside appears to be compatible with the proposed zoning change. Mr. Lander said there is a pool business on Tax Parcel 18000007.

Mr. Polychrones asked if the other property owners are in favor of the proposed zoning change? Mr. Lander said all property owners have signed the application in support of their property being included in the zoning change.

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 and light industrial activity in the immediate area.

- 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 has adequate capacity warning; and West Brunswick High School District is out-of-capacity warning. The proposed use is not expected to generate a demand on schools.

This rezoning is located in the Shallotte Fire District.

Water is available by Brunswick County Utilities via a twelve inch (12") water line off Whiteville Road NW (NC 130). Sewer is not available at this time. The Town of Shallotte is considering sewer service in the area.

This rezoning has access off Whiteville Road NW (NC 130), which has no capacity deficiencies at this time. There are two (2) North Carolina Department of Transportation (NCDOT) Transportation Improvement Program (TIP) Projects in this area.

- U-5862 upgrades intersection to interchange at US 17 & Smith Avenue. This project is in the planning and design phase and scheduled for construction 2023.
- B-5540 (Smith Avenue): Replaces Bridge over Branch of Shallotte River. This project is in the planning and design phase and scheduled for construction 2019.

- 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. The requested zoning matches the current uses of the properties. There is similar zoning in the immediate area and there is no opposition 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 RR (Rural Low Density Residential) to CI (Commercial Intensive) Tax Parcels 18000006, 1800000601, 18000007 (Added by Planning Board), 18000008, and 1810001001 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 18000006, 1800000601, 18000007 (Added by Planning Board), 18000008, and 1810001001 near Shallotte. The motion was unanimously carried.

E. Unified Development Ordinance (UDO) Text Amendment.

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

Mr. Hargett addressed the Board. He stated that this text amendment was requested by the Board of Commissioners to clearly define a family. Mr. Hargett said this could be considered a housekeeping matter. The Vice Chair agreed that a definition is appropriate to define a family.

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

Mr. Lewis Dozier addressed the Board. Mr. Dozier asked that the proposed definition be read and the Chair re-read the proposed definition of a family.

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

Mr. Polychrones made a motion to approve the proposed text amendment to define a family and the motion was unanimously carried.

VIII. OTHER BUSINESS.

There was none.

IX. ADJOURNMENT.

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

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

Application No. PD-2

Applicant: David L Gore, Jr.

Project Name: Empire Place

Property Location: Mt. Pisgah Road (SR 1330)

Parcel Number: 19900127

Zoning District: R-7500

Surrounding Zoning **North** - RR (Rural Residential), **South** - RR and NC (Neighborhood Commercial), **East** - RR, **West** - RR

Submittal Date: August 7, 2015

TRC Date: August 20, 2015

Proposed Use: Planned Development consisting of 58 single-family lots, 168 multi-family units and 10 acres of commercial use on a gross site of 51.84 acres creating an overall density of 5.4 units per acre.

Approval Criteria

- The majority of the surrounding uses consists of single family residential, neighborhood commercial and undeveloped land. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Low Density Residential.
- The proposed project meets minimum vehicular access point requirements.
- The proposed project meets all street design requirements regarding construction and emergency service standards. The proposed development has a link/node ratio that exceeds the requirement of 1.3 set forth in Section 6.11.3.B. of the UDO (Unified Development Ordinance).
- A 0.6 opacity buffer is proposed along the periphery of the development consistent with Section 6.3.9. of the UDO.
- Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by Brunswick County Utilities via existing mains located on Mt. Pisgah Road.
 2. **Roads** will be private.
- **Open Space** is required at 20% of the total project area. The developer is proposing **14.5** acres of open space of which **10.37** acres are required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing 3.67 acres of recreational open space of which 1.55 acres is required.

- Adjacent property owners were notified via US mail.
- **TRC** was held on August 20, 2015 in which all comments were addressed.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Mt. Pisgah Road or Empire Road. NCDOT has indicated that a Traffic Impact Analysis (TIA) will be required to be completed prior to the issuance of a driveway permit.
- NCDOT has also indicated that the Mt. Pisgah Road entrance may not meet the required sight distance per AASHTO (American Association of State Highway and Transportation Officials) standards. Therefore the entrance may need to be relocated further to the north once further field studies are completed.
- All Commercial and Multifamily Areas will be subject to site specific review.

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

Staff recommends approval based on the following conditions:

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

REZONING STAFF REPORT

Date: September 14, 2015

Case#: Z-730CZ

Tax Parcel(s): 1850001728

Location: Off Southport-Supply Rd near Bolivia NC

Acreage: 19.41

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



APPLICATION OVERVIEW:

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

ZONING ANALYSIS

Proposed Zoning Request:

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

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

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

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

SURROUNDING AREA ZONING DESIGNATIONS:

North: R-6000 & RR

South: SBR-6000

East: SBR-6000

West: SBR-6000

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

PROJECT BOUNDARY BUFFERS: NO CHANGE

MINIMUM REQUIRED PROJECT BOUNDARY BUFFER*				
Required Opacity	Alternative 1	Alternative 2	Alternative 3 Plantings + 6-Foot Fence	Alternative 4 Plantings + 6-Foot Wall
0.2	10 feet 1 canopy 1 understory 7 shrubs	10 feet 1 canopy 2 understory 3 shrubs	Not available	Not available
0.4	20 feet 2 canopy 4 understory 25 shrubs	20 feet 2 canopy 6 understory 9 shrubs	15 feet 0 canopy 3 understory 3 shrubs	10 feet 0 canopy 3 understory 3 shrubs
0.6	30 feet 3 canopy 6 understory 34 shrubs	30 feet 3 canopy 8 understory 13 shrubs	20 feet 0 canopy 3 understory 3 shrubs	15 feet 0 canopy 3 understory 3 shrubs
0.8	50 feet 5 canopy 7 understory 43 shrubs	50 feet 4 canopy 10 understory 17 shrubs	35 feet 0 canopy 5 understory 7 shrubs	25 feet 0 canopy 5 understory 7 shrubs
1.0	80 feet 5 canopy 8 understory 49 shrubs	80 feet 4 canopy 11 understory 19 shrubs	60 feet 0 canopy 5 understory 7 shrubs	40 feet 0 canopy 5 understory 7 shrubs

* Buffer Depths and Plants Required Per 100 Linear Feet

LAND USE ANALYSIS

Current Surrounding Area Land Use(s):

- Agricultural/Conservation/Forestry Lands
 Vacant/Undeveloped Property
 Residential
 Commercial
 Industrial
 Institutional
 Utility

Brunswick County CAMA Land Use Plan Land Use Classification: LDR (Low Density Residential)

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

Brunswick County CAMA Land Use Plan policies affecting this rezoning:

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

Capital Improvement Plan (CIP):

- CIP Projects
 No CIP Projects

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

Future Surrounding Areas Land Use(s):

The area surrounding this rezoning site has been experiencing growth based upon recent land development activities submitted to the Brunswick County Planning Department. Olde Georgetown PUD, Palmetto Creek of the Carolinas PUD, Timber Creek Plantation, Avalon PUD, Paramount (formally Avalon II) have been approved in the

INFRASTRUCTURE AND SERVICE IMPACTS

SCHOOL CAPACITY:

Elementary School:
Virginia Williamson

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

Middle School:
Cedar Grove

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

High School:
South Brunswick

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

MAJOR ROADWAY IMPACTS:

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

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

* Other areas along NC 211 are over capacity

NCDOT PROJECTS AND STUDIES: **NONE**

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

UTILITIES:

CURRENT WATER AND SEWER AVAILABILITY

WATER: **Not Available** **Available**

PROVIDER:

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

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

SEWER: **Not Available** **Available**

PROVIDER:

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

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

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

ENVIRONMENTAL IMPACTS

- Located within a FEMA Flood Hazard Zone.
- Located near a watercourse/water body (Scotts Branch).
- Located in the Lockwood Folly Watershed and in the area of the Lockwood Folly River Water Quality Study. The Brunswick County Board of Commissioners have accepted the Lockwood Folly River Roundtable Strategy report.
- Located in a Significant Natural Heritage Area.
- Most of the rezoning site is not located within a *Biodiversity & Wildlife Habitat Assessment Area*. However, A small portion of the rezoning site located with a *Biodiversity & Wildlife Habitat Assessment Area* scoring 6 out of 10 (10 is the highest

OTHER SITE CONSIDERATIONS

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

STAFF RECOMMENDATION SUMMARY

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

Permitted Uses:

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

Conditions

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

REZONING STAFF REPORT



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

APPLICATION OVERVIEW:

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

ZONING ANALYSIS

Proposed Zoning Request:
 From: IG (Industrial General)
 To: CLD (Commercial Low Density)

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

SURROUNDING AREA ZONING DESIGNATIONS:

North: CLD & R-6000 **South:** IG & R-10 (Belville Jurisdiction)

East: IG **West:** IG

PROJECT BOUNDARY BUFFERS: *NO CHANGE*

MINIMUM REQUIRED PROJECT BOUNDARY BUFFER*				
Required Opacity	Alternative 1	Alternative 2	Alternative 3 Plantings + 6-Foot Fence	Alternative 4 Plantings + 6-Foot Wall
0.2	10 feet 1 canopy 1 understory 7 shrubs	10 feet 1 canopy 2 understory 3 shrubs	<i>Not available</i>	<i>Not available</i>
0.4	20 feet 2 canopy 4 understory 25 shrubs	20 feet 2 canopy 6 understory 9 shrubs	15 feet 0 canopy 3 understory 3 shrubs	10 feet 0 canopy 3 understory 3 shrubs
0.6	30 feet 3 canopy 6 understory 34 shrubs	30 feet 3 canopy 8 understory 13 shrubs	20 feet 0 canopy 3 understory 3 shrubs	15 feet 0 canopy 3 understory 3 shrubs
0.8	50 feet 5 canopy 7 understory 43 shrubs	50 feet 4 canopy 10 understory 17 shrubs	35 feet 0 canopy 5 understory 7 shrubs	25 feet 0 canopy 5 understory 7 shrubs
1.0	80 feet 5 canopy 8 understory 49 shrubs	80 feet 4 canopy 11 understory 19 shrubs	60 feet 0 canopy 5 understory 7 shrubs	40 feet 0 canopy 5 understory 7 shrubs

* Buffer Depths and Plants Required Per 100 Linear Feet

LAND USE ANALYSIS

Current Surrounding Area Land Use(s):

- Agricultural/Conservation/Forestry Lands Vacant/Undeveloped Property
 Residential Commercial Industrial Institutional Utility

Brunswick County CAMA Land Use Plan Land Use Classification: Industrial

Brunswick County CAMA Land Use Plan policies affecting this rezoning:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.17 states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.112 states that Brunswick County will encourages industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

Capital Improvement Plan (CIP):

CIP Projects No CIP Projects

CIP Project(s)	Scheduled
New Lincoln Elementary School	FY 2017
New Town Creek Middle School	FY 2017
Leland Senior Center	FY 2016
Leland Park Renovation	FY 2019

Future Surrounding Areas Land Use(s):

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

INFRASTRUCTURE AND SERVICE IMPACTS

SCHOOL CAPACITY:

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

MAJOR ROADWAY IMPACTS:

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

Roads	Capacity Deficiencies
Ploof Rd (SR 1566)	None

NCDOT PROJECTS AND STUDIES: **NONE**

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

UTILITIES:

CURRENT WATER AND SEWER AVAILABILITY

WATER: Not Available Available

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

PROVIDER:

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

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

SEWER: Not Available Available

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

PROVIDER:

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

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

ENVIRONMENTAL IMPACTS

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

OTHER SITE CONSIDERATIONS

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

STAFF RECOMMENDATION SUMMARY

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

REZONING STAFF REPORT



Date: September 14, 2015

Case#: Z-732

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

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

Acreage: 39.55

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

APPLICATION OVERVIEW:

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

ZONING ANALYSIS

Proposed Zoning Request:

From: RR (Rural Low Density Residential)

To: CI (Commercial Intensive)

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

SURROUNDING AREA ZONING DESIGNATIONS:

North: RR

South: RR

East: RR

West: RR

PROJECT BOUNDARY BUFFERS: NO CHANGE

MINIMUM REQUIRED PROJECT BOUNDARY BUFFER*				
Required Opacity	Alternative 1	Alternative 2	Alternative 3 Plantings + 6-Foot Fence	Alternative 4 Plantings + 6-Foot Wall
0.2	10 feet 1 canopy 1 understory 7 shrubs	10 feet 1 canopy 2 understory 3 shrubs	Not available	Not available
0.4	20 feet 2 canopy 4 understory 25 shrubs	20 feet 2 canopy 6 understory 9 shrubs	15 feet 0 canopy 3 understory 3 shrubs	10 feet 0 canopy 3 understory 3 shrubs
0.6	30 feet 3 canopy 6 understory 34 shrubs	30 feet 3 canopy 8 understory 13 shrubs	20 feet 0 canopy 3 understory 3 shrubs	15 feet 0 canopy 3 understory 3 shrubs
0.8	50 feet 5 canopy 7 understory 43 shrubs	50 feet 4 canopy 10 understory 17 shrubs	35 feet 0 canopy 5 understory 7 shrubs	25 feet 0 canopy 5 understory 7 shrubs
1.0	80 feet 5 canopy 8 understory 49 shrubs	80 feet 4 canopy 11 understory 19 shrubs	60 feet 0 canopy 5 understory 7 shrubs	40 feet 0 canopy 5 understory 7 shrubs

* Buffer Depths and Plants Required Per 100 Linear Feet

LAND USE ANALYSIS

Current Surrounding Area Land Use(s):

- Agricultural/Conservation/Forestry Lands
 Vacant/Undeveloped Property
 Residential
 Commercial
 Industrial
 Institutional
 Utility

Brunswick County CAMA Land Use Plan Land Use Classification: 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.107 states that Brunswick County will encourages the development of clean industry in locations where appropriate services can be provided, where transportation facilities are adequate, where environmental impacts can be fully mitigated, and where surrounding land uses are compatible.
- P.112 states that Brunswick County will encourages industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

Capital Improvement Plan (CIP):

CIP Projects No CIP Projects

CIP Project(s)	Scheduled
New Lincoln Elementary School	FY 2017
New Town Creek Middle School	FY 2017
Shalotte Park (potential relocation)	FY 2018
Waccamaw Park Expansion & Renovation	FY 2016

Future Surrounding Areas Land Use(s):

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

INFRASTRUCTURE AND SERVICE IMPACTS

SCHOOL CAPACITY:

<i>Elementary School:</i> Union	<i>Middle School:</i> Shalotte	<i>High School:</i> West Brunswick
<input checked="" type="checkbox"/> Adequate Capacity	<input checked="" type="checkbox"/> Adequate Capacity	<input type="checkbox"/> Adequate Capacity
<input type="checkbox"/> Two-Year Capacity Warning	<input type="checkbox"/> Two-Year Capacity Warning	<input type="checkbox"/> Two-Year Capacity Warning
<input type="checkbox"/> Out-of-Capacity	<input type="checkbox"/> Out-of-Capacity	<input checked="" type="checkbox"/> Out-of-Capacity

MAJOR ROADWAY IMPACTS:

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

Roads	Capacity Deficiencies
Whiteville Rd (NC 130)	None

NCDOT PROJECTS AND STUDIES: **NONE**

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

UTILITIES:

CURRENT WATER AND SEWER AVAILABILITY

WATER: Not Available Available

PROVIDER:

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

SIZE OF WATER LINE: 12-inch

LOCATION: Whiteville Rd

SEWER: Not Available Available

PROVIDER:

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

SIZE OF WATER LINE: N/A

LOCATION: N/A

Shallotte has sewer in the area. There is a 6" force main on the same side of the road as the proposed rezoning. That sewer line crosses NC 130 and ends at the Industrial Park.

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 *Biodiversity & Wildlife Habitat Assessment Area*. The smaller parcels scored 0 out of 10 (10 is the highest conservation value). The majority of Tax Parcel 18000006 scored 6 out of 10 (10 is the highest conservation value) due to wetlands on the parcel and a small portion on it scored 1 due to wetlands on the parcel.

OTHER SITE CONSIDERATIONS

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

STAFF RECOMMENDATION SUMMARY

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



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

MEMORANDUM

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

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

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

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