



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**4:00 P.M. Monday
February 12, 2024**

***Commissioners Chambers
David R. Sandifer Administration Bldg.
Brunswick County Government Center***

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the January 8, 2023 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Planned Development – PD-119

Name: Midway Tract
Applicant: Norris and Tunstall Consulting Engineers P.C.
Tax Parcel: 18600016 and 18700004
Location: Southport-Supply Road SE (NC 211), Gilbert Road SE (SR 1501), Midway Road SE (NC 906), and Clemmons Road SE (SR 1505)
Description: Midway Tract is a proposed planned development to consist of 2,950 single family lots, 330 townhome lots, 336 multifamily units, and 26 acres of commercial on a total of 1,502.2 acres, creating an overall density of 2.4 dwelling units per acre.

B. Planned Development – PD-120

Name: Leaning Pine
Applicant: Headwaters Engineering of the Cape Fear, PLLC
Tax Parcel: 1850000701
Location: Leaning Pine RD SE
Description: Leaning Pine is a proposed planned development, consisting of 38 single family lots on 11.71 acres, creating an overall density of 3.25 dwelling units per acre.

C. Planned Development – PD-121

Name: Price Tract
Applicant: Headwaters Engineering of the Cape Fear, PLLC
Tax Parcel: 22600012 (A Portion of)
Location: Thomasboro RD SW (SR 1165)
Description: Price Tract is a proposed planned development, consisting of 164 single family lots, 22 townhouse units, and 5 acres of commercial, for a total of 186 units on 82.17 acres, creating an overall density of 2.26 dwelling units per acre.

D. Planned Development – PD-122

Name: Cedar Crossing (Expansion)
Applicant: Norris and Tunstall Consulting Engineers P.C.
Tax Parcel: 2000005901, 2000005902, 20000059, 2000A002, 2000A015, & 2000A017
Location: Cedar Grove Road SW (SR 1125) and Stanley Road SW (SR 1119)
Description: Cedar Crossing is a planned development that was approved in December 2022 for 79 single family lots on a gross site of 27.18 acres creating an overall density of 2.9 units per acre. The applicant is proposing to modify the planned development by adding 50 lots on an additional 17.57 acres for a total of 129 single family lots on 44.75 acres creating an overall density of 2.9 dwelling units per acre.

E. Major Subdivision – SS-286

Name: Village in the Meadows
Applicant: Steve Brandt (Clayton Real Estate)
Tax Parcel: 0050001723 and 0050001725
Location: Blue Banks Loop Road NE (SR 1422) and Millers Path NE
Description: Village in the Meadows is a proposed major subdivision consisting of 47 single-family lots on 48.49 acres proposing an overall density of 0.96 units per acre.

F. Rezoning Z-880

Proposed rezoning of approximately 7.66 acres located off Green Swamp Road (NC 211) near Supply from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcels 1680007103 and 16800071.

G. Rezoning Z-881

Proposed rezoning of approximately 1.68 acres located at 480 High Hill Drive SW Near Shallotte from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 182MA060.

9) Other Business.

- A. Holden Beach Causeway Transportation Study
- B. Brunswick County Comprehensive Transportation Plan
- C. Planning Board Case Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
January 8, 2024

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
William Bittenbender
Richard Leary
Jason Gaver
Clifton Cheek

MEMBERS ABSENT

Ron Medlin
Harry Richard Ishler, Alternate

STAFF PRESENT

Marc Pages, Principal Planner
Connie Marlowe, Admin. Asst. II
Garrett Huckins, Planning Tech.
Tyler Connor, Planner I
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Cindy Babson
Stephen Kane
Sheila McLamb
Johnia McCumbee
Savanna Tenenoff, Brunswick Beacon
Catherine Stuey

Leslie Robinson
Buddy Milliken
Carlo Montagano
Ash Ramos
Stacey Callahan
Jamey Cross, Star News

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Ron Medlin and Mr. Harry 'Richard' Ishler were absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 11-DEC-23 MEETING.

Mr. Leary made a motion to approve the 11-Dec-23 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. GUEST PRESENTATION FROM CARLO MONTAGANO OF BRUNSWICK COUNTY HABITAT FOR HUMANITY.

Mr. Carlo Montagano, Executive Director of Brunswick County Habitat for Humanity, addressed the Board. He stated that Brunswick County Habitat for Humanity's (Habitat for Humanity) mission is to partner with volunteers and families to build decent, affordable housing for those in need. He said they build new homes and homeowners never pay more than 30% of their gross income for a 30-year mortgage, which includes taxes and homeowners' insurance. Mr. Montagano proceeded to say that they have 2 mortgage partners (First Bank and USDA) that finance loans for eligible participants and the current interest rates at 1% - 2%. Habitat for Humanity will build their one hundredth home this year and they anticipate building 8 homes this year and 10 homes next year. Mr. Montagano explained the eligibility and selection criteria that families must meet to qualify for the program such as a willingness to partner in building their own home and the ability to pay a total of \$3,000 to pre-fund an escrow account (for property taxes and insurance). He concluded that they serve single parents, seniors and black families (which encompasses approximately 50% of Habitat families).

Mr. Stephen Kane, Board Member and Broker in Charge with Keller Williams Realty (Oak Island Office), addressed the Board. He stated that the median sales price in Brunswick County in 2018 was \$239,500 and \$365,500 in 2023, which was a 53% increase. He discussed the increase in land sales (49% increase) and housing sales (92% increase) in the past 5 years. Mr. Kane further stated that 86 homes (28% of the market) sold for less than \$250k in 2018 and 97 homes (7% of the market) sold for less than \$250k. He said only 24 of the 97 homes sold in 2013 were single family homes, which is less than 2% of 1,358 homes on the market in 2023.

Mr. Buddy Milliken, Board member, addressed the Board. He showed photos of a subdivision (Fuller Court Subdivision Community Greenspace Project) in Leland that Habitat for Humanity was involved in developing. He said there has been an abundance of developed property in the County throughout the years. Mr. Milliken said density is a major component when trying to maintain the quality of life in the County. He showed photos in their PowerPoint presentation of other areas such as Charleston SC, Germany and Italy and how these areas were developed in relation to density. He concluded that density without mixed use can result in more traffic, which exacerbates the problem. He said building places with mixed use allows residents choices of mobility other than exclusive automobile use, which is a direct impact on a family's budget as well as a family's ability to buy an affordable house and maintain an affordable way to live.

Mr. Montagano reiterated types of families in need of affordable housing, eligibility criteria such as household income, housing needs, ability to pay and willingness to partner (through sweat equity). He said they assist people with fixing their debt even if they do not qualify for the program, which opens the door for those families to reapply for a habitat home when their debt is cleared.

Mr. Gaver said he is the President of the Board of Directors for Brunswick County Habitat for Humanity, and he addressed the household income information. He explained that those families that qualify for the program are frontline workers such as first responders, retail sales workers, restaurant workers, educators, etc. Mr. Gaver said the Board of Directors are charged with meeting immediate needs in the County for affordable housing. Mr. Gaver as well as the other Board members thanked the presenters for their presentation.

VIII. NEW BUSINESS.

A. Rezoning Z-878 – Sheila McLamb.

Request rezoning of approximately 4.02 acres located off Seaside Road SW (NC 179) near Sunset Beach, NC from C-LD (Commercial Low Density), R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2273A154.

Mr. Marc Pages addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Pages proceeded to staff's recommendation and consistency and reasonableness determination (attached).

Mr. Pages said staff recommends approval from C-LD (Commercial Low Density), R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2273A154.

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Ms. Sheila McLamb addressed the Board as the sole member of New Purpose LLC. She asked that the Board accept staff's recommendation to rezone the subject property. She further stated that the area to be rezoned is a small slither on the east side of the predominant portion of the property in question. Ms. McLamb said this portion of the parcel is of no value if the zoning change is not granted. She said a large portion of the proposed zoning change area will likely be used as a buffer to the adjoining residential neighborhood. Ms. McLamb said there is a need for commercial services for the people moving to the area, it will provide employment opportunities

to the area and it will increase the tax base for the County. She concluded that she has applied for a wetland delineation and it is pending with the U.S. Army Corps of Engineers.

Ms. Stacey Callahan addressed the Board. She stated that she lives in Sea Trail Plantation and she felt that there is not a need for more store fronts in the area because there are several vacant buildings in the area that can be utilized for commercial purposes. She further stated that there is a vacant building where a grocery was housed that is currently being used to store cases of drinking water. Mr. Dunham interjected that that building is currently being rented by a company to ensure another grocery store is not placed in that location. Ms. Callahan said there is an enormous amount of traffic in the area that will only be compounded if more commercial activity comes to the area. She concluded that businesses are currently having difficulty getting people to work and opening additional businesses is not going to change the fact that people do not work.

Ms. Ash Ramos addressed the Board. Ms. Ramos asked when the natural areas, trees and wetlands will be considered valuable? Mr. Dunham said the owner of the property is responsible for preserving the natural habitat, whenever possible. Mr. Pages added that this is a conventional rezoning and any use in C-LD zoning district such as residential dwellings and multifamily uses allowed with certain provisions.

Ms. Johnia McCumbee addressed the Board. Ms. McCumbee said there is a need for economic growth to create job opportunities, but there are vacant buildings throughout the County that can accommodate economic growth without constantly building more structures. Mr. Dunham said in the Town of Shallotte, older commercial facilities are being renovated to accommodate new commercial uses, but that is/was a lengthy process.

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

Mr. Leary made a motion to approve Tax Parcel 2273A154 to C-LD (Commercial Low Density) located off Seaside Road SW (NC 179) and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and CONSISTENT with the goals, recommendations, and policies of plans adopted by Brunswick County (listed below) and is REASONABLE, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports the rezoning:
 - Consistent with following Goals and Objectives
 - LU-2 – Support development in areas that are best suited for future development.

- The residential suitability map identifies the subject parcels as generally suitable for residential development.
2. The proposed rezoning will correct a split rezoning.
 3. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.

<input type="checkbox"/> <i>Agricultural Development Plan</i>	<input checked="" type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

B. Rezoning Z-879 – Coastal Permitting Consulting LLC (%Leslie Robinson).

Request rezoning of approximately 6.62 acres located at 1628 Holden Beach Road SW (NC 130) near Supply, NC from R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2150010011.

LAND USE PLAN MAP AMENDMENT LUM-879:

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from LDR (Low Density Residential) and Open Space – Conservation 1 Place Types to MDR-Mixed (Mixed Residential Living) for Tax Parcel 2150010011 located at 1628 Holden Beach Road SW (NC 130) near Mt. Pisgah Road SW (SR 1130). This Land Use Plan Amendment totals approximately 6.62 acres.

Mr. Marc Pages addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map.

Mr. Pages read the staff’s recommendation and the consistency and reasonableness determination. He said staff recommends denial from R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 2150010011 located at 1628 Holden Beach Road SW (NC 130) near Supply, NC.

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

Ms. Leslie Robinson, Coastal Permitting and Consulting LLC, addressed the Board on behalf of the owner. Ms. Robinson said she understands that this a non-conforming zone for the property based on the fact that the lot does not meet the minimum width requirement (100’ wide and the

subject property is 60' wide), but there is a 11.85-acre tract owned by Sampson Bladen Oil Company Inc. currently zoned C-LD that is contiguous to the subject property. Ms. Robinson said rezoning the subject property to C-LD makes logical sense as it adjoins Tax Parcel 2150000201 that is being developed for commercial purposes. She further stated that there are no homes in close proximity to this property and rezoning the property to C-LD could potentially allow for commercial parking and/or other commercial activities that will provide for a better flow of traffic in the area. Ms. Robinson felt that the property could not be used for residential purposes because a large portion of the rear of the property is in a flood zone and public sewer is not available to the parcel. Ms. Robinson said if the applicant had a recorded instrument of combination with Sampson Bladen Oil Company, Inc. this zoning change would be reviewed from a different perspective. She proceeded to say they intend to work with Sampson Bladen Oil Company, Inc. for future development of the subject property.

Mr. Dunham asked staff what advice has been provided to the applicant regarding this zoning change? Mr. Pages said staff has explained the denial recommendation based on an analysis of how the zoning change is not consistent with the Blueprint Brunswick 2040 Comprehensive Plan place type designation, the goals, recommendations, and policies of the plans adopted by Brunswick County as well as the zoning change not being reasonable, appropriate and in the public's interest. He further stated that this zoning change will create a non-conforming lot, and the wetlands, floodplains, nearby waterways and fish habitat on the site is a concern. Mr. Pages said a combination of the property with Tax Parcel 2150000201 would eliminate the non-conformity regarding minimum lot width. Ms. Robinson interjected that the zoning change will provide for more commercial growth. She felt that as the area is developed, there will be a need for more accessibility for the fire departments and other emergency services.

Mr. Gaver clarified that Ms. Robinson stated that the owner of the subject property is willing to work with the adjoining property owner (Tax Parcel 2150000201) to combine said property with Tax Parcel 2150010011. Ms. Robinson said the applicant is 92 years old and he would like to see the property be used in a positive manner to benefit the County as a whole. She envisioned the property being used for a fire department or community benefit program such as a park or anything that will benefit the residents of the County. Ms. Robinson said this site can provide additional parking for Sampson Bladen Oil Company, Inc. or emergency access to their property if the property is rezoned. Mr. Gaver said the zoning change seems to be more sensible as there is C-LD property adjoining the subject property. Mr. Bryan Batton interjected that the Board has to consider all uses that are allowed in the C-LD zoning district and not specific uses.

Mr. Dunham asked staff if the property is rezoned and the applicant submitted a plan, would the plan be denied because the parcel does not meet minimum lot width requirements? Mr. Pages said the property can still be developed, but other requirements (State Building Code and any other applicable requirements) will have to be met. He proceeded to say that a newly created lot has to be a minimum of 100' in width in the C-LD zoning district. He said, if this parcel is rezoned, it will be a legal, non-conforming lot. Mr. Dunham asked why Sampson Bladen Oil Company, Inc. has not been approached about combining the lots? Ms. Easley said only the same owner of property can record an instrument of combination and there are 2 separate owners of the properties in question. Mr. Bittenbender felt that this seems to be a forced solution to a problem of the subject property not meeting the minimum lot width requirements set aside in the Brunswick County Unified Development Ordinance as well as the zoning change not being consistent with the Blueprint Brunswick 2040 Comprehensive Plan as outlined in the Staff Recommendation Summary.

Ms. Catherine Stuey addressed the Board. Ms. Stuey expressed concern with the high biodiversity areas that are irreplaceable and the need to preserve these areas. She felt that the County needs to draw the line when it comes to wetlands and wildlife preservation.

Ms. Ash Ramos addressed the Board. She said there is a considerable amount of wetlands on the subject property and they should be preserved to protect the survival of mankind.

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

Mr. Cheek felt that the zoning change is appropriate for the area. Mr. Dunham said there is nothing to preclude the property from being used as commercial with the proper permits being issued and Mr. Pages agreed.

Mr. Gaver made a motion to approve Tax Parcel 2150010011 to C-LD (Commercial Low Density) located at 1628 Holden Beach Road SW (NC 130) in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to MDR-Mixed (Mixed Residential Living) and the motion carried 4 to 2 with Mr. Leary and Mr. Bittenbender opposing.

Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

VIII. OTHER BUSINESS.

- 2024 Planning Board Schedule

Mr. Pages addressed the Board. He presented the 2024 Planning Board Meeting Schedule (attached) to the Board for their consumption.

- Planning Board Case Update.

Mr. Pages addressed the Board. He stated that Zoning Cases Z-876 and Z-877 were approved at the Planning Board's 11-Dec-23 meeting and there were no written appeals within the allotted time, so the Board's decision stands.

Mr. Pages addressed the Board regarding the February Planning Board meeting by saying there will be a lengthy agenda because there are 6 items for consideration.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-119

Applicant: Norris and Tunstall Engineering

Project Name: Midway Tract Planned Development

Property Location: Southport-Supply Road SE (NC 211), Gilbert Road SE (SR 1501), Midway Road SE (NC 906), and Clemmons Road SE (SR 1505)

Parcel Numbers: 18600016 and 18700004

Zoning District: R-7500 (Medium Density Residential)
R-7500 Density Maximum – 5.8 Dwelling Units per Acre
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

Surrounding Zoning **North:** R-7500
South: R-7500, CLD (Commercial Low Density), OK-CLD and OK-R-20 (Oak Island Jurisdiction)
East: R-7500, CLD, OK-R-7 (Oak Island Jurisdiction)
West: R-7500, CLD, RR (Rural Residential)

Proposed Use: Midway Tract is a proposed planned development to consist of 2,950 single family lots, 330 townhome lots, 336 multifamily units, and 26 acres of commercial on a total of 1,502.2 acres, creating an overall density of 2.4 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consist of single-family residential, agricultural, commercial, and vacant land.
- The majority of the site (Tax Parcel 18600016) has been zoned R-7500 since the county adopted countywide zoning in 1994. Tax Parcel 18700004 was rezoned from RU (Rural) to R-7500 as part of the UDO adoption in 2007.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential, Low Density Residential, and OSC-1 (Open Space Conservation).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water and Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.

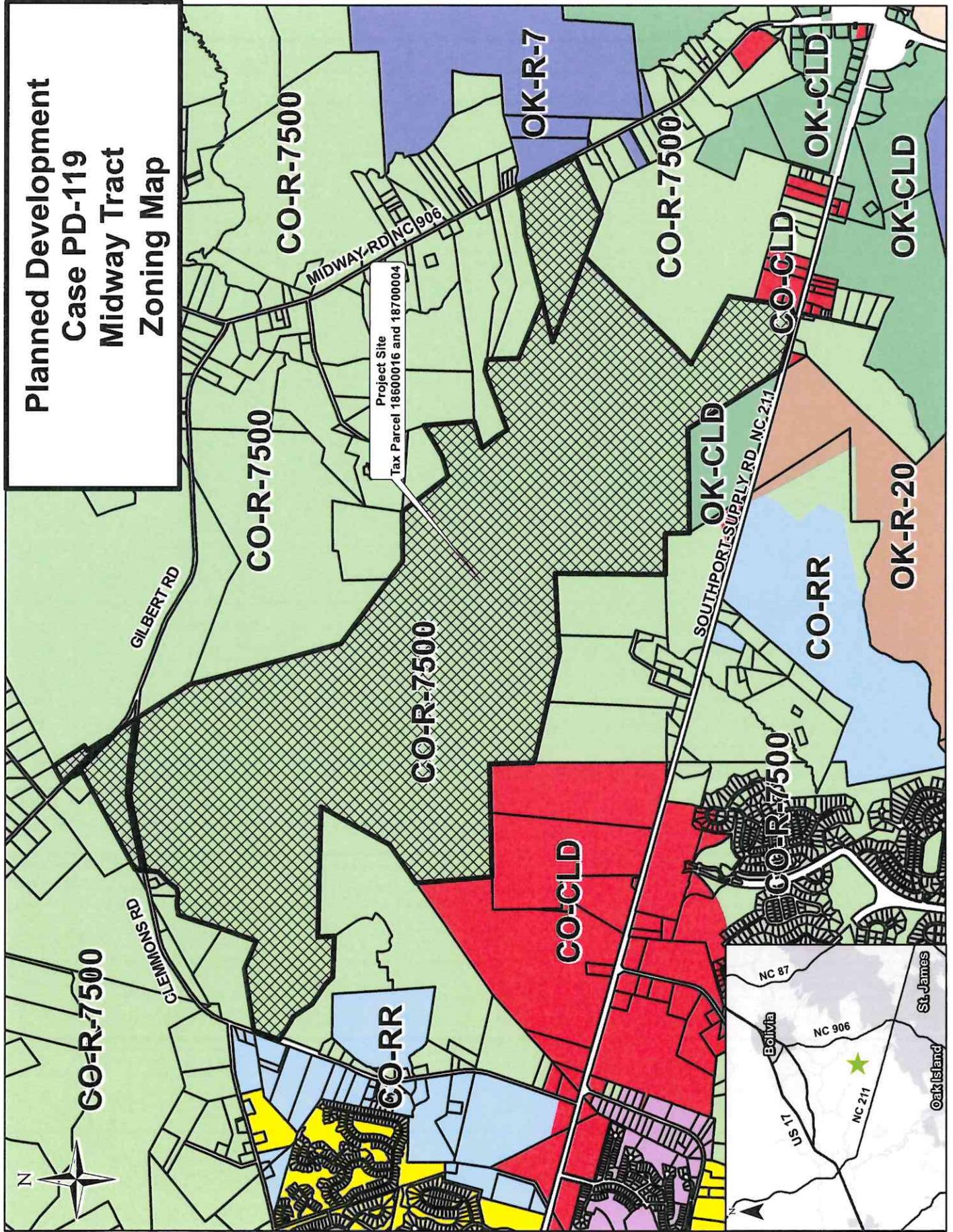
- The required open space for the development is approximately 300.4 acres. The developer is proposing 650.5 acres of dedicated open space. The developer is also proposing 177.5 acres of recreation space of which 45.1 acres are required.
- The proposed project will generate approximately 31,559 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) shall be required prior to construction and driveway permits from NCDOT will be required prior to the recording of the individual lots. There are no road capacity deficiencies for Midway Road, Gilbert Road or Clemmons Road. Southport-Supply Road is currently near capacity but road improvements are planned or under construction. NCDOT STIP (State Transportation Improvement Plan) Project R-5021 is currently under construction to widen Southport-Supply Road (NC 211) from Midway Road to NC 87 in Southport to four lanes. NCDOT STIP Project R-5947 proposes to widen Southport-Supply Road to four lanes from Sunset Harbor Road to Midway Road. This project is not yet funded. Phase 3 of the widening of Southport Supply Road from Sunset Harbor Road to US 17 is not yet designed nor has been placed in the STIP.
- There are no school capacity deficiencies within this district.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 650.5 acres of open space where as 300.4 acres are required.
 2. The developer is proposing 177.5 acres of recreation space where as 45.1 acres are required.
 3. The developer has agreed to dedicate 30 acres of land for public use such as a future school, regional park or Fire/EMS Station (Location TBD).
 4. The developer shall provide 5% (148 units) of the single family homes for workforce housing. These homes shall be distributed throughout the development and not be confined to a single area.
 5. The stormwater system will be designed for the attenuation treatment of the 1, 10, 25 and 100 year storm event.
 6. Sidewalks to be provided on one side of all roads.
 7. A 10' Access Easement for future greenways shall be provided along all NCDOT roads. An internal access easement for a future public greenway shall be provided along the main corridor from Clemmons Road to Southport-Supply Road.
 8. Street trees to be provided on main corridors in select areas.
 9. The collector roads within the development will not be gated.
 10. The developer shall limit the number of individual driveways along the main collector streets.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
 3. Commercial Area along Southport-Supply Road (NC 211).
- No portions of the site are located within a Flood Hazard Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on November 29, 2023.
- A neighborhood meeting was held on December 19, 2023.

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

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Prior to any construction, the developer must coordinate with the USACE (US Army Corps of Engineers) to ensure appropriate wetland protection and to remediate any issues on site that may have resulted from past forestry activities.
5. The developer must coordinate with the Brunswick County Planning Department and the Brunswick County Attorney's Office to guarantee the long-term affordability of the Workforce Housing units for households earning below 80% of the HUD median income for the area. This may involve establishing a Development Agreement, implementing Deed Restrictions, or devising other similar arrangements between the developer and Brunswick County.

Planned Development Case PD-119 Midway Tract Zoning Map



Project Site
Tax Parcel 18600016 and 18700004

CO-R-7500

CO-R-7500

CO-R-7500

CO-R-7500

OK-R-7

CO-R-7500

OK-CLD

CO-CLD

CO-RR

OK-CLD

OK-R-20

CO-R-7500

CO-CLD

CO-RR

NC 87

Bolivia

NC 906

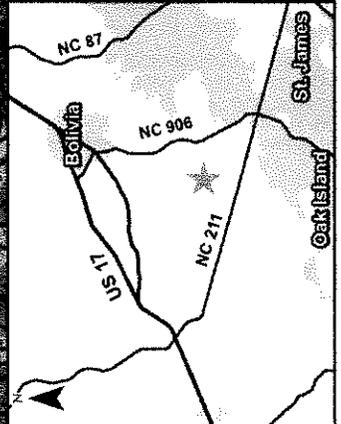
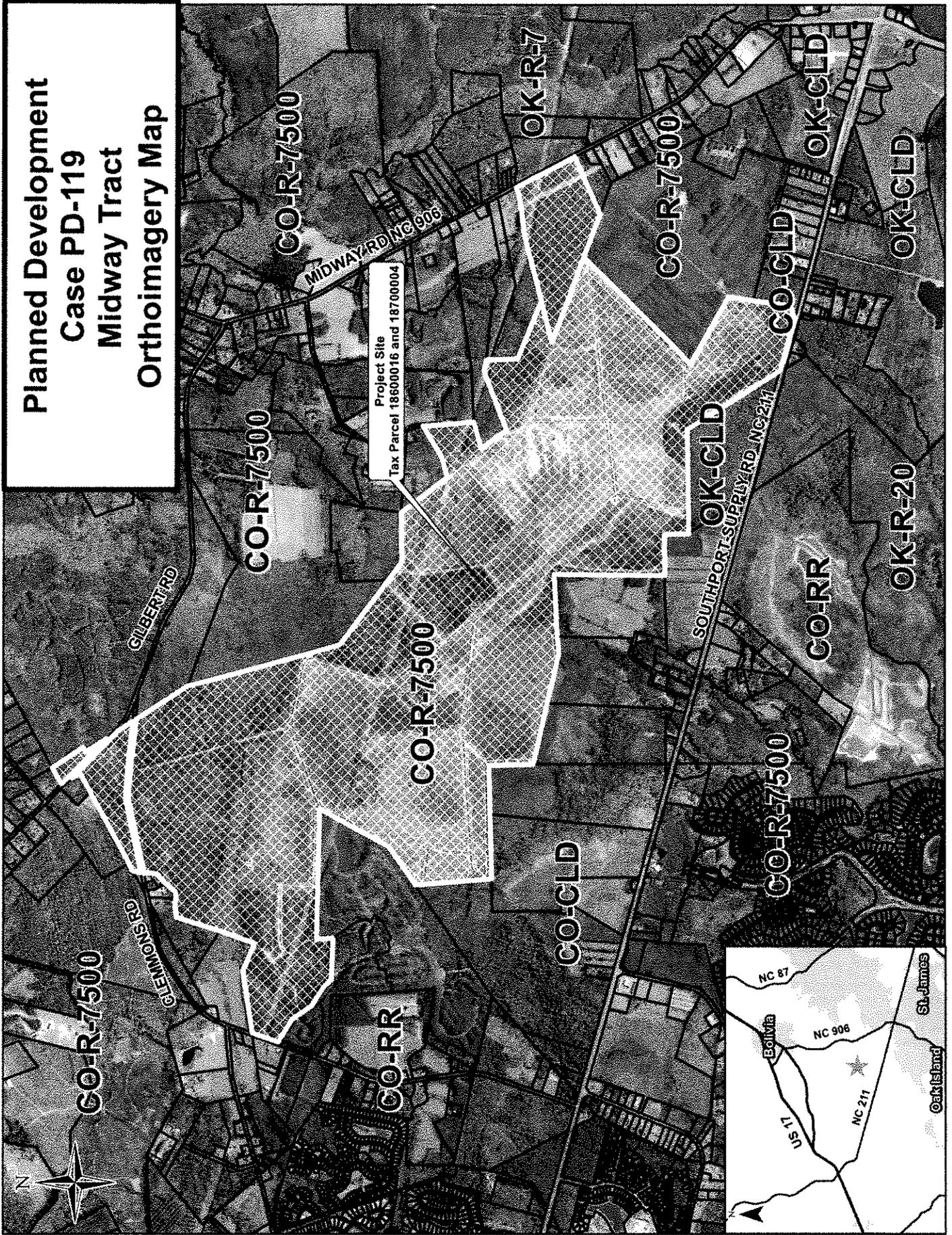
US 17

NC 211

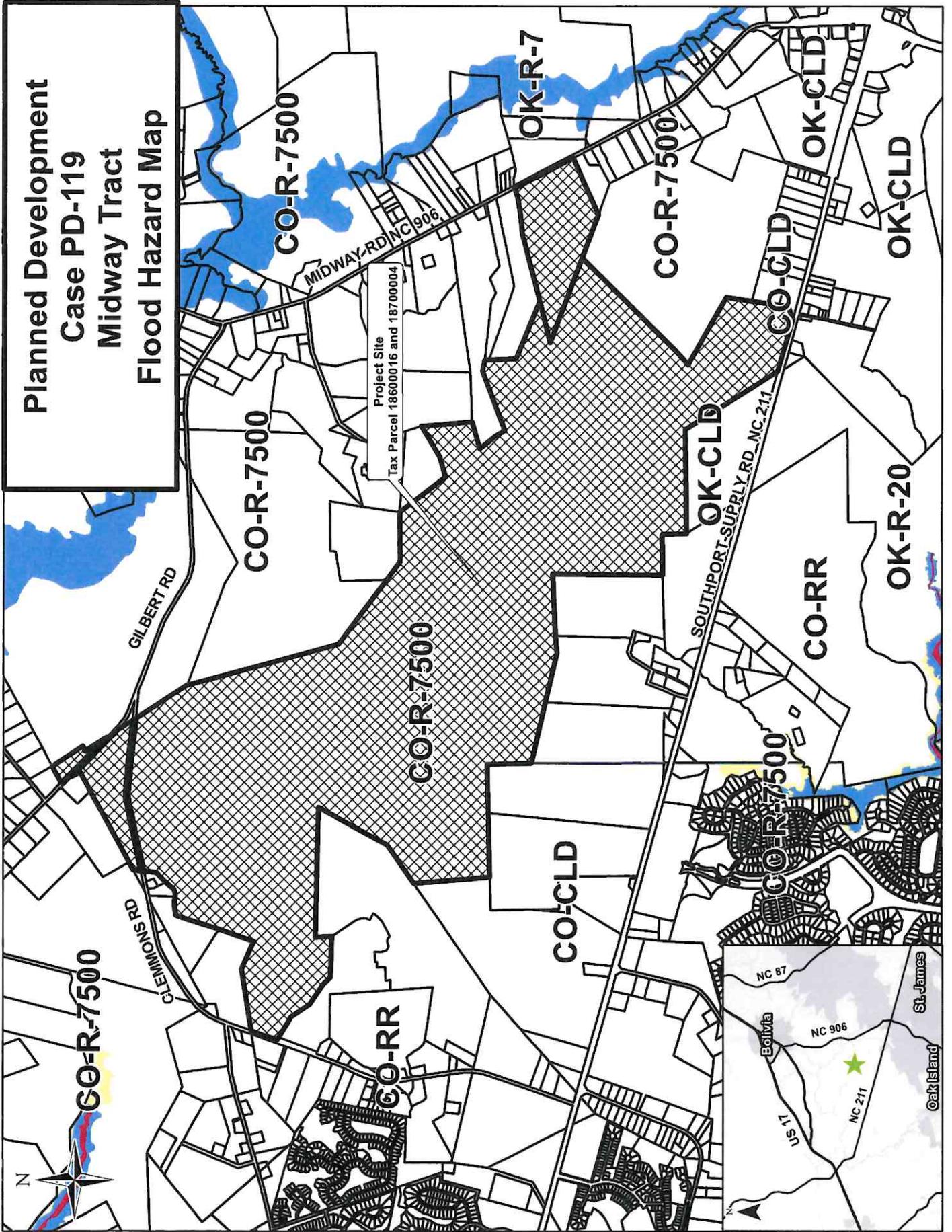
St-James

Oak Island

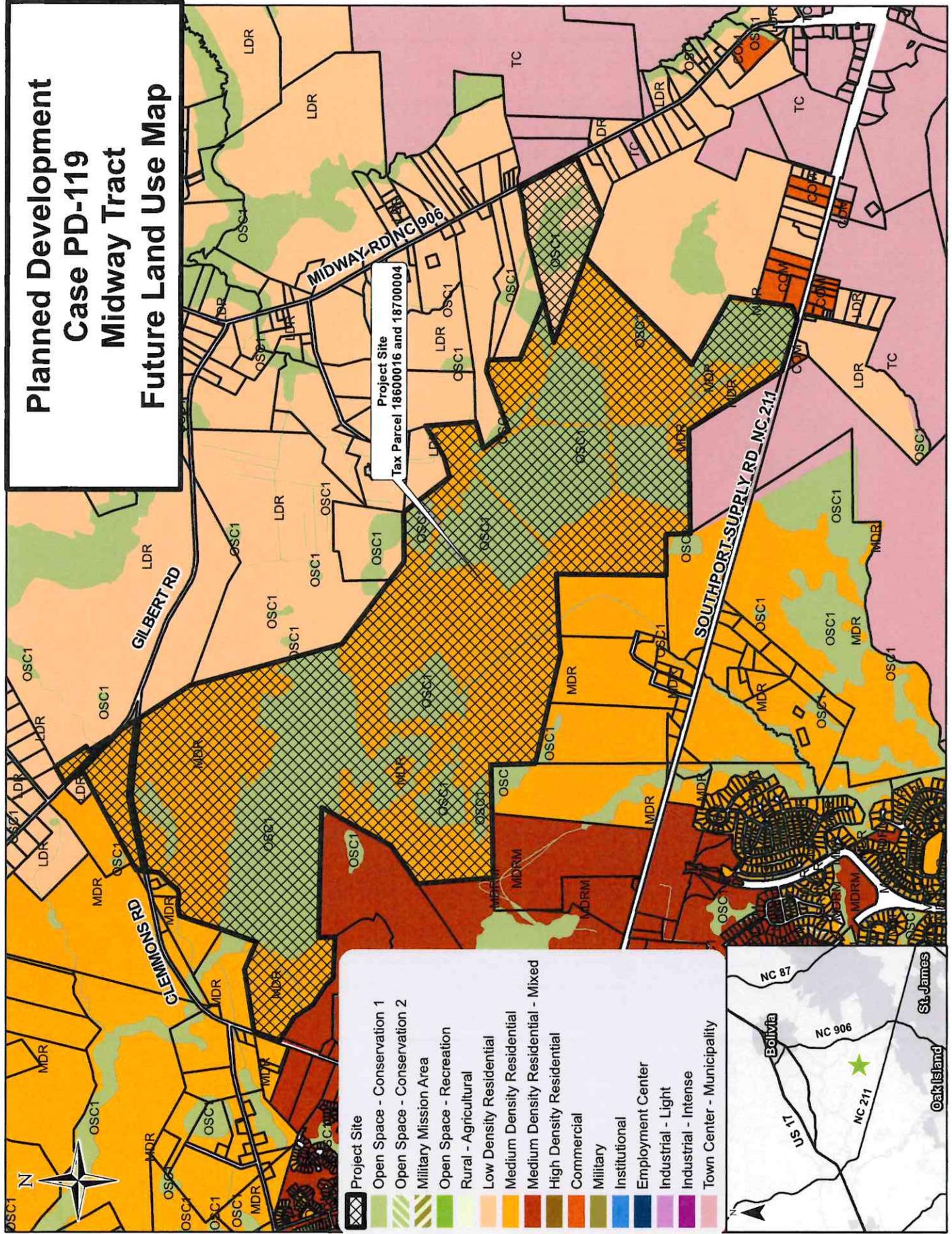
**Planned Development
Case PD-119
Midway Tract
Orthoimagery Map**



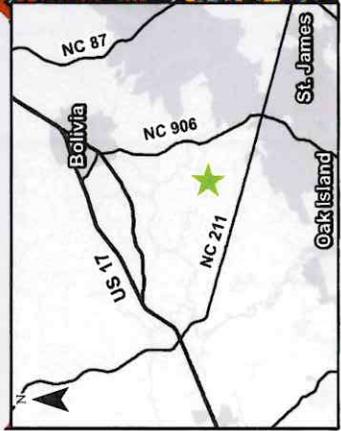
**Planned Development
Case PD-119
Midway Tract
Flood Hazard Map**



Planned Development Case PD-119 Midway Tract Future Land Use Map



	Project Site
	Open Space - Conservation 1
	Open Space - Conservation 2
	Military Mission Area
	Open Space - Recreation
	Rural - Agricultural
	Low Density Residential
	Medium Density Residential
	Medium Density Residential - Mixed
	High Density Residential
	Commercial
	Military
	Institutional
	Employment Center
	Industrial - Light
	Industrial - Intense
	Town Center - Municipality





GENERAL NOTES:

1. The proposed development is shown in green on the site plan.
2. The proposed development is shown in green on the site plan.
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8. The proposed development is shown in green on the site plan.
9. The proposed development is shown in green on the site plan.
10. The proposed development is shown in green on the site plan.

SITE DATA

Proposed to be used for single family, density 10 units per acre. 2500 square feet per unit. 140 units. A minimum of 140 units shall be permitted to be developed on the site.

PROPOSED TO BE USED FOR SINGLE FAMILY, DENSITY 10 UNITS PER ACRE. 2500 SQUARE FEET PER UNIT. 140 UNITS. A MINIMUM OF 140 UNITS SHALL BE PERMITTED TO BE DEVELOPED ON THE SITE.

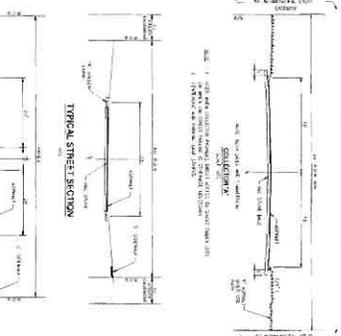
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Marc Pages

From: Jody Bland <jbland@ntengineers.com>
Sent: Wednesday, December 20, 2023 9:40 AM
To: Marc Pages
Cc: Scott Lloyd; cmunn@landtechsc.com; Phil Norris; Tammy Watson
Subject: Midway Tract PUD - Neighborhood meeting
Attachments: 20231220094915501.pdf

CAUTION: This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marc

Please see the attached sign in sheet from last night's neighborhood meeting. There were a few more neighbors in attendance than what is shown on the sheet. My guess is probably 15-20 people in total were present. We introduced the project and provided a general overview for everyone. We explained that the property is already zoned R7500 and a subdivision may be developed without the PUD process. We explained a few differences in the PUD process mainly open space requirements, the ability to shrink the lots, & minimize installed infrastructure/ impervious which in turn reduces stormwater runoff.

We discussed that a TIA will be required by NCDOT for development, and we expect several traffic upgrades to be required during the duration of the project. We explained that we would be extending Brunswick County utilities throughout the area as needed to serve the project. We explained that we will treat stormwater to the 100yr storm as part of the project.

We discussed a potential school site in the R11 area and a potential emergency services site on the 4-acre remnant parcel along Gilbert Rd. We indicated that we felt like these sites were good candidates but ultimately there is additional coordination required with Brunswick County to determine site(s) that work for both parties. We indicated that if either of these sites were to be dedicated and developed by Brunswick County then they would have a site-specific review Brunswick County P&Z and would be required to adhere to the UDO.

We also discussed that this is a long-term project. The developer's current schedule is set up for scheduled platting of 200 lots each year. We explained to the neighbors that this could change depending on market conditions, but this would make this a 15 +/- year build out over time. Phase one would begin with the connection to NC211 and the second connection would be to Midway Rd. Development would then proceed back through the tract with eventual connections to Clemmons Rd. coming in later phases. The TIA will be coordinated to reflect the developers schedule and will dictate timing of all proposed connections to NCDOT roadways.

The following were concerns that were discussed during the meeting.

- Traffic - The process of TIA was explained. We indicated that coordination would occur between NCDOT, developer's traffic engineer, and Brunswick County to develop a scope for study. Traffic counts would then occur, and the traffic engineer would then develop requirements for driveway connections and intersections that were identified to be studied. The traffic engineer would then coordinate with NCDOT regarding their findings and recommendations. NCDOT would then accept or require modifications to the proposed TIA recommendations.
- Stormwater – There were concerns regarding stormwater runoff and its potential impacts to the area. We explained that the current Brunswick County ordinance requires treatment up to the 25yr storm. Our proposed development will provide pre-post treatment of stormwater up to the 100yr storm. We explained that the PUD helped reduce this impact by allowing the development to reduce lot sizes and expand open space. This in turn will help minimize impervious surfaces where possible and further reduce runoff.
- Buffers - We explained that the PUD requires a 30' vegetative buffer. We explained that there are areas that will exceed the minimum buffer requirements due to wetlands or undeveloped green space areas. We also indicated that when we design each phase of development that we will maximize the buffer where possible. We also

explained that if this were to be developed as a straight R7500 subdivision then no buffers would be required. We explained that buffers would be confirmed by zoning during the platting inspections and areas of the buffer where existing vegetation may be thin would have to be augmented with additional plantings.

- Utilities – We explained that we would extend utilities where needed to provide service to the development. We explained that if needed utility extensions were to run past a neighboring parcel then the neighbor could request and coordinate connections with Brunswick County. Some neighbors expressed that the developer should extend utilities and make them available to the whole area.
- Wetlands – Some neighbors had concerns that we would fill or impact significant portions of wetlands for the development. We explained the intent is to minimize any wetland impacts. There is already a network of existing farm/ soil roads that run through wetland pockets. We intend to utilize these areas to minimize impacts. The wetlands are currently being studied. The developer has received a preliminary wetland evaluation. Their environmental consultant is performing field work to verify their preliminary evaluation. Once complete their findings will be submitted to the Army Corps of Engineers (ACOE) for confirmation and issuance of the Jurisdictional Determination (JD).
- School/ Emergency Services – We discussed the potential R-11 area as a potential school site (31 ac +/-) and potential emergency services site (4.5 ac +/-). A few neighbors expressed a few concerns regarding traffic and the development process for these sites. We explained that traffic would be studied as part of the TIA. We also explained that each site would be required to have a site-specific review through Brunswick County.

Additionally, we have received two phone calls from neighbors prior to the meeting.

Parcel # 2030003901

We spoke with Mrs. Bitt regarding the development. Their property is across NC211 from the main entrance. She wanted us to be aware of the ongoing expansion of the NC211 corridor and that it will be occurring on our side of NC211 in this area. She did not express any major concerns other than traffic during our call. We indicated that we assume there will be upfits required associated with the NC211 entrance with the assumption that signalization of the proposed entrance may be required. She indicated that they did not like to drive at night since they were elderly.

Parcel # 18600009

We spoke with Mr. Campbell about the development. She indicated that she lives in Florida. She had concerns regarding stormwater, buffers, and the stub out identified to her property. We explained the proposed stormwater treatment will be in excess of the Brunswick County ordinance. We explained that we would maintain a minimum 30' vegetated buffer but would expand it where possible. We explained the stub out connection was a request of Brunswick County during the TRC process. We explained that it could be a future connection for access and utility connections. We recommended discuss her stub out concerns with Mr. Pages from Brunswick County P&Z. We did indicate that it would be a benefit that, at a minimum, that utilities be extended to her property line for a potential interconnection of the Brunswick County system.

We felt like this was a very good cordial meeting. There are a few neighbors that obviously do not want the development. We feel their concerns can be mitigated and abated based on the concessions and additional things developer is proposing. We feel that this development meets or exceeds the intent of the PUD ordinance. We are excited to bring this proposal to the Planning Board in January.

Scott/ Chuck please add anything additional that may have left out from our meeting last night.

Thanks,
Joseph Bland, PE



Our office will be closed Monday December 25th 2023 through Monday January 1st 2024 Merry Christmas and Happy New Year!



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422
www.brunswickcountync.gov/planning • (910)253-2025

December 1, 2023

Norris and Tunstall Engineering
1429 Ash-Little River Road
Ash, NC 28420

**RE: Midway Tract Planned Development
File # PD-119**

To Whom It May Concern:

The Technical Review Committee (TRC) at their November 29, 2023 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Please note that Planning Staff recommends that the main collector streets within the projects have limited individual driveways for better internal traffic flow.
- Please note that it is recommended that acreage be set aside for a public school or park.
- Please add stubouts to Tax Parcels 18700003, 17000006, 18600009, 20300001 and 1860000501.
- Please show and label the north-south running power line easement on Tax Parcel 18700004.
- Please label all wetland areas and list the wetland acreage.
- Please indicate where the multimodal paths are to be located and the minimum width.
- The northernmost portion of the property is somewhat isolated on the east side of Gilbert Road yet it is indicated as recreational space. This may be a safety issue for pedestrians crossing an arterial NCDOT road. Please consider making changing the proposed use of this property.
- Please note that there will be a greenway easement running parallel along the collector road from Clemmons Road to Southport-Supply Road. This greenway easement may be placed on any planned multimodal paths or sidewalks proposed by the developer.
- Please note on the plan that there will be a 10' access easement along all NCDOT roads for future sidewalks/greenways.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.
- Please note that designing the stormwater ponds to meet the 100-year storm event is highly recommended.

Comments from US Army Corps of Engineers

David Moose – 910-251-4810 – David.e.moose@usace.army.mil



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- Please submit a copy of the site forestry plan for so the USACE can do a thorough review of the wetland areas.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- As per note #2, the project will require state and county stormwater permits.
- The county stormwater requirements are that post-development peak flow rates cannot exceed the pre-development condition for the 1-year, 10-year and 25-year design events. The 100-year design storm must also be analyzed, where the stormwater control measures can contain the 100-year – no overtopping.
- A state sedimentation and erosion control permit will be required.

Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- No proposed water or sewer shown on plans.
- Existing 24" high pressure forcemain on Clemmons Road (no known capacity issues at this time; will need a metering vault); existing 16" high pressure forcemain on Southport-Supply Road (at this time no capacity issues, there are other large developments being discussed in the area and capacity is given on a permitting first come first serve basis).
- Existing 16" watermain on Southport-Supply, Midway, and Gilbert Roads.
- Gravity sewer to be designed to maximum extent possible before any consideration of alternative sewer.
- Odor Control may be required for pump station(s) depending on location.
- Fire hydrants every 800' and at all entrances; every 400' for multi-family.
- Double water meter boxes or 2 single gang meter boxes required for each lot/unit (either single family or multifamily/townhomes).
- Please review Brunswick County Engineering Design Manual for assistance/reference for design standards as needed.
- NCDOT Encroachment will be required for connection to water and sewer mains.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
 3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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www.brunswickcountync.gov/planning • (910)253-2025

<https://www.brunswickcountync.gov/fire-marshall/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.

Comments from Duke Power

Bill Wilder – 910-520-3911 – Bill.Wilder@duke-energy.com

- The design engineering firm for the owner/developer will you please provide them with my contact information below to ensure they contact me to discuss the Duke TRANSMISSION easement and our guidelines, restrictions and begin to interact directly with me in required approvals for any impacts to the transmission line easement.
- The conceptual plan shows several street crossings. For each of those we will need an existing and proposed grade profile specific to the transmission line 100 foot wide easement and the structure span location proposed between. Any street crossings must be with all associate utility easements not be within 25 feet of our pole structures and or guy anchors. No grading cut or fill within 25 feet of our structures, guy anchors or facilities. Street crossings must be between 30 and 90 degrees in crossing and not have any portion parallel within the easement.
- lots should be designed so as not to overlap the limits of the 100 foot wide transmission line easement. This helps greatly avoid costly encroachments in the future by the home owners who always want to place sheds, swimming pools, fences and other types of structures on their property.
- Please see the attached Duke Power documents for further information.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 11, 2023.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Marc A. Pages".

Marc A. Pages
Brunswick County Principal Planner



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)
\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # _____ Invoice # _____

Date Received: _____

Northwest Jurisdiction YES NO

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

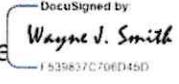
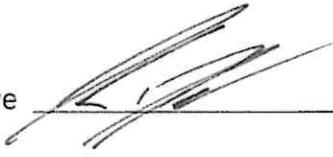
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	Wayne J Smith	Phone	910-443-3929
	Address	20 Thomasboro Road SW	Fax	N/A
	City, St, Zip	Calabash, NC 28467	Email	wayne@atmc.net

Applicant or Representative	Name	Thomas & Hutton c/o John Danford	Phone	843.315.5906
	Address	611 Burroughs & Chapin Blvd, Suite 202	Fax	N/A
	City, St, Zip	Myrtle Beach, SC 29588	Email	danford.j@tandh.com

Property Information	Address	Vicinity of Hwy 211, Clemmons Road, Gilbert Road and Hwy 906	
	Tax Parcel(s)	18600016, 18700004	
	Acreage	1,502.2 ac (appx)	
	Current Zoning	R-7500	
	Public Utilities Available?	<input checked="" type="radio"/> Water	<input checked="" type="radio"/> Sewer

Project Information	Project Name	Midway	
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="radio"/> No
	Single Family Acres	1,446.2 ac	Lots 3,260
	Multi-Family Acres	28 ac	Units 336
	Commercial Acres	28 ac	

Authorization	Property Owner Signature		Date	11/6/2023
	Applicant/Representative Signature		Date	11/7/23

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

Case PD-119

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	ADDRESS	CITY	STATE	ZIP
18600009	CAMPBELL LYVINE	1480 LONG HORN RD	MIDDLEBURG	FL	32068-3030
18700005	AMIAN TRACY RAY ETALS	1990 ALBEMARLE RD	SOUTHPORT	NC	28461-7887
1870000403	EQUITY INVESTMENT ASSOCIATES LLC	11675 RAINWATER DR	ALPHARETTA	GA	30009-8684
18700006	GORE MARILYN Y ETALS	5213 PROSPERITY VIEW DR	CHARLOTTE	NC	28269-1572
1860001306	GARNER JAMIE CARLENE ETALS	154 NE 11TH ST	OAK ISLAND	NC	28465-6401
1870000402	MORRIS PROPERTIES OF 211 LLC	126 SE 3RD ST	OAK ISLAND	NC	28465-6701
18700003	MORRIS PROPERTIES OF 211 LLC	126 SE 3RD ST	OAK ISLAND	NC	28465-6701
1860001605	PRATT MARK D ETUX	1003 OSPREY CIR	SOUTHPORT	NC	28461-2669
1860001601	PRATT MARK D ETUX	1003 OSPREY CIR	SOUTHPORT	NC	28461-2669
1860001308	BROWN DONALD L	PO BOX 4552	WILMINGTON	NC	28406
20300001	CLEMMONS PLACE APARTMENTS LLC	1015 ASHES DR	WILMINGTON	NC	28405-8353
1860001602	PRATT MARK D ETUX	1003 OSPREY CIR	SOUTHPORT	NC	28461-2669
186000015	SMITH JAMES O ETUX	1118 BUFFALO NVNO	ZIONVILLE	NC	28698-9421
1870000501	AMIAN TRACY RAY ETALS	1990 ALBEMARLE RD	SOUTHPORT	NC	28461-7887
1860001307	HEWETT BOBBY CURTIS ETUX	PO BOX 65	BOLIVIA	NC	28422-0065
17000006	LESH WINFRED E JR	PO BOX 921	SUPPLY	NC	28462-0921
17000008	KIRBY RONALD E	2215 CLEMMONS ROAD SE	BOLIVIA	NC	28422
1700000701	GREEN GREGORY KEITH ET	2231 CLEMMONS RD SE	BOLIVIA	NC	28422
1700000703	GREEN GREGORY KEITH JR	2231 CLEMMONS RD SE	BOLIVIA	NC	28422-7609
1700000702	GREEN GEORGE KENNETH ETUX	2251 CLEMMONS RD SE	BOLIVIA	NC	28422-7609
2030003901	BRITT JOHN P ETUX	169 BRENTWOOD DRIVE	WILMINGTON	NC	28401
1701A012	SCHMIDT SCOTT CARLTON AND	1712 CULDEES LN SE	BOLIVIA	NC	28422-0801
1700001706	MONK RONALD HEIRS	1310 GILBERT RD SE	BOLIVIA	NC	28422-8748
21800001	DWE III LLC AND	2618 NEW VILLAGE WAY	WILMINGTON	NC	28405
17000019	SALVUCCI STEPHANIE A	24 GATE HOUSE LN	WESTON	MA	02493-2424
1870001102	BALLARD HERBERT G JR ET	2819 HEWETT RD SE	BOLIVIA	NC	28422
17000001	CLEAR BLUF SKIES LLC	5315 MEGANS PLACE DR	WILMINGTON	NC	28409-3677
170GA001	REGISTER DAVID E ETUX	6007 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2643
170GA002	DIXON DONALD B JR ETUX	381 HARRIS SWAMP RD SE	BOLIVIA	NC	28422-8605
1700001703	SHIRLEY ANN DAVID EVERHART TRUST	805 JOHN MORGAN RD	GOLD HILL	NC	28071-5617
1700001303	SELLERS BRANDI JANETTE LEIGH ETVR	1925 GEORGIA MAE LN	BOLIVIA	NC	28422
1700001304	PLEASANT FARM & GARDEN LLC	1950 PLEASANT FARM RD SE	BOLIVIA	NC	28422-8356
1860001001	DAVIS ROBERT KENDALL III	1821 OLD LENNON RD SE	BOLIVIA	NC	28422
1860001002	DOSHER ROBERTA M	210 WEST MOORE STREET	SOUTHPORT	NC	28461
20300039	BIANCHI PROPERTIES LLC	7995 RIVER RD	SOUTHPORT	NC	28461-8971
17000013	SMITH JOSEPH PRESTON	582 NEWGATE CT SE	BOLIVIA	NC	28422-7474
1860000501	BLF 1 LLC	8800 N GAINES CENTER DR STE 345	SCOTTSDALE	AZ	85258-2153
1860000506	D R HORTON INC	6725 PARKER DRIVE STE Z10	WILMINGTON	NC	28405

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18700004	SMITH WAYNE J	20 THOMASBORO RD SW	CALABASH	NC	28467-2806
186000016	SMITH WAYNE J	20 THOMASBORO RD SW	CALABASH	NC	28467-2806

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NORRIS AND TUNSTALL ENGINEERING	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-120

Applicant: Headwaters Engineering of the Cape Fear, PLLC

Project Name: Leaning Pine Planned Development

Property Location: Leaning Pine RD SE

Parcel Numbers: 1850000701

Zoning District: SBR-6000 (High Density Site Built Residential)
SBR-6000 Density Maximum – 7.3 Dwelling Units per Acre
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

Surrounding Zoning **North:** SBR-6000
South: R-7500 (Medium Density Residential)
East: SBR-6000
West: SBR-6000

Proposed Use: Leaning Pine is a proposed planned development, consisting of 38 single family lots on 11.71 acres, creating an overall density of 3.25 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 2.92 acres. The developer is proposing 3.44 acres of dedicated open space. The developer is also proposing 0.57 acres of recreation space of which 0.44 acres are required.
- The proposed project will generate approximately 363 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots. There are no road capacity deficiencies for Zion Hill Road.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 3.44 acres of recreation space where as 2.92 acres are required.
 2. The developer is proposing 0.57 acres of recreation space where as 0.44 acres are required.
 3. The developer shall pave Leaning Pine Road to NCDOT standards from Zion Hill Road up to the entrance of the development.
 4. The stormwater system will be constructed to the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
- No portions of the site are located within a Flood Hazard Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on January 3, 2024.
- A neighborhood meeting was held on January 30, 2024.

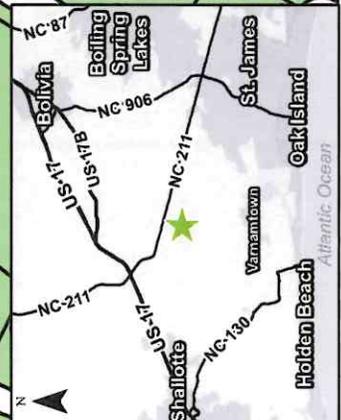
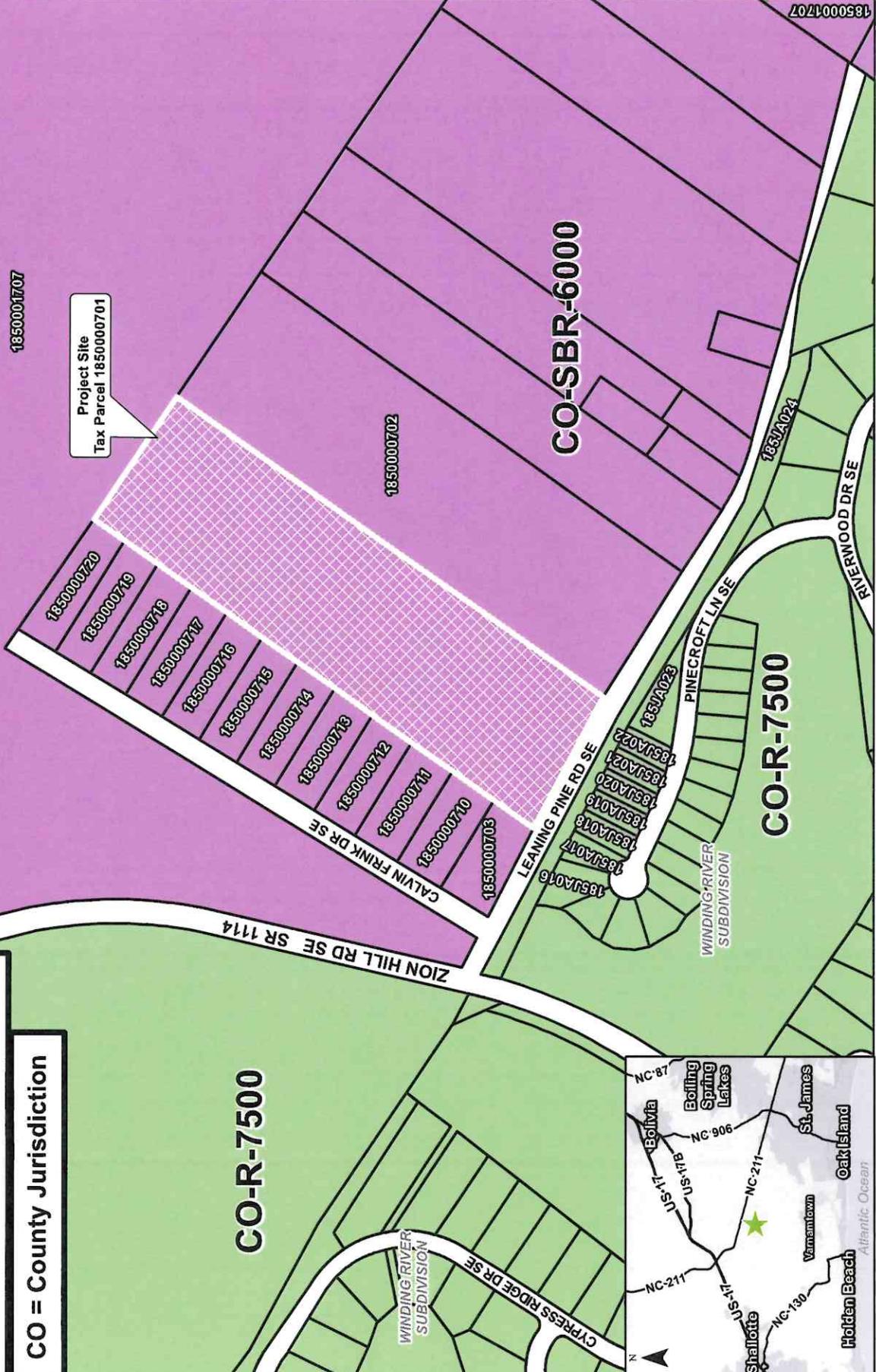
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

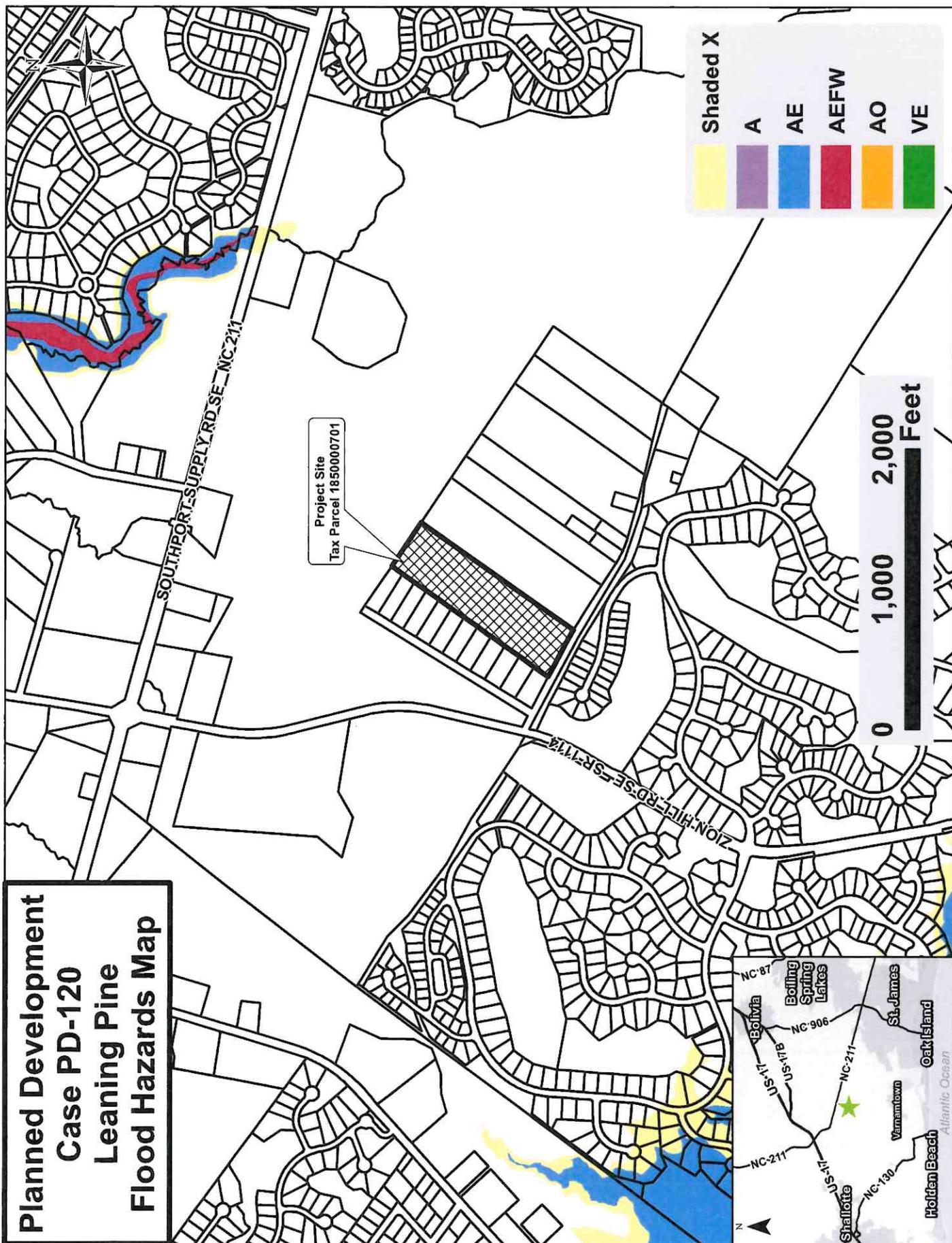
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. The developer must provide documentation that they have permission to use Leaning Pine Road for access prior to any construction.

Planned Development Case PD-120 Leaning Pine Zoning Map

CO = County Jurisdiction



Planned Development Case PD-120 Leaning Pine Flood Hazards Map



Shaded X	A	AE	AEFW	AO	VE



**Planned Development
Case PD-120
Leaning Pine
Blueprint Brunswick 2040
Place Type Map**

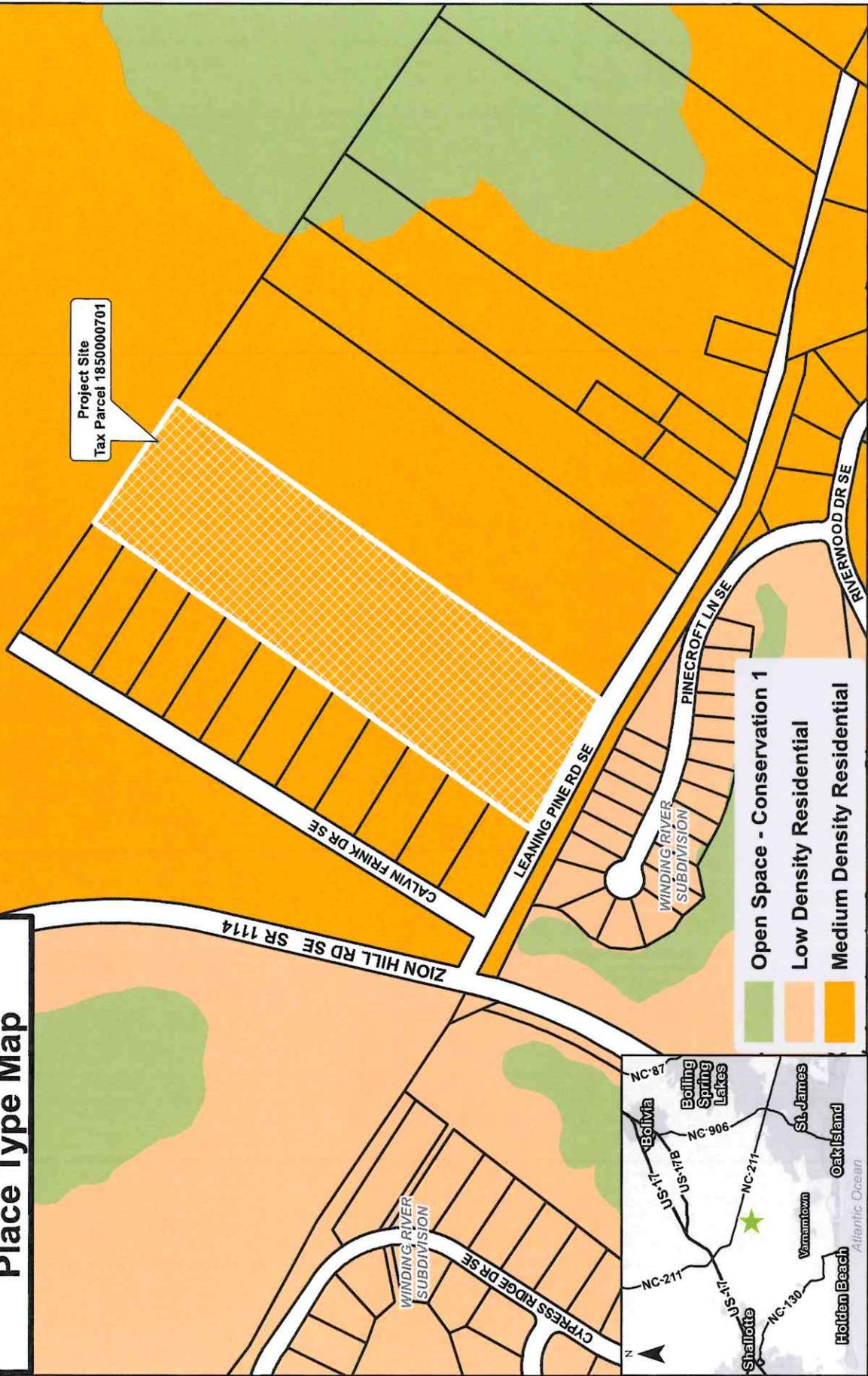
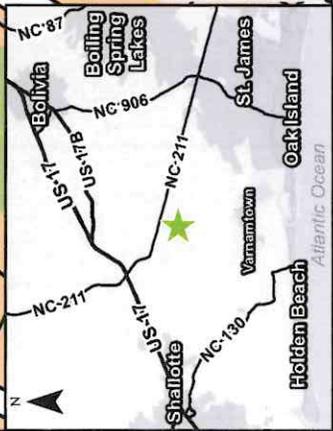


Project Site
Tax Parcel 1850000701

Open Space - Conservation 1

Low Density Residential

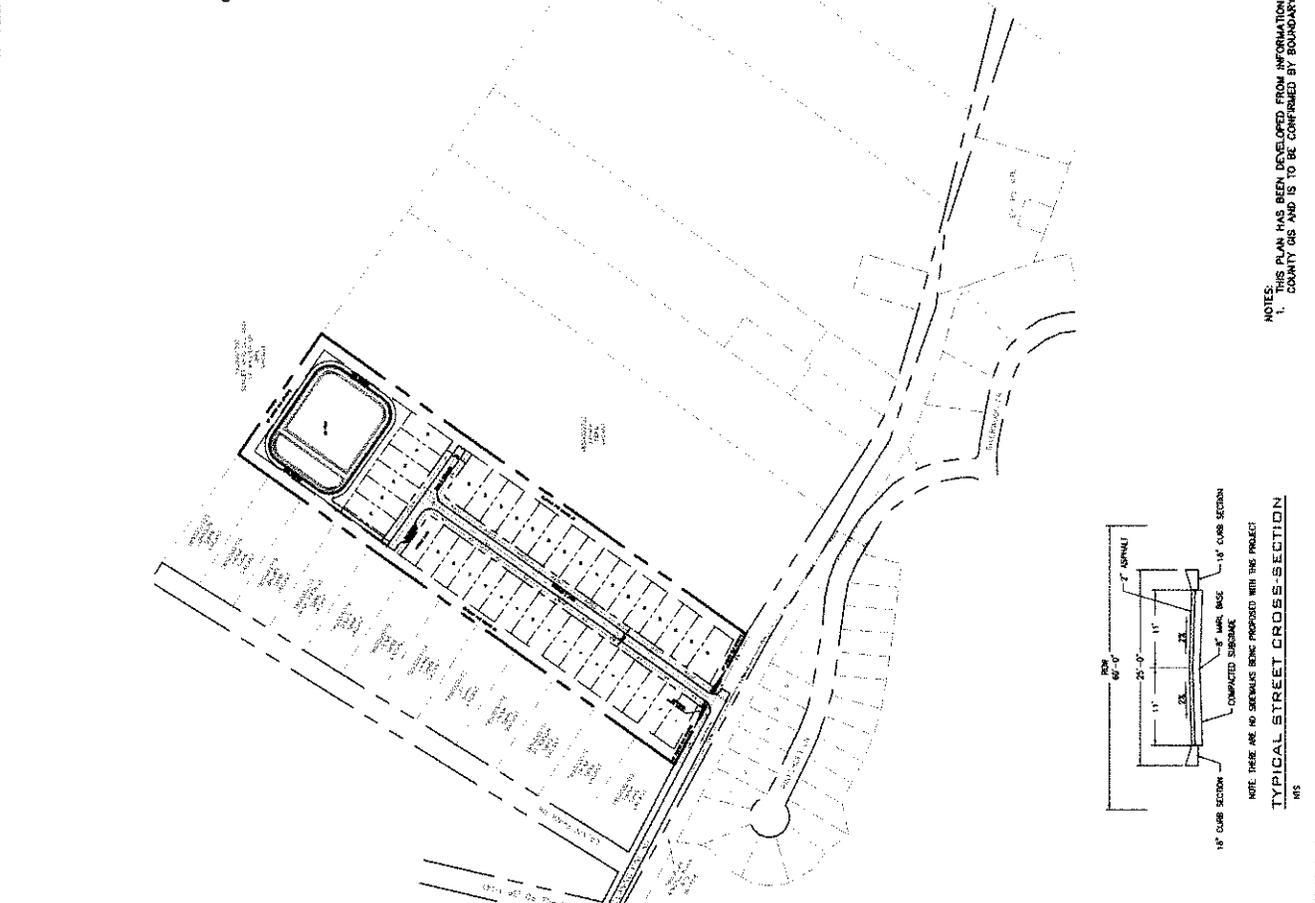
Medium Density Residential



NO.	DATE	DESCRIPTION
1	01/15/2023	PRELIMINARY
2	02/15/2023	REVISED PER COMMENTS
3	03/15/2023	REVISED PER COMMENTS
4	04/15/2023	REVISED PER COMMENTS
5	05/15/2023	REVISED PER COMMENTS
6	06/15/2023	REVISED PER COMMENTS
7	07/15/2023	REVISED PER COMMENTS
8	08/15/2023	REVISED PER COMMENTS
9	09/15/2023	REVISED PER COMMENTS
10	10/15/2023	REVISED PER COMMENTS
11	11/15/2023	REVISED PER COMMENTS
12	12/15/2023	REVISED PER COMMENTS
13	01/15/2024	REVISED PER COMMENTS
14	02/15/2024	REVISED PER COMMENTS
15	03/15/2024	REVISED PER COMMENTS



- GENERAL NOTES:**
1. THIS PLAN IS TO BE SUBMITTED TO THE BRUNSWICK COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
 2. ALL STORMWATER RUNOFF MUST BE COLLECTED AND STORED IN A STORMWATER POND. STORMWATER PONDAGE MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMIT.
 3. THE FINAL PLATS, MASTER DEVELOPMENT PLAN, COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, SHALL BE SUBMITTED TO THE BRUNSWICK COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL. THE DEEDS SHALL BE REVIEWED BY THE BRUNSWICK COUNTY PLANNING AND ZONING DEPARTMENT AND THE U.S. ARMY CORP OF ENGINEERS.
 4. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN THE BRUNSWICK COUNTY SUBDIVISION DEVELOPMENT ORDINANCE. ALL ROADS WILL BE BUILT TO MEET THE STANDARDS SET FORTH IN THE BRUNSWICK COUNTY SUBDIVISION DEVELOPMENT ORDINANCE.
 5. STANDARDS FOR SUBDIVISION ROADS.
 6. THE PORTION OF LEADING PINE RD UP TO THE ENTRANCE OF THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE PORTION OF ROAD SHOWN ON THE PLAN, THIS PORTION OF ROAD SHALL BE MAINTAINED BY AN HOA.
 7. WATER & SEWER TO BE PROVIDED BY BRUNSWICK COUNTY. THE 100 YEAR STORM EVENT SHALL BE DESIGNED TO ACCOMMODATE SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED WHERE EXISTING VEGETATION WITHIN BUFFER SHALL REMAIN AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 8. THERE SHALL BE A MINIMUM OF 2 DRIVEWAY PARKING SPACES PER LOT OUTSIDE OF THE RIGHT OF WAY.
 9. STREET LIGHTING SHALL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION.
 10. THESE ARE THE MINIMUM REQUIREMENTS FOR THIS SITE.
 11. THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING ALL ROADS, STORMWATER ELEMENTS, AND COMMON AREAS.
 12. ALL UTILITY LINES SHALL BE SHOWN AND DEPT. SHALL BE CONFIRMED BY NOCOT.
 13. A NEIGHBORHOOD MEETING IS RECOMMENDED PER UDD SECTION 6.2.



LEGEND

---	PROPERTY LINE
---	DEVELOPER'S PROPERTY LINE
---	LOT LINE
---	ROAD LINE
---	SETBACK

ADJACENT PROPERTIES

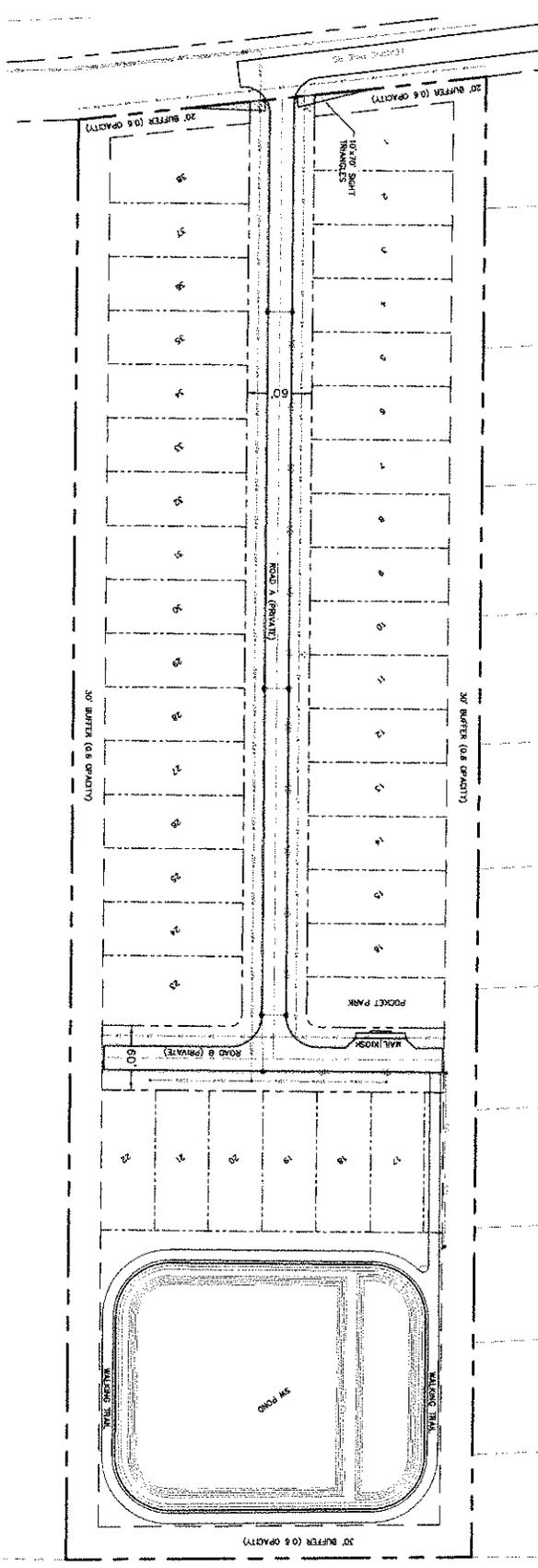
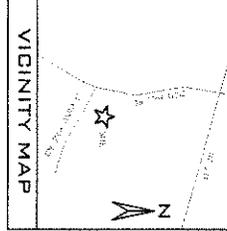
#	PARCEL #	OWNER	ZONE	USE
1	18-0000791	BRUNSWICK COUNTY	RTS	RESIDENTIAL
2	18-0000792	BRUNSWICK COUNTY	RTS	RESIDENTIAL
3	18-0000793	BRUNSWICK COUNTY	RTS	RESIDENTIAL
4	18-0000794	BRUNSWICK COUNTY	RTS	RESIDENTIAL
5	18-0000795	BRUNSWICK COUNTY	RTS	RESIDENTIAL
6	18-0000796	BRUNSWICK COUNTY	RTS	RESIDENTIAL
7	18-0000797	BRUNSWICK COUNTY	RTS	RESIDENTIAL

SITE DATA

PARCEL #	18-0000791
SITE AREA	11.01 AC
DEVELOPER	SHB
DEVELOPMENT	RESIDENTIAL
RED. PONDAGE	258 = 127,522 SF
RED. ACTIVE	108 = 16,128 SF
PROX. PONDAGE	180,000 SF
TOTAL LOTS	38
DENSITY SENS.	7.3 UNITS/AC
DENSITY PROPOSED	3.35 UNITS/AC
ADJACENT LOT	6,500 SF
FRONT SETBACK	20'
REAR SETBACK	5'
STREET WID.	10'
STREET SLOPE	12.20% SF
STREET SLOPE	24.20% SF
TOTAL	18,700 SF / 4.24 AC
IMP. PER AC	386
IMP. PER LOT	3,500 SF

NOTES:

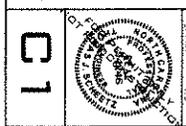
1. THIS PLAN HAS BEEN DEVELOPED FROM INFORMATION TAKEN FROM BRUNSWICK COUNTY GIS AND IS TO BE CONFIRMED BY BOUNDARY & TOPOGRAPHIC SURVEY.



LEGEND

- PROPERTY LINE
- LOT LINE
- ROAD LINE
- BUFFER

NOTES
 1. THIS PLAN HAS BEEN GENERATED FROM INFORMATION TAKEN FROM BRUNSWICK COUNTY GIS AND IS TO BE CONFIRMED BY BOUNDARY & TOPOGRAPHIC SURVEY.



**HEADWATERS ENGINEERING
 OF THE CAPE FEAR, PLLC**
 P.E. #23,025
 1764 W. NORTH CAROLINA
 TOWN OF WILMINGTON, NC 28403
 TEL: 910-341-1234
 WWW.HEADWATERSENGINEERING.COM



NO.	DATE	DESCRIPTION

SITE PLAN
 LEANING PINE RD SUBDIVISION
 PLAT NO. 17
 1764 W. NORTH CAROLINA
 TOWN OF WILMINGTON, NC 28403
 TEL: 910-341-1234
 WWW.HEADWATERSENGINEERING.COM



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422

www.brunswickcountync.gov/planning • (910)253-2025

January 5, 2024

Headwaters Engineering
c/o Tommy Scheetz
3758 Summer Bay Trail
Leland, NC 28451

**RE: Leaning Pine Planned Development
File # PD-120**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 3 2024 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Please provide documentation that the developer has the permission to use Leaning Pine Road since the road is private.
- Please indicate that the portion of Leaning Pine Road from Zion Hill Road to the entrance of the proposed development to be improved and paved to NCDOT standards. In addition, please note that the maintenance of this road section shall be maintained by the HOA.
- Please consider reconfiguring the pocket park to be placed at the end of the road on or near lot 19 and/or 20.
- Please note that street trees are encouraged within the ROW.
- Please note the water and sewer to be provided by Brunswick County.
- Please note that the stormwater ponds will be designed to accommodate the 100-year storm event.
- Please indicate if sidewalks are to be installed.
- Please note on the plan that the 30-foot buffer shall have an opacity of 0.6. Also note that the existing vegetation within the buffer shall remain and supplemental landscaping shall be installed where necessary.
- Please note that there will be a minimum of 2 driveway parking spaces per lot outside of the right-of-way.
- Please note on the plan that all street lighting must meet UDO Section 6.9.
- Please note on the plan that a heritage tree survey shall be completed prior to construction.
- Please note on the plan that the HOA shall be responsible for maintaining all roads, stormwater elements, and common areas.
- Please note on the plan that a NCDOT driveway permit shall be required.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.



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Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A state stormwater permit will be required.
- A state erosion control permit will be required.
- A county stormwater permit will be required.
- The project must meet the county's pre/post requirements for the 1-year, 10-year, and 25-year design events. The 100-year must also be analyzed to ensure that stormwater control measures are not overtopped.

Comments from Engineering

Amy Aycock – 910-253-2407 – amy.aycock@brunswickcountync.gov

- Existing 6" watermain available for connection on Leaning Pines Rd.
- Existing 2" low pressure system on Pinecroft Ln available for connection (approval from BCPU as well).
- Fire Hydrant shown at entrance and near lots 12/13; fire hydrants need to be spaced every 500' throughout; call out Post Flushing Hydrants at both ends of 'T' intersection.
- Low pressure sewer – clean-out at intersections and end-of-line cleanouts at ends of 'T'.
- Double water meter boxes or (2) single meter boxes required for each lot.
- One simplex grinder station per lot.
- Private roads, no NCDOT Encroachment required.

Comments from NCDOT

Angel Hammers – 910-398-9100 – akhammers@ncdot.gov

These preliminary comments and are based on the plans as submitted for the proposed site and are subject to further review upon receipt of any additional information.

Subsequently, additional comments and/or requirements may be necessary for this site.

- NCDOT Driveway Permits, and Encroachments are submitted through the NCDOT Online Portal -<https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>
 - Include a temporary construction entrance is to have 8" min depth per NCDOT std 1607.01
 - \$50 inspection fee per access is required
 - Driveway connections to SR will be required to have a min 2% fall from the EOP and shown on driveway profiles and minimum pipe cover of 12" for RCP culverts shown. If no pipe is needed, show appropriate information for grade to drain away from the roadway.
- No obstructions shall be placed within the NCDOT sight triangles.
- Refer to the NCDOT checklist for submittal requirements (Documents, details, and plans).
- If the subdivision roads are to be petitioned to NCDOT, plan approval is required prior to any construction activities.
- Submit stormwater data for hydraulic review and all wetland information per VCER form.



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- An NCDOT Encroachment Agreement(s) is/are required for any utility connections or installation within NCDOT right-of-way and submitted through the electronic portal.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
 3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.

<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 12, 2024.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Marc A. Pages".

Marc A. Pages
Brunswick County Principal Planner

Marc Pages

From: Thomas Scheetz <tscheetz@headwaterscapefear.com>
Sent: Wednesday, January 31, 2024 10:45 AM
To: Marc Pages; Amy Aycock
Cc: Steve Shuttleworth
Subject: Re: Leaning Pine Rd
Attachments: Leaning Pine PD - Sign In Sheet.xlsx

CAUTION: This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Here is the sign in sheet & summary of last nights meeting:

Topics of discussion:

1. Maintenance & upkeep of Leaning Pine Rd
2. Applicant willing to evaluate some sort of contribution to improving Leaning Pine Rd beyond entrance to PD
3. Applicant willing to evaluate some sort of contribution to additional plantings to Winding River buffer to prevent headlights shining into existing homes
4. No proposed street lights on Leaning Pine Rd, probably not within PD either
5. **Does Brunswick Co. utilities use Leaning Pine Road to service the pump station in the back? - Amy?**
6. Number & size of lots
7. Size & type of homes
8. Buffers
9. Permits
10. Construction timeline
11. Stormwater pond

Thank you,

Tommy Scheetz, P.E.

(910) 465-3304

tscheetz@headwaterscapefear.com

headwaterscapefear.com



On Wed, Jan 31, 2024 at 9:14 AM Marc Pages <marc.pages@brunswickcountync.gov> wrote:

This was the applicant for the Carmel Village PD:



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

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

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

Property Owner	Name	Steve Shuttleworth, Shuttleworth Inc	Phone	719-499-1373
	Address	711 Carolina Beach Ave N	Fax	
	City, St, Zip	Carolina Beach, NC 28428	Email	steve@steveshuttleworth.com

Applicant or Representative	Name	Tommy Scheetz, P.E. Headwaters Engineering of the Cape Fear PLLC	Phone	910-465-3304
	Address	3758 Summer Bay Trail	Fax	
	City, St, Zip	Leland, NC 28451	Email	tscheetz@headwaterscapefear.com

Property Information	Address	Leaning Pine Rd		
	Tax Parcel(s)	1850000701		
	Acreage	11.71 ac		
	Current Zoning	SBR6		
	Public Utilities Available?	yes Water	yes Sewer	

Project Information	Project Name	Leaning Pine Rd Subdivision		
	Modification or Expansion Of Existing PD?	Yes	No	
	Single Family Acres	11.71 ac	Lots	38
	Multi-Family Acres		Units	
	Commercial Acres			

Authorization	Property Owner Signature	<u>Steve Shuttleworth</u> Steve Shuttleworth	Date	<u>12-7-2023</u>
	Applicant/Representative Signature	<u>Tommy Scheetz</u> Tommy Scheetz, P.E.	Date	<u>12/08/23</u>

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

Case PD-120

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1850001707	SUNSET APTS LLC AND	CF MASTER LIMITED PARTNERSHIP	2627 BREKONRIDGE CENTRE DR #D	MONROE	NC	28110-5629
185JA020	KAREN SUE FLEISCHHAUER REV TRUST		125 LIONS PAW ST	HOLDEN BEACH	NC	28462-1920
185JA017	MCPHERSON MICHAEL T ETUX	MCPHERSON NINA P	1456 PINECROFT LN SE	BOLIVIA	NC	28422-8980
185JA024	WINDING RIVER PLANTATION COMMUNITY	ASSOCIATION INC	1640 GOLEY HEWETT RD	BOLIVIA	NC	28422
185JA023	WINDING RIVER PLANTATION COM AS INC		1640 GOLEY HEWETT RD SE	BOLIVIA	NC	28422-7687
1850000720	JOHNSON CHRISTOPHER MARQUISE	FRINK JWANTANA G	299 CAROLINA FARMS BLVD	CAROLINA SHOR	NC	28467-2386
1850000710	FRINK CURTIS G ETUX		516 N LORD ST	SOUTHPORT	NC	28461-3436
1850000711	PETERSON JASON DUANE		516 OLD CHARLESTON DR SE	BOLIVIA	NC	28422-6000
1850000719	FRINK JWANTANA G		516 N LORD ST	SOUTHPORT	NC	28461-3436
1850000718	BROWN JANICE F		2813 ALDEN RD	PARKVILLE	MD	21234-5624
1850000717	FRINK PATRICE L	C/O WHITNEY BROWN	114 W. BROWN	SOUTHPORT	NC	28461
1850000716	DAVIS HARRIET FRINK		12 OLIVEAR CT	GREENSBORO	NC	27406
1850000715	FRINK CURTIS G ETUX	FRINK JWANTANA	516 N LORD ST	SOUTHPORT	NC	28461
1850000714	FRINK CURTIS G ETUX	FRINK JWANTANA	516 N LORD ST	SOUTHPORT	NC	28461
1850000713	LEE MARTHA F ET	LEE JOHN C C/O DR LATONYA NIANG	101 N 7TH ST	LOUISVILLE	KY	40202-2924
1850000712	FRINK CURTIS G ETUX	FRINK JWANTANA G	516 N LORD ST	SOUTHPORT	NC	28461-3436
185JA018	MCPHERSON MICHAEL T ETUX	MCPHERSON NINA P	1456 PINECROFT LN SE	BOLIVIA	NC	28422-8980
185JA019	MATTON LISA MODLIN		1460 PINECROFT LN SE	BOLIVIA	NC	28422
185JA022	ROBERTSON THERESA A AND	MAURER EDWARD J	1466 PINECROFT LN SE	BOLIVIA	NC	28422-8980
1850000703	FRINK AUDRIS J		1522 PLUMSTEAD RD	CHARLOTTE	NC	28216
1850000702	JOYNER LARRY W SR ETALS		1616 LEANING PINE ROAD	BOLIVIA	NC	28422
185JA021	GROOMS GRAHAM AND	CHARZANOWSKI RICHARD	1464 PINECROFT LN SE	BOLIVIA	NC	28422-8980
185JA016	ROSS ELLIOT AND ABC POA	ROSS MAUREEN F	164 DUG RD PO BOX 6332	CHESTER	NY	10918-2652
				SHALLOTTE	NC	28470

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1850000701	NOWELL GARY JR		410 HAMILTON DR SE	BOLIVIA	NC	28422-7716
Per Application	SHUTTLEWORTH, INC	ATTN: STEVE SHUTTLEWORTH	711 CAROLINA BEACH AVE N	CAROLINA BEACH	NC	28428

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	HEADWATERS ENGINEERING OF THE CAPE FEAR, PLLC					
		ATTN: TOMMY SCHEETZ, P.E.	3758 SUMMER BAY TRAIL	LELAND	NC	28451

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-121

Applicant: Headwaters Engineering of the Cape Fear, PLLC

Project Name: Price Tract Planned Development

Property Location: Thomasboro RD SW (SR 1165)

Parcel Numbers: 22600012 (A Portion of)

Zoning District: R-7500 (Medium Density Residential)

R-7500 Density Maximum – 5.8 Dwelling Units per Acre
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

Surrounding Zoning **North:** CLD (Commercial Low Density)
South: R-7500 and CLD
East: R-7500 and CLD
West: R-7500, CLD, and CS-PRD (Carolina Shores Jurisdiction)

Proposed Use: Price Tract is a proposed planned development, consisting of 164 single family lots, 22 townhouse units, and 5 acres of commercial, for a total of 186 units on 82.17 acres, creating an overall density of 2.26 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential and Open Space Conservation 1 (OSC-1).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water and Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 16.43 acres. The developer is proposing 24.68 acres of dedicated open space. The developer is also proposing 21.81 acres of recreation space of which 2.47 acres are required.
- The proposed project will generate approximately 1,698 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots. There are no road capacity deficiencies for Thomasboro Road.

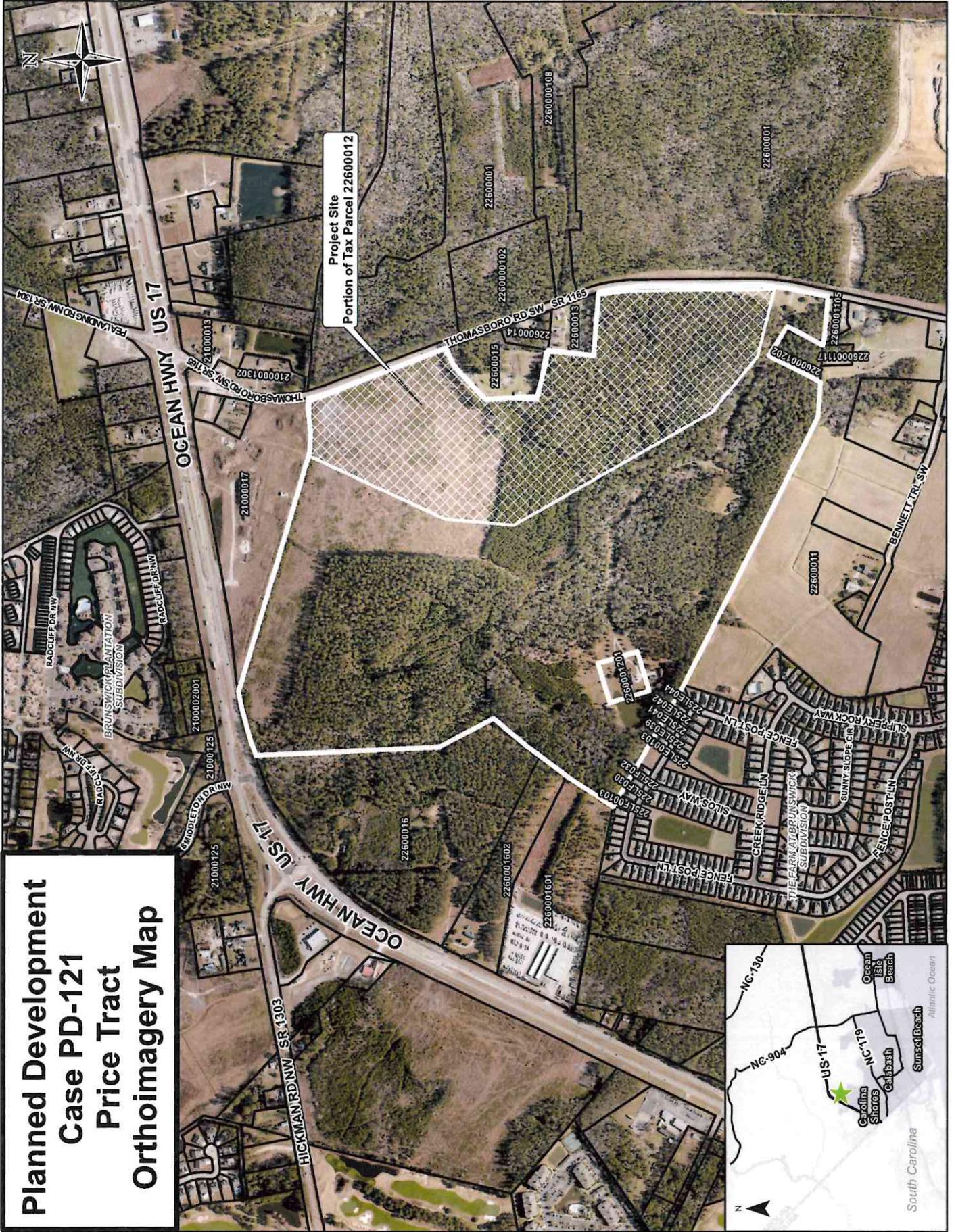
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 24.68 acres of recreation space where as 16.43 acres are required.
 2. The developer is proposing 21.81 acres of recreation space where as 2.47 acres are required.
 3. Sidewalks to be provided on one side of the road throughout the development.
 4. The stormwater system will be constructed to the 100-year storm event.
 5. All lots to be located outside of the AE Flood Zone.
 6. Proposed extensive walking trail system.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Designation of Commercial Area.
- Portions of the site are located within an AE Flood Zone. All lots shall be located outside of this Flood Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on January 3, 2024.
- A neighborhood meeting was held on January 23, 2024.

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

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

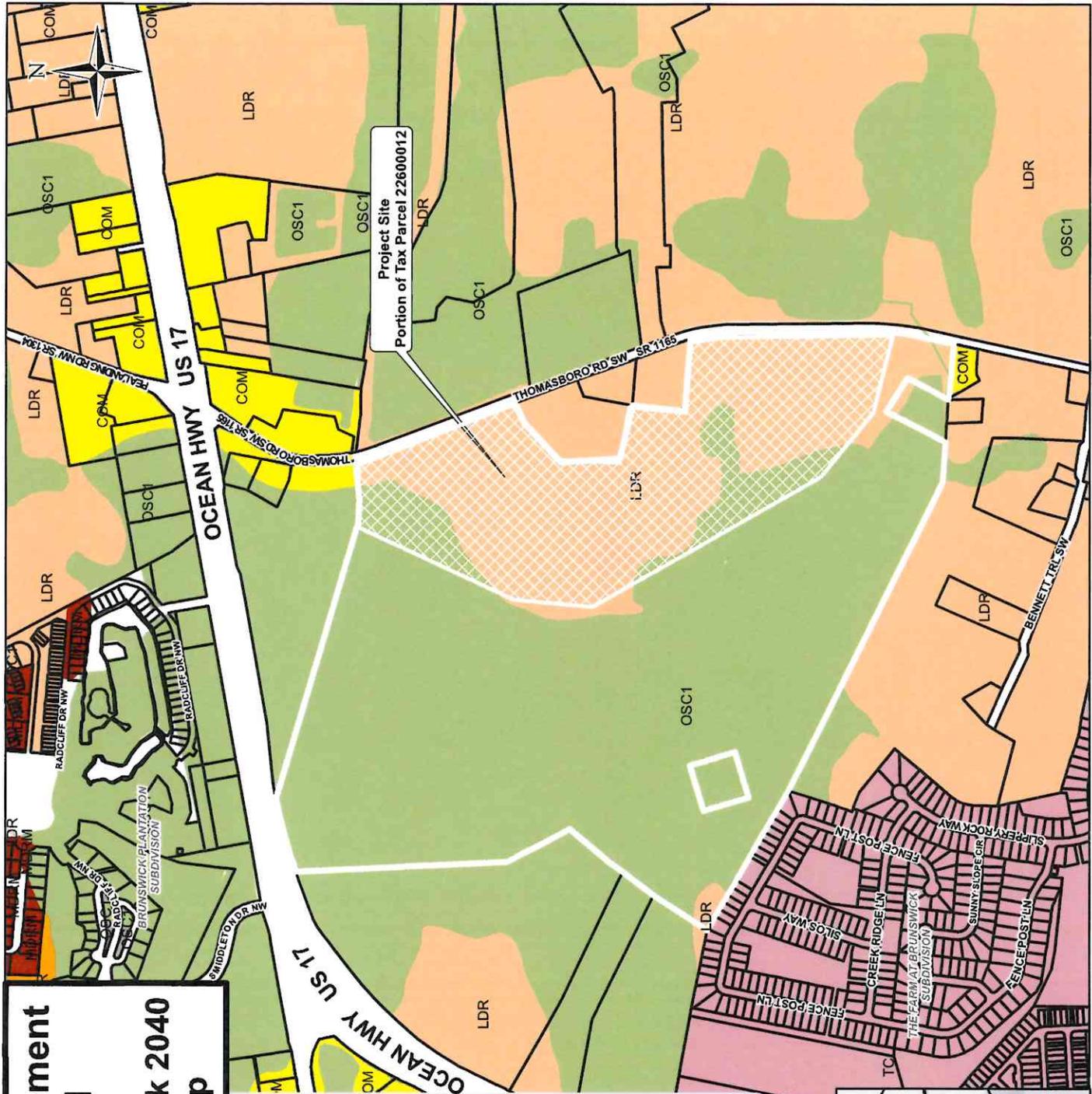
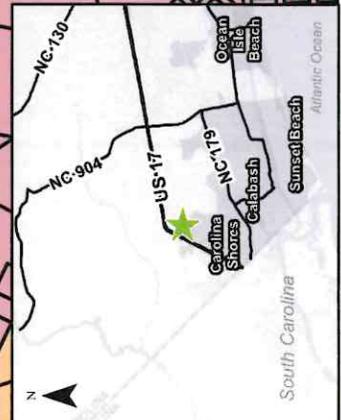
Planned Development Case PD-121 Price Tract Orthoimagery Map



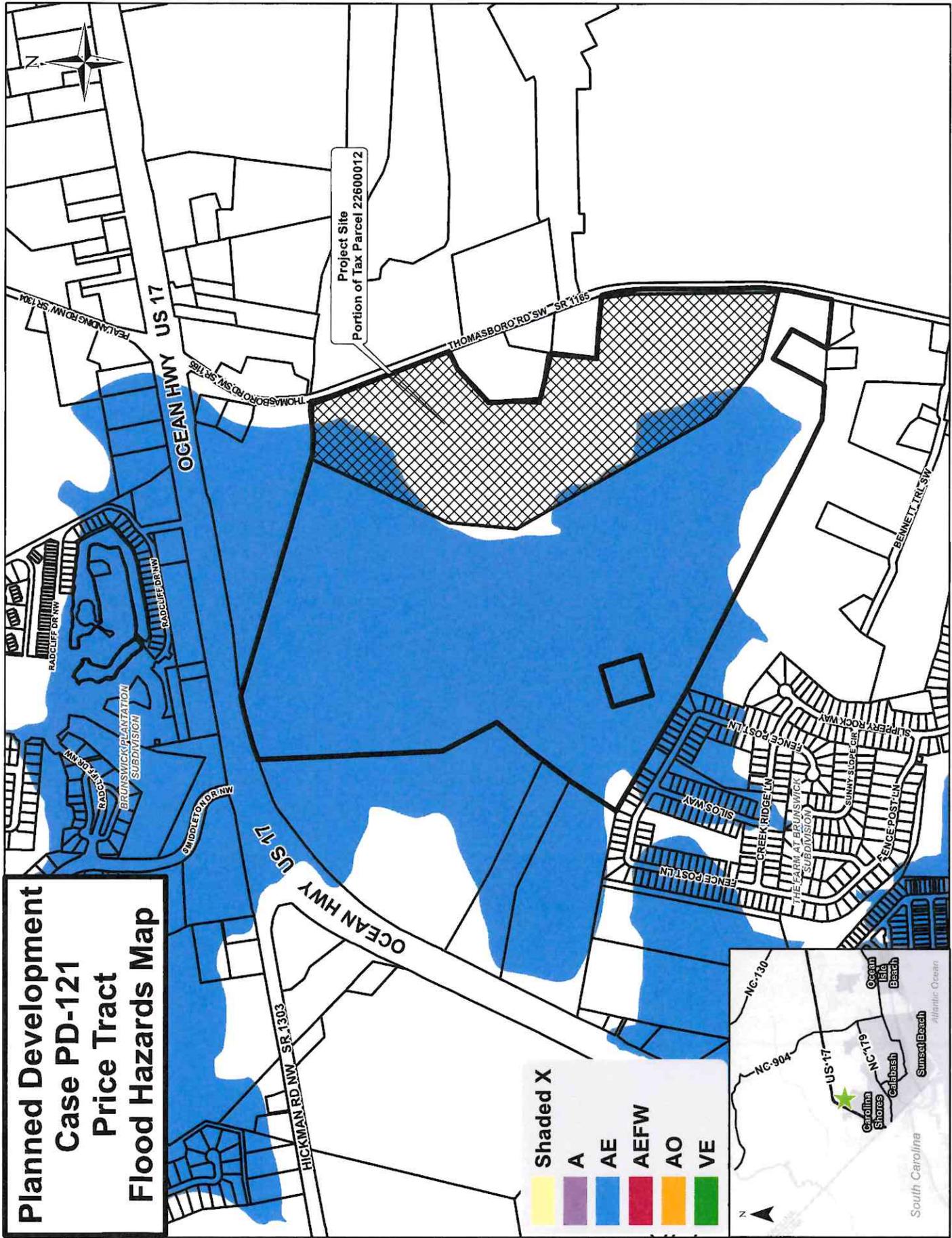
Planned Development Case PD-121 Price Tract Blueprint Brunswick 2040 Place Type Map

- Open Space - Recreation
- Rural - Agricultural
- Low Density Residential
- Medium Density Residential
- Medium Density Residential - Mixed
- High Density Residential
- Commercial
- Military
- Institutional
- Employment Center
- Industrial - Light
- Industrial - Intense
- Town Center - Municipality
- Open Space - Conservation 1
- Low Density Residential
- Medium Density Residential
- Medium Density Residential - Mixed
- Commercial
- Town Center - Municipality

Project Site
Portion of Tax Parcel 22600012



Planned Development Case PD-121 Price Tract Flood Hazards Map



Shaded X	Color
A	Yellow
AE	Purple
AEFW	Blue
AO	Red
VE	Orange
	Green





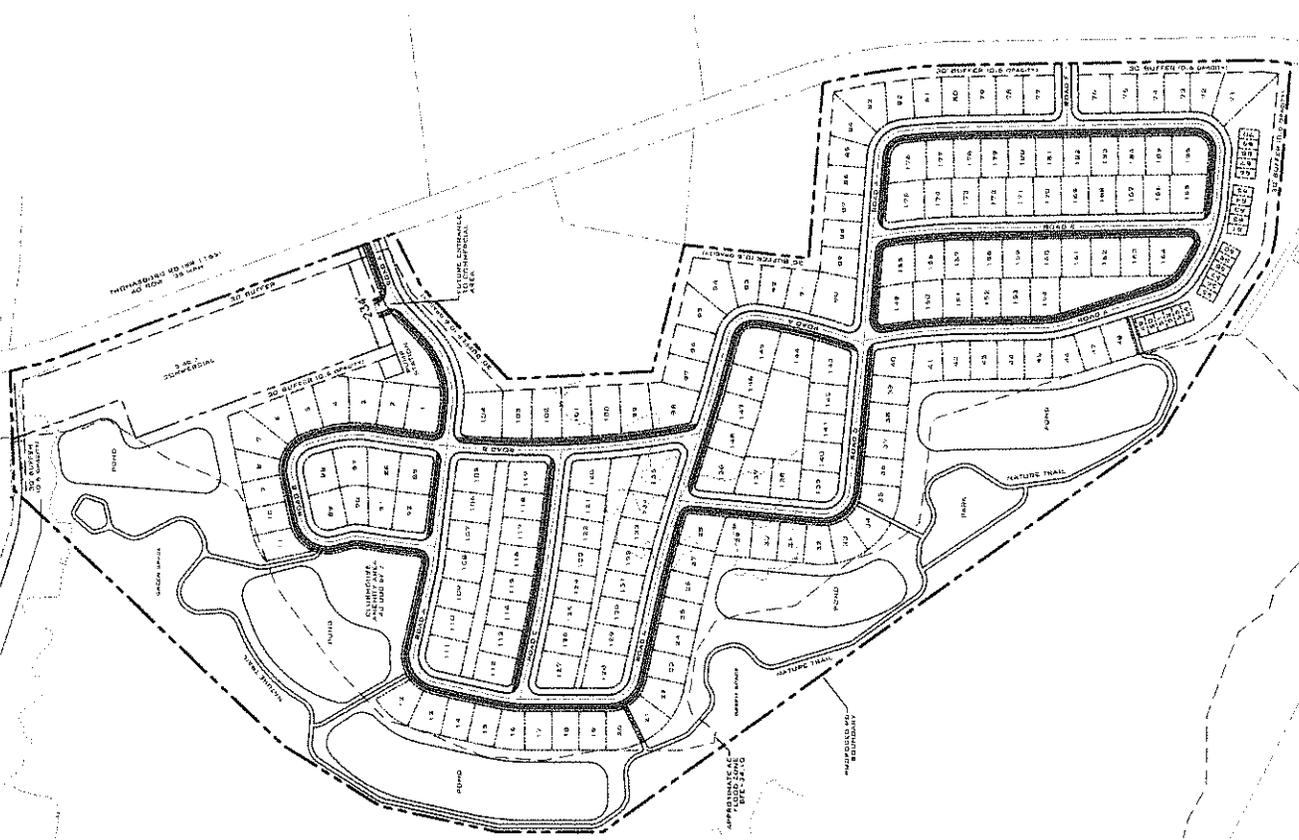
HEADWATERS ENGINEERING
OF THE CAPE FEAR, PLLC
1525 AND 1/2 AVENUE
GREENSBORO, NC 27409
TEL: 336-733-4444
FAX: 336-733-4445
WWW.HEADWATERS-ENGINEERING.COM



REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITS
2	ISSUE FOR PERMITS
3	ISSUE FOR PERMITS
4	ISSUE FOR PERMITS
5	ISSUE FOR PERMITS
6	ISSUE FOR PERMITS
7	ISSUE FOR PERMITS
8	ISSUE FOR PERMITS
9	ISSUE FOR PERMITS
10	ISSUE FOR PERMITS

SITE PLAN
PRICE SUBDIVISION

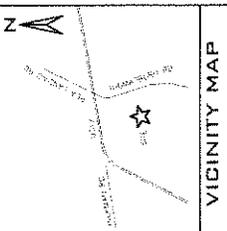
DATE: 11/15/2011
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN



NOTES:
1. THIS PLAN HAS BEEN DEVELOPED FROM INFORMATION TAKEN FROM BRUNSWICK COUNTY GIS AND IS TO BE CORRECTED BY BOUNDARY & TOPOGRAPHIC SURVEY.

LEGEND

---	PROPERTY LINE
---	DE. PROP. LINE / ROW
---	LOT LINE
---	EXIST. ROAD LINE
---	WATER





BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422

www.brunswickcountync.gov/planning • (910)253-2025

January 5, 2024

Headwaters Engineering
c/o Tommy Scheetz
3758 Summer Bay Trail
Leland, NC 28451

**RE: Price Tract Planned Development
File # PD-121**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 3, 2024 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Please note that sidewalks shall be installed on one side of the roads.
- Please revise the street detail to relocate the sidewalks so they are not directly behind the street back of curb (BOC). Please show a green strip or “plaza” between the back of curb and sidewalk.
- Please note that street trees are encouraged within the ROW.
- Please note the water and sewer to be provided by Brunswick County.
- Please note that the stormwater ponds will be designed to accommodate the 100-year storm event.
- Please list the 5 acres of commercial in the site data.
- Please identify the PD boundary and note that the remaining 149 acres is not part of the PD.
- Please indicate the internal commercial area access on the plan.
- Please note the minimum dimensions and setbacks for the townhomes.
- Please indicate the trail surface material.
- Please provide another trail connection in the vicinity of Lot #21. Additionally, please consider looping the northern portion of the trail to connect to the amenity center.
- Please note on the plan that the 30-foot buffer shall have an opacity of 0.6. Also note that the existing vegetation within the buffer shall remain and supplemental landscaping shall be installed where necessary.
- Please note that there will be a minimum of 2 driveway parking spaces per lot outside of the right-of-way.
- Please note on the plan that all street lighting must meet UDO Section 6.9.
- Please note on the plan that a heritage tree survey shall be completed prior to construction.



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- Please note on the plan that the HOA shall be responsible for maintaining all roads, stormwater elements, and common areas.
- Please note on the plan that a NCDOT driveway permit shall be required.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A state stormwater permit will be required.
- A state erosion control permit will be required.
- A county stormwater permit will be required.
- The project must meet the county's pre/post requirements for the 1-year, 10-year, and 25-year design events. The 100-year must also be analyzed to ensure that stormwater control measures are not overtopped.

Comments from Engineering

Amy Aycock – 910-253-2407 – amy.aycock@brunswickcountync.gov

- Existing 12" watermain on Thomasboro Rd available for connection.
- Existing 12" sewer forcemain on US Hwy 17 available for connection.
- No proposed utilities shown on plans except for pump station site.
- Fire hydrants every 500' and at entrances to subdivision; every 400' in multi-family section.
- Gravity sewer to be designed to furthest extent possible before low pressure would be considered.
- At current location of pump station - Odor Control would be required due to proximity of proposed lots and adjacent property.
- Double water meter boxes or (2) single meter boxes for each lot for single family and multi-family section – gang meters could be used in multi-family section.
- NCDOT Encroachment would be required; Primary/Secondary for Thomasboro, controlled access for US Hwy 17 for force main drilled under 17.

Comments from NCDOT

Angel Hammers – 910-398-9100 – akhammers@ncdot.gov

These preliminary comments and are based on the plans as submitted for the proposed site and are subject to further review upon receipt of any additional information.

Subsequently, additional comments and/or requirements may be necessary for this site.

- NCDOT Driveway Permits, and Encroachments are submitted through the NCDOT Online Portal -<https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>
 - Include a temporary construction entrance is to have 8" min depth per NCDOT std 1607.01
 - \$50 inspection fee per access is required
 - Driveway connections to SR will be required to have a min 2% fall from the EOP and shown on driveway profiles and minimum pipe cover of 12" for RCP culverts shown. If no pipe is needed, show appropriate information for grade to drain away from the roadway.
- No obstructions shall be placed within the NCDOT sight triangles.



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- Refer to the NCDOT checklist for submittal requirements (Documents, details, and plans).
- If the subdivision roads are to be petitioned to NCDOT, plan approval is required prior to any construction activities.
- Submit stormwater data for hydraulic review and all wetland information per VCER form.
- An NCDOT Encroachment Agreement(s) is/are required for any utility connections or installation within NCDOT right-of-way and submitted through the electronic portal.

Comments from Floodplain Administration

James Paggioli – 910-253-2054 – james.paggioli@brunswickcountync.gov

- The westerly portion of the premises is subject to Flood Zone AE 34.1 to 34.2 and the northerly portion is subject to the Non-Encroachment Area presently mapped and effective for the Little Caw Caw Canal. Applicant has kept all building lots from the Special Flood Hazard (except small portion of lots 10 and 11).
- All Retention/Detention Pond work will require a Floodplain Development Permit prior to construction of the infrastructure.
- Future Floodplain Mapping Study submitted to NCFlood/FEMA regarding the Little Caw Caw Canal will extend the Floodplain in the northerly portion of the Commercial Property, across Thomasboro Road and will impact design features once an effective date is determined for that northerly portion of the Commercial Lot. A review of the proposed development will be based upon the Flood Mapping that will be effective at the time of the application.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
 3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.

<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.



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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 12, 2024.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Marc A. Pages". The signature is written in a cursive style.

Marc A. Pages
Brunswick County Principal Planner

Marc Pages

From: Thomas Scheetz <tscheetz@headwaterscapefear.com>
Sent: Wednesday, January 24, 2024 8:18 AM
To: Marc Pages
Cc: Troy Price; Kim Pounsberry
Subject: Re: TRC Response - Price Tract PD 121 (23-014)

CAUTION: This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marc,

Thanks for attending my neighborhood meeting. Please see summary below:

Attendees:

1. Ray Gilbert 910-287-4673 raygilbertnc@yahoo.com representing owner of 284 Thomasboro Rd
2. Timothy Randall 910-287-6413 trandall@atmc.net representing owner of 284 Thomasboro Rd

Discussion:

- Their main concern is whether or not the infrastructure can handle it. We discussed how the TIA will evaluate surroundings & recommend improvements
- Number of lots, townhomes, total units, density, commercial acreage
- Size of lots & homes
- How the development is laid out to be less dense and provide extra open space
- Peripheral buffer & saving existing trees/vegetation
- Stormwater oversized
- Construction timeline
- Price point of homes
- Traffic on Thomasboro & Brunswick Co
- Planning board meeting 2/12 - to be confirmed when closer
- February Board meeting will be a full agenda

Thank you,

Tommy Scheetz, P.E.

(910) 465-3304

tscheetz@headwaterscapefear.com

headwaterscapefear.com





Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)
 \$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # _____ Invoice # _____

Date Received: _____

Northwest Jurisdiction YES NO

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

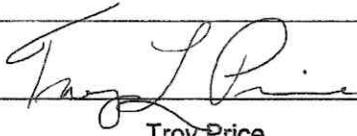
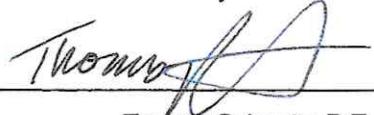
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	L H Price, LLC	Phone	910-612-8426
	Address	1344 Sunnyside St.	Fax	
	City, St, Zip	Shalotte, NC 28467	Email	tprice9955@gmail.com

Applicant or Representative	Name	Tommy Scheetz, P.E. Headwaters Engineering of the Cape Fear PLLC	Phone	910-465-3304
	Address		Fax	
	City, St, Zip	Leland, NC 28451	Email	tscheetz@headwaterscapefear.com

Property Information	Address				
	Tax Parcel(s)	22600012			
	Acreage	82.17 ac			
	Current Zoning	R75000 / CLD			
	Public Utilities Available?	<table style="display: inline-table; border: none;"> <tr> <td>yes</td> <td>yes</td> </tr> <tr> <td>Water</td> <td>Sewer</td> </tr> </table>	yes	yes	Water
yes	yes				
Water	Sewer				

Project Information	Project Name	Price Subdivision		
	Modification or Expansion Of Existing PD?	<table style="display: inline-table; border: none;"> <tr> <td>Yes</td> <td>No</td> </tr> </table>	Yes	No
	Yes	No		
	Single Family Acres	77 Lots 186		
	Multi-Family Acres	Units		
Commercial Acres	5			

Authorization	Property Owner Signature	 Troy Price	Date	12-12-2023
	Applicant/Representative Signature	 Tommy Scheetz, P.E.	Date	12/12/23

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

Case PD-121

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
225LF00103	FREEDOM HOMES AT THE FARM	C/O CAMS	3960 EXECUTIVE PARK BLVD # 8	SOUTHPORT	NC	28461-8184
225LF00104	FREEDOM HOMES AT THE FARM	C/O CAMS	3960 EXECUTIVE PARK BLVD # 8	SOUTHPORT	NC	28461-8184
2260001601	EDGE HOLDINGS LLC		1 SNEAD CT	SHALLOTTE	NC	28470-4519
2260001602	CARLUS JOE PHIPPS FAMILY TRUST	EDGE JENNINGS GARY	228 THOMASBORO RD SW	CALABASH	NC	28467-2151
2260001602	SIDELINGER ADRIANNA AND	VAUGHT CHARLES R (LT)	1 SNEAD COURT	SHALLOTTE	NC	28470
22600014	VAUGHT NEDIA M (LT) ETVIR		8901 OCEAN HIGHWAY WEST	CALABASH	NC	28467
22600013	CARLUS JOE PHIPPS FAMILY TRUST		228 THOMASBORO RD SW	CALABASH	NC	28467-2151
2260001105	BELLAMY MICHAEL R ET	BELLAMY SYLVIA	490 THOMASBORO RD SW	CALABASH	NC	28467
2260000102	BRUNSWICK COMMUNITY COLLEGE	THE BOARD OF TRUSTEES	PO BOX 30	SUPPLY	NC	28462
2260001117	BELLAMY BRADLEY MARK		490 THOMASBORO RD SW	CALABASH	NC	28467-2153
2100001302	LONG MARIE B ETVIR	LONG CLAUDIE	51 THOMASBORO RD SW	SUNSET BEACH	NC	28468
225LE00103	FREEDOM HOMES AT THE FARM AT BRUNS ASSOC INC	C/O CAMS	3960 EXECUTIVE PARK BLVD SUITE 8	SOUTHPORT	NC	28461-8184
2100000117	F&M CAPITAL INC		PO BOX 157	N TAZEWELL	VA	24630-0157
21000013	LONG MARIE B ETALS		51 THOMASBORO ROAD SW	SUNSET BEACH	NC	28468
2100002001	BRUNSWICK PARTNERS LLC		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
21000125	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
22600011	LLOYD EDWIN BENNETT & CHERYL G	BENNETT REV LIV TRUST	738 BENNETT TRL SW	CALABASH	NC	28467-2102
2260001201	PRICE TROY ET PRICE GAIL	C/O DOCK SIDE RESTAURANT	9955 NANCE STREET	CALABASH	NC	28467
22600016	SIDELINGER ADRIANNA E AND	EDGE JENNINGS GARY	1 SNEAD CT	SHALLOTTE	NC	28470-4519
225LE043	POST PETER W ETVIX	POST MAURA A	266 SOUTHGATE CT	PAWLEYS ISL	SC	29585-4407
225LE039	DWYER DIANE L		1401 FENCE POST LN	CAROLINA SHOR	NC	28467-2964
225LE045	PARTON JENNIFER MARIE AND	CANADY BRITTNEY N	1425 FENCE POST LN	CAROLINA SHOR	NC	28467-2964
225LE044	SILBERQUIT SANDRA A ETVIR	SILBERQUIT RANDAL J	55 SPARROW RIDGE RD	CARMEL	NY	10512-1561
225LE042	THOMPSON LISA R		1413 FENCE POST LN	CAROLINA SHOR	NC	28467-2964
225LE041	GRAHAM CHARLES D ETUX	GRAHAM JULYE P	1409 FENCE POST LN	CAROLINA SHOR	NC	28467-2964
225LE040	VITA MEREDITH ANN		1315 FENCE POST LN	CAROLINA SHOR	NC	28467-2963
225LE038	ALMEIDA JEFFERSON CAMILO DE ETUX	ALMEIDA ROSANA CARRO	1397 FENCE POST LN	CAROLINA SHOR	NC	28467-2963
225LF028	VAUGHAN WILLIAM D ETUX	VAUGHAN SHARON S	1361 FENCE POST LN	CAROLINA SHOR	NC	28467-2963
225LF033	WHITE MARK R ETUX	WHITE JADA THOMPSON	4201 STONEHENGE RD	GREENSBORO	NC	27406-8336
225LF031	ASKEY PATRICIA A		1377 FENCE POST LN	CAROLINA SHOR	NC	28467-2963
225LF029	KLINE JOHN ERIC ETUX	KLINE REBEKA JAYNE	1369 FENCE POST LN	CAROLINA SHOR	NC	28467
225LF032	HOLSTEIN FRANK J ETUX	HOLSTEIN MARIANNE	1381 FENCE POST LN	CAROLINA SHOR	NC	28467-2963
225LF030	MURRAY ESTHER SUE		1373 FENCE POST LN	CAROLINA SHOR	NC	28467
2260001202	COX CHRISTEN PRICE		606 BLACKWATER DR SW	CALABASH	NC	28467
22600001	THOMASBORO LANDCO II LLC		11118 US HIGHWAY 31	SPANISH FORT	AL	36527-5647
2260000108	THOMASBORO LANDCO LLC		11118 US HIGHWAY 31	SPANISH FORT	AL	36527-5647

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
22600012	PRICE TROY ET PRICE GAIL	C/O DOCK SIDE RESTAURANT	9955 NANCE STREET	CALABASH	NC	28467
	Per Application L H PRICE, LLC		1344 SUNNYSIDE ST	SHALLOTTE	NC	28467

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	HEADWATERS ENGINEERING OF THE CAPE FEAR, PLLC		SOMMER BAY TRAIL	LELAND	NC	28451
	TOMMY SCHEETZ, P.E.					

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-122

Applicant: Norris and Tunstall Engineering

Project Name: Cedar Crossing Planned Development (Expansion)

Property Location: Cedar Grove Road (SR 1125) and Stanley Road (SR 1119)

Parcel Numbers: 2000005901, 2000005902, 20000059, 2000A002, 2000A015, & 2000A017

Zoning District: RR (Rural Residential)

RR Density Maximum – 2.9 Dwelling Units per Acre

“The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County’s traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed.”

Surrounding Zoning **North:** RR
South: RR
East: RR and R-6000 (High Density Residential)
West: RR

Proposed Use: Cedar Crossing is a planned development that was approved in December 2022 for 79 single family lots on a gross site of 27.18 acres creating an overall density of 2.9 units per acre. The applicant is proposing to modify the planned development by adding 50 lots on an additional 17.57 acres for a total of 129 single family lots on 44.75 acres creating an overall density of 2.9 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, agricultural, and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential and Rural Agricultural.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 6.71 acres. The developer is proposing 7.58 acres of dedicated open space. The developer is also proposing 1.61 acres of recreation space of which 1.01 acres are required.

- The proposed project will generate approximately 1,234 vehicle trips per 24-hour weekday volume. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 7.58 acres of open space where as 6.71 acres are required.
 2. The developer is proposing 1.61 acres of recreation space where as 1.01 acres are required.
 3. The stormwater ponds will be constructed to treat the 100-year storm event.
 4. Sidewalks shall be installed on one side of the road.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- There are no flood zones on the project site.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on January 16, 2024.
- TRC was held on January 3, 2022.

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

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. The existing vegetation within the peripheral buffer shall be preserved.

Planned Development Case PD-122 Cedar Crossing (Expansion) Zoning Map

Project Site
Tax Parcels 2000005902, 2000005901,
20000059, 2000A002, 2000A015, and 2000A017

CORDIS TRL

CO-R-7500

CO-RR

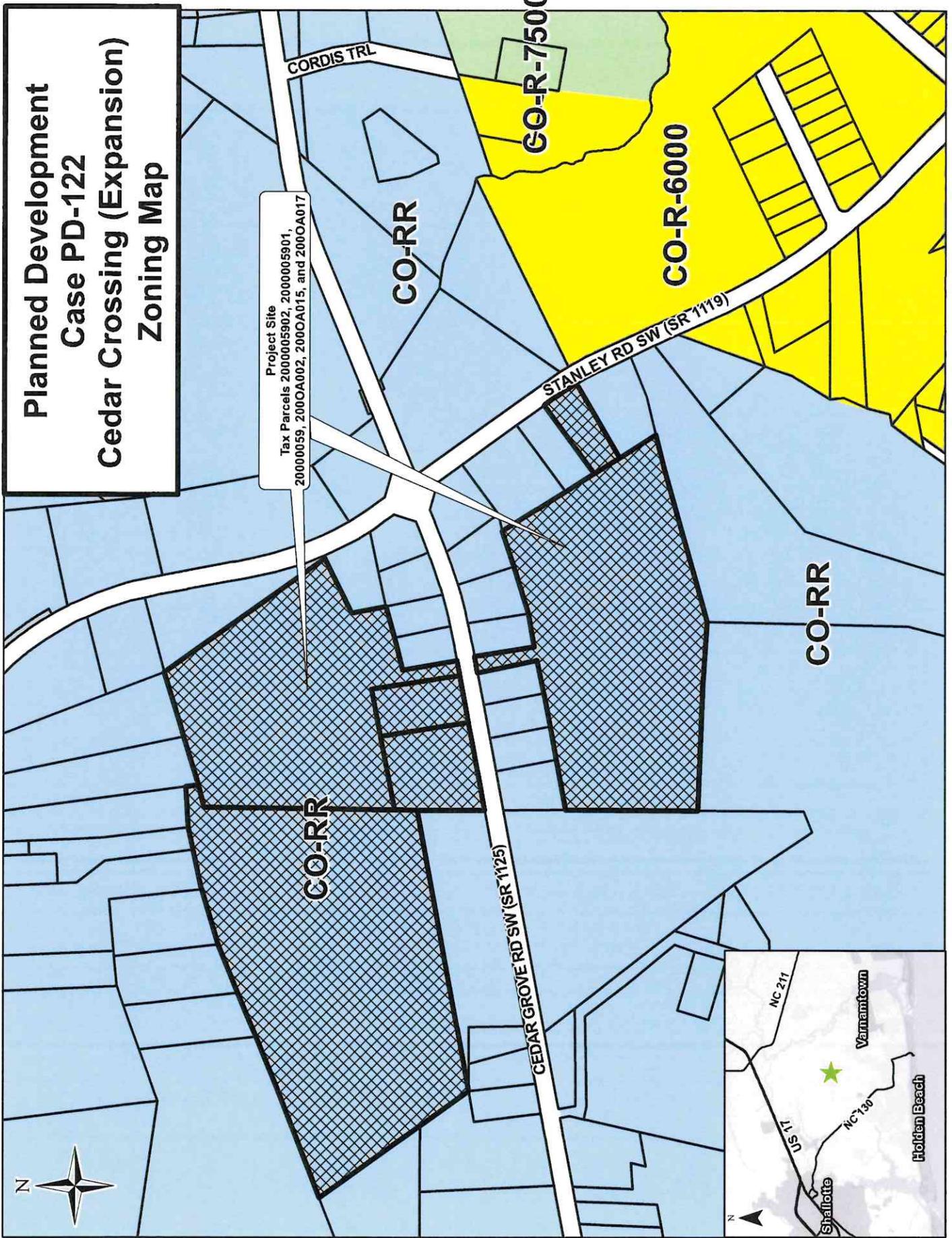
CO-R-6000

STANLEY RD SW (SR 1119)

CO-RR

CO-RR

CEDAR GROVE RD SW (SR 1125)



Planned Development Case PD-122 Cedar Crossing (Expansion) Orthoimagery Map

Project Site
Tax Parcels 2000005902, 2000005901,
20000059, 2000A002, 2000A015, and 2000A017

GORDIS TRL

CO-R-7500

CO-RR

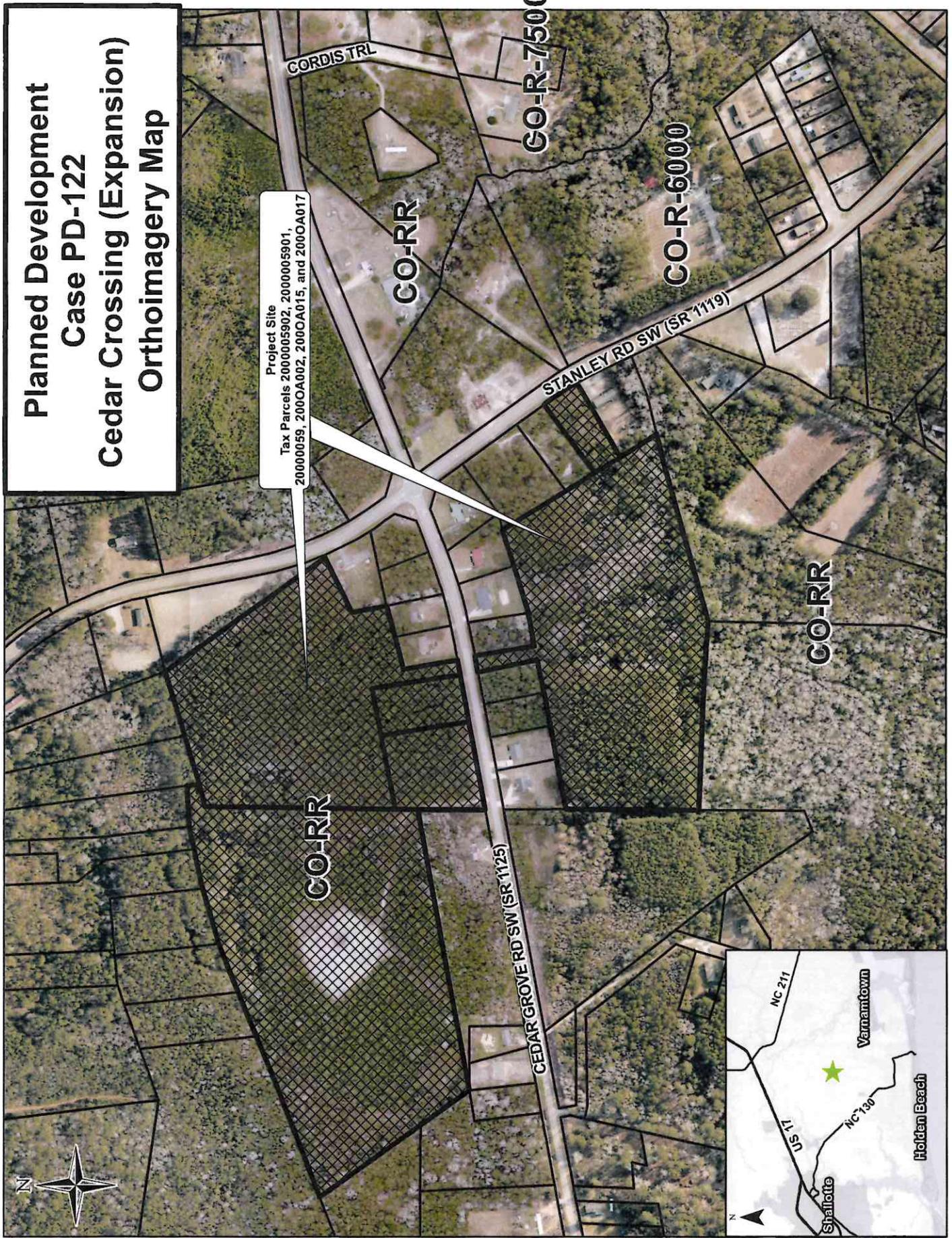
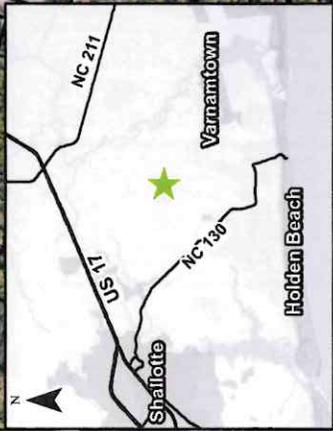
CO-R-6000

STANLEY RD SW (SR 1119)

CO-RR

CO-RR

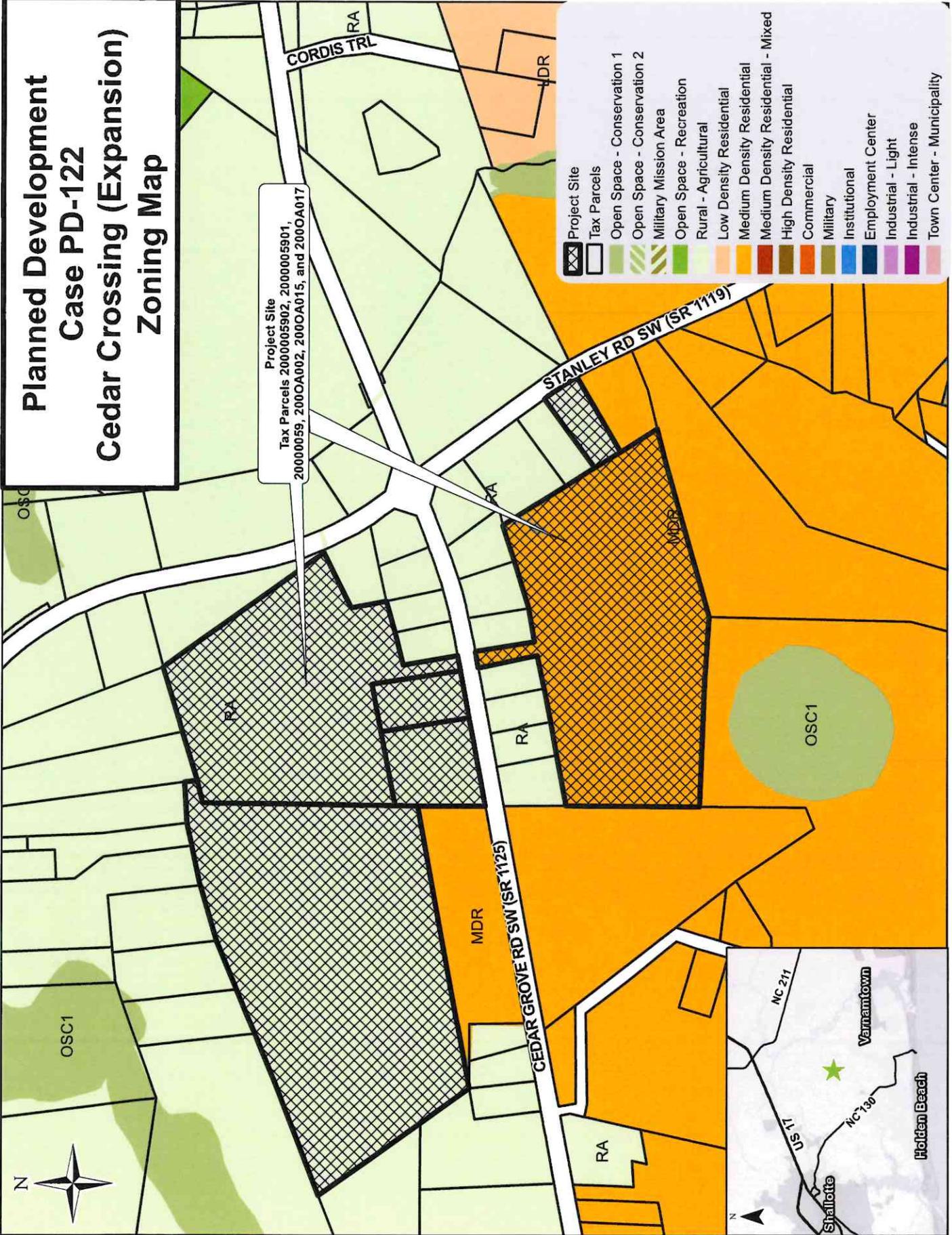
CEDAR GROVE RD SW (SR 1125)



Planned Development Case PD-122 Cedar Crossing (Expansion) Zoning Map

Project Site
Tax Parcels 2000005902, 2000005901,
20000059, 2000A002, 2000A015, and 2000A017

-  Project Site
-  Tax Parcels
-  Open Space - Conservation 1
-  Open Space - Conservation 2
-  Military Mission Area
-  Open Space - Recreation
-  Rural - Agricultural
-  Low Density Residential
-  Medium Density Residential
-  Medium Density Residential - Mixed
-  High Density Residential
-  Commercial
-  Military
-  Institutional
-  Employment Center
-  Industrial - Light
-  Industrial - Intense
-  Town Center - Municipality



**Planned Development
Case PD-122
Cedar Crossing (Expansion)
Flood Hazard Map**

Project Site
Tax Parcels 2000005902, 2000005901,
20000059, 2000A002, 2000A015, and 2000A017

CORDIS TRL

GO-R-7500

CO-RR

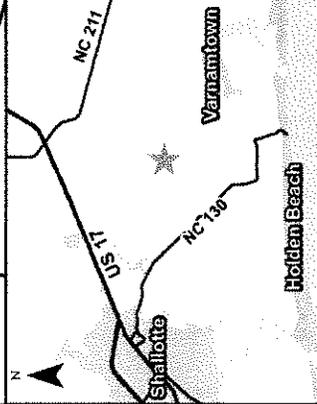
CO-R-6000

STANLEY RD SW (SR 1119)

CO-RR

CO-RR

CEDAR GROVE RD SW (SR 1125)





BRUNSWICK COUNTY PLANNING DEPARTMENT

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January 5, 2024

Norris and Tunstall
1429 Ash-Little River Road
Ash, NC 28420

**RE: Cedar Crossing Expansion Planned Development
File # PD-122**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 3, 2024 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

Comments from Planning:

Marc Pages – 910-253-2056 – marc.pages@brunswickcountync.gov

- Please note that one of the conditions of the Planning Board from the previous approval (PD-93) for this project was:
"The existing vegetation within the peripheral buffer must be preserved."
- Please revise the proposed setbacks to show residential setbacks.
- Please indicate the minimum lot width.
- Please note that the pump station must be accessed internally.
- Please indicate proposed mail kiosk locations.
- Please note that sidewalks shall be provided on one side of the roads.
- Please specify the recreation space uses.
- Please indicate the cul-de-sac radius.
- Please label the area between lots 99 and 100 as open space.
- Please label the stormwater ponds adjacent to the wetlands.
- Please note that a neighborhood meeting is required per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A state stormwater permit will be required per note #25.
- A state erosion control permit will be required.
- A county stormwater permit will be required per note #25.
- The project must meet the county's pre/post requirements for the 1-year, 10-year, and 25-year design events. The 100-year must also be analyzed to ensure that stormwater control measures are not overtopped per note #25.

Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- Existing 12" county water main on Cedar Grove & Stanley Roads.
- Existing 8" sewer transmission main on Cedar Grove Road.



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- Previously came to TRC November 2022.
- No proposed utilities shown on plan.
- Fire hydrants required at subdivision entrances an every 500' throughout subdivision; ends of lines to have fire hydrants or post flushing hydrants.
- Gravity sewer to be designed to furthest extent possible.
- Pump Station site on Cedar Grove Road near Lot 37? If yes, no Odor Control would be required at this location.
- Double water meter boxes or (2) single meter boxes and one sewer clean-out required per lot.
- All proposed utilities shall comply with the County Engineering Design Manual, Technical Specifications, and Standard Details for Water and Sewer Systems.
- NCDOT Encroachment Permit is required.

Comments from Floodplain Administration

James Paggioli – 910-253-2054 – james.paggioli@brunswickcountync.gov

- The Subdivision Parcels are located outside of the existing mapped Special Flood Hazard Area. Future mapping has limited potential SFHA to elevation 40.8 on the North Parcel, and elevation 37.6 on the south parcel. However these elevations are located outside of the proposed development areas and within the “Wetland” area.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- General Comments:
 1. Need to apply for a fire development permit.
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
 2. Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.
 3. Need to review the “Development / Subdivision Fire approval Guidance document located at the following link.

<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 12, 2023.

If you have any questions, please feel free to contact me.

Sincerely,



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422

www.brunswickcountync.gov/planning • (910)253-2025

Marc A. Pages

Marc A. Pages
Brunswick County Principal Planner

NT#22113



Planned Development (PD)

Application and Checklist
Fee: \$500 (Brunswick County Jurisdiction)
\$880 (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

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

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

Property Owner	Name	Billy J. Cummings	Phone	910-880-4784
	Address	850 Cedar Grove Rd. SW	Fax	
	City, St, Zip	Supply, NC 28462	Email	cummings.billy89@gmail.com

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

Property Information	Address	5009 Cedar Grove Rd.	
	Tax Parcel(s)	20000059	
	Acreage	17.56 (Additional)	
	Current Zoning	RR	
	Public Utilities Available?	Water <input checked="" type="checkbox"/>	Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Cedar Crossing	
	Modification or Expansion Of Existing PD?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Single Family Acres	17.56	Lots 50
	Multi-Family Acres	0	Units 0
	Commercial Acres	0	

Authorization	Property Owner Signature		Date	12/14/23
	Applicant/Representative Signature		Date	12/15/2023

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

Marc Pages

From: Jody Bland <jbland@ntengineers.com>
Sent: Wednesday, January 17, 2024 11:30 AM
To: Marc Pages
Cc: Phil Norris; Tammy Watson
Subject: Cedar Crossing PD MOD - #PD-93
Attachments: 20240117111106713.pdf

CAUTION: This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Marc

Please see the attached sign in sheet from last night's neighborhood meeting for the subject project.

There were approximately 30 – 35 neighbors in attendance. They expressed the following concerns:

- General concern over expansion of the project from 79 lots to 129 lots.
 - I explained that the expansion was due to the addition of property and that we were still under the density threshold for the current RR zoning district.
- General concern over traffic
 - I explained that since the total number of units now exceed 100 that Brunswick County may require a TIA as a condition of approval. I further explained the TIA process and required coordination between traffic engineers, NCDOT staff & Brunswick County.
- General concerns over access
 - I explained that studying of the ingress and egress for each side of the roadway along Cedar Grove Rd would typically be part of the TIA process above.
- Concerns over utility extensions and why these extensions would not be made available to the community.
 - I explained that the developer will install sewer/ water inside the proposed subdivision and dedicate it to Brunswick County. There are no plans by the developer to further extend utilities throughout the community.
- Concerns over the proposed lot size in relation to neighboring parcels.
 - I explained that the BC UDO allows for a reduction in lot size and setbacks with the utilization of the PD process. I also indicated that these reductions are only allowed when water and sewer is available.
- Concerns over the product type
 - I explained that the homes will be stick built single-family residences.

There were several other tangential discussions related to community, county representation or lack thereof, rural grant processes, etc. These had no direct relation to our development but were concerns expressed at the meeting. I expect there will be community opposition at the Planning Board meeting.

Thanks,
Joseph Bland, PE

NORRIS & TUNSTALL
— CONSULTING ENGINEERS P.C. —

1429 Ash-Little River Road
Ash, NC 28420

Case PD-122

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	ADDRESS	CITY	STATE	ZIP
2000003901	BRYANT HOWARD	2723 EVANS CIR SW	SHALLOTTE	NC	28470-1748
2000A009	CEDAR CROSSING DEVELOPMENT LLC	PO BOX 1328	WRITTSVILLE BCH	NC	28480-1328
2000A011	FREEMAN JESSICA CRAWFORD	2204 DAVIS RD	HAW RIVER	NC	27758-9751
2000005802	GORE MICHEAL DALVIN JR	970 CEDAR GROVE RD SW	SUPPLY	NC	28462-3032
2000005801	LEBLANC ERICA F	952 CEDAR GROVE RD SW	SUPPLY	NC	28462-3032
2000006102	JENNETTE MARANDA	2005 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422-8853
2000005710	BERNARD JOSETTA KIM	1011 CEDAR GROVE RD SW	SUPPLY	NC	28462-3012
2000005709	JOHNSON SHERAL B AND	2094 EMPIRE RD SW	SUPPLY	NC	28462
2000005703	FULLWOOD JAMES R	6305 VIRGILIA CT	RALEIGH	NC	27616-3167
2000005701	FULLWOOD JAMES R	6305 VIRGILIA CT	RALEIGH	NC	27616-3167
2000001213	BRYANT JEROME	PO BOX 265	BOLIVIA	NC	28422-0265
20000010	GORE CORINE	401 OCEAN HTS AVE APT K6	SOMERS POINT	NJ	8244
200000029	BRYANT JAMES LINDY	6523 JAMAICA CT	FAYETTEVILLE	NC	28304
21600028	HEWETT DOROTHY B	245 DOGWOOD TRAIL SW	SUPPLY	NC	28462
2000A020	SCHMITT MARK ETUX	1879 STANLEY RD SW	SUPPLY	NC	28462
2000A010	KENNEDY LESLIE MICHELE AND	808 HAWTHORNE LN # UN420	CHARLOTTE	NC	28204-2249
2000A005	HORNE KIRK R ET	809 CEDAR GROVE RD SW	SUPPLY	NC	28462
2000A003	NELSON SARA ANN	265 COYOTE LN	ORRUM	NC	28369-9772
20000106	FULLWOOD BENJAMIN LEVI JR	1574 STANLEY RD SW	SUPPLY	NC	28462-5184
20000105	FULLWOOD BENJAMIN LEVI JR	1574 STANLEY RD SW	SUPPLY	NC	28462-5184
2000006104	REAVES JOYCE F	3094 FAIRWAY 9 CT SW	SUPPLY	NC	28462
2000A022	GRIFFIN MARIANNE ETVIR	1879 STANLEY RD SW	SUPPLY	NC	28462-5177
2000A018	ADKINS PAUL ANGELO	842 CEDAR GROVE RD SW	SUPPLY	NC	28462-3030
2000A008	RUFFINI	49 LONG DR	HEMPSTEAD	NY	11550-4707
2000A007	GRINSTEAD RICKY LEE ETUX	821 CEDAR GROVE RD SW	SUPPLY	NC	28462-3031
2000A001	RC RESOURCES LLC	1110 DAVANT LN	CHARLOTTE	NC	28209-4097
20000038	HEWETT EUGENE ETUX	4232 YEATON GLEN CIR	WINSTON SALEM	NC	27107-3702
2000A013	HUFFMAN MARY E ETVIR	3821 S NC 127 HWY	HICKORY	NC	28602-8240
2000A012	MELVIN SCOTTIE AND	871 CEDAR GROVE RD SW	SUPPLY	NC	28462-3031
2000001006	GORE VERNIE	1729 STANLEY RD SW	SUPPLY	NC	28462
20000107	GORE SARAH HEIRS	2076 EMPIRE RD SW	SUPPLY	NC	28462
2000006202	DARBY VERDELL BRYANT	PO BOX 1723	SHALLOTTE	NC	28459
2000006201	DARBY VERDELL BRYANT	PO BOX 1723	SHALLOTTE	NC	28459
2000003501	GORE MILLICENT C	1904 CORDIS TRL SW	SUPPLY	NC	28462
2000005708	BERNARD JOSEPH	1387 MORGAN RD SW	SUPPLY	NC	28462-3131
2000A019	MCCAULEY DONALD E	832 CEDAR GROVE RD SW	SUPPLY	NC	28462-3030
20000039	BRYANT HOWARD	2723 EVANS CIR SW	SHALLOTTE	NC	28470-1748

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20000059	CUMMINGS BILLY J ETUX	1982 ASH ST SW	SUPPLY	NC	28462-4162
2000005901	CEDAR CROSSING DEVELOPMENT LLC	PO BOX 1328	WRITTSVILLE BCH	NC	28480-1328
2000005802	CEDAR CROSSING DEVELOPMENT LLC	PO BOX 1328	WRITTSVILLE BCH	NC	28480-1328
2000A002	CEDAR CROSSING DEVELOPMENT LLC	PO BOX 1328	WRITTSVILLE BCH	NC	28480-1328
2000A015	CEDAR CROSSING DEVELOPMENT LLC	PO BOX 1328	WRITTSVILLE BCH	NC	28480-1328
2000A017	CEDAR CROSSING DEVELOPMENT LLC	PO BOX 1328	WRITTSVILLE BCH	NC	28480-1328

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NORRIS AND TUNSTALL ENGINEERING	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-286

Applicant: Steve Brandt (Clayton Real Estate)

Project Name: Village in the Meadows Major Subdivision

Property Location: Located on Blue Banks Loop Road NE (SR 1422) and Millers Path NE east of Grist Creek Wynd NE

Parcel Number: 0050001723 and 0050001725

Zoning District: RR - 2.2 Dwelling Units per Acre (without water and sewer.)
The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low-density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation, including farming, silviculture operations, and related activities. Development in this district should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed.

Surrounding Zoning: RR

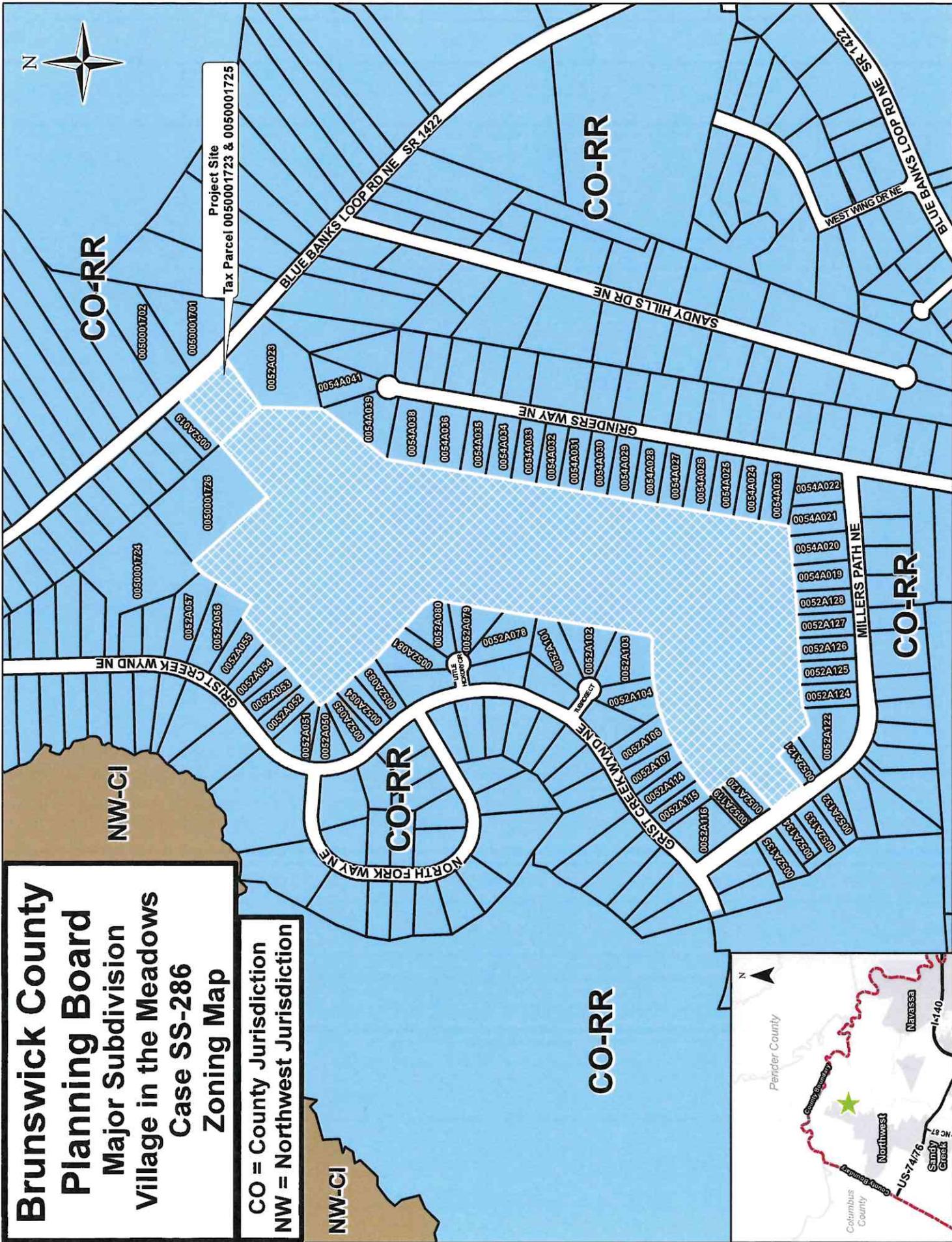
Proposed Use: Village in the Meadows is a proposed major subdivision consisting of 47 single-family lots on 48.49 acres proposing an overall density of 0.96 units per acre.

Approval Criteria

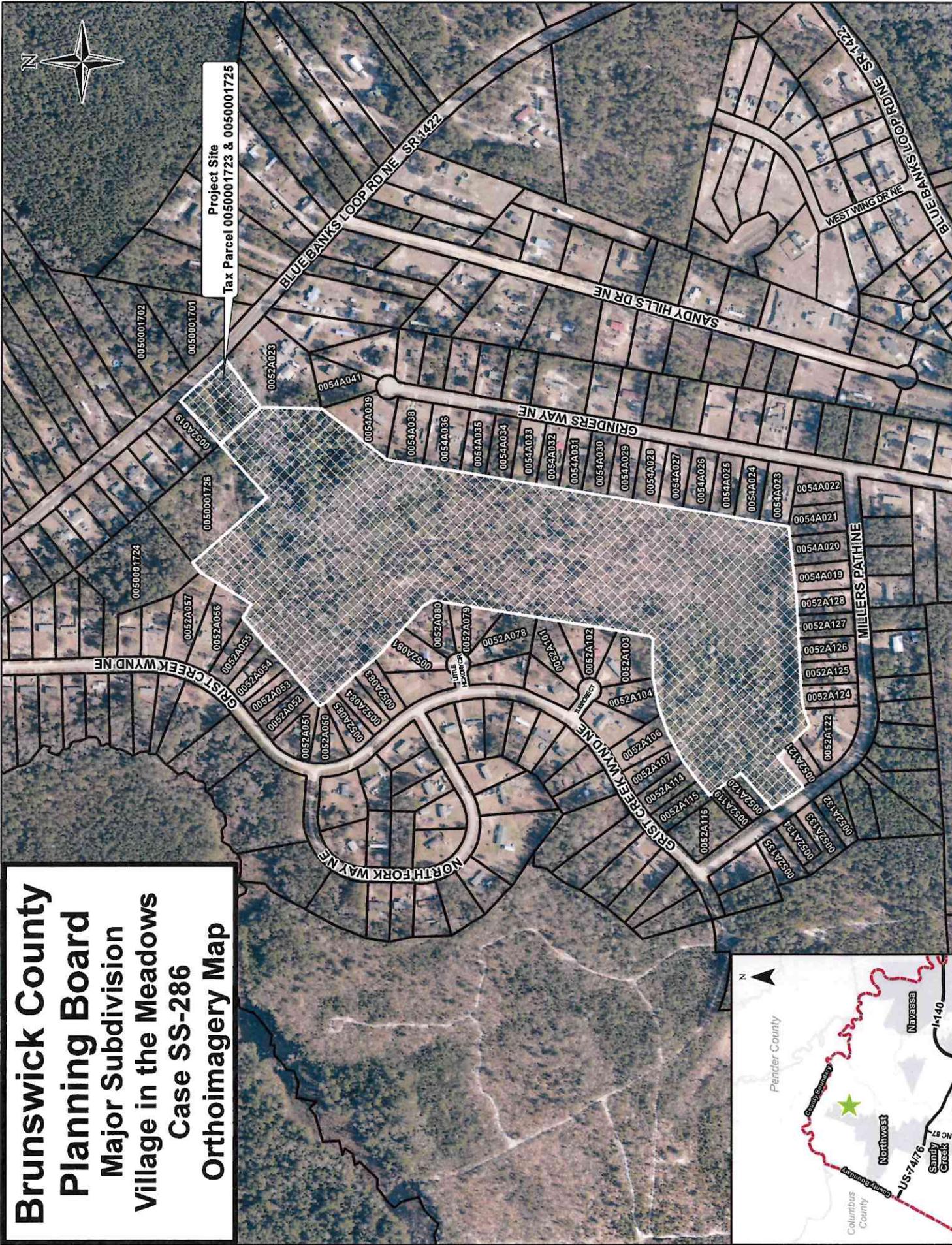
- The minimum residential lot size in the RR (Low Density Residential) without water and sewer is 20,000 square feet.
- No buffer is required or proposed by the applicant.
- The 47 proposed lots will generate approximately 450 vehicle trips per 24-hour weekday volume.
- Two spaces are required within the driveway area per unit to meet the minimum vehicular access point requirements.
The proposed infrastructure will include:
 1. **Water and sewer are not available** and well and septic systems have been proposed.
 2. **Roads** will be private.
- **Open space** is required at 5% of the development area. The developer is proposing **20.11** acres of total open space, of which **2.42** acres are required. Of the required open space, 15% is required to be a usable recreation area. The developer is proposing **3.47** acres of recreational open space, of which **0.36** acres are required.
- Surrounding uses consist of existing single-family residential properties and vacant land.
- Adjacent property owners were notified via US mail, and a notification sign was posted on the subject property.
- **TRC** was held on January 3, 2024.
- A neighborhood meeting was not held.

Brunswick County Planning Board Major Subdivision Village in the Meadows Case SS-286 Zoning Map

CO = County Jurisdiction
NW = Northwest Jurisdiction



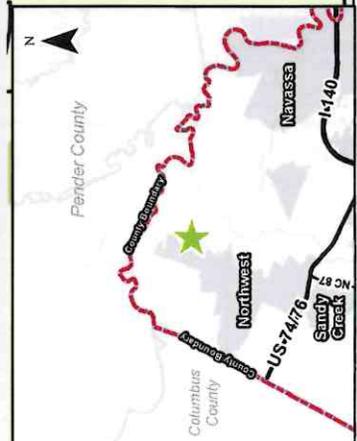
Brunswick County Planning Board Major Subdivision Village in the Meadows Case SS-286 Orthoimagery Map



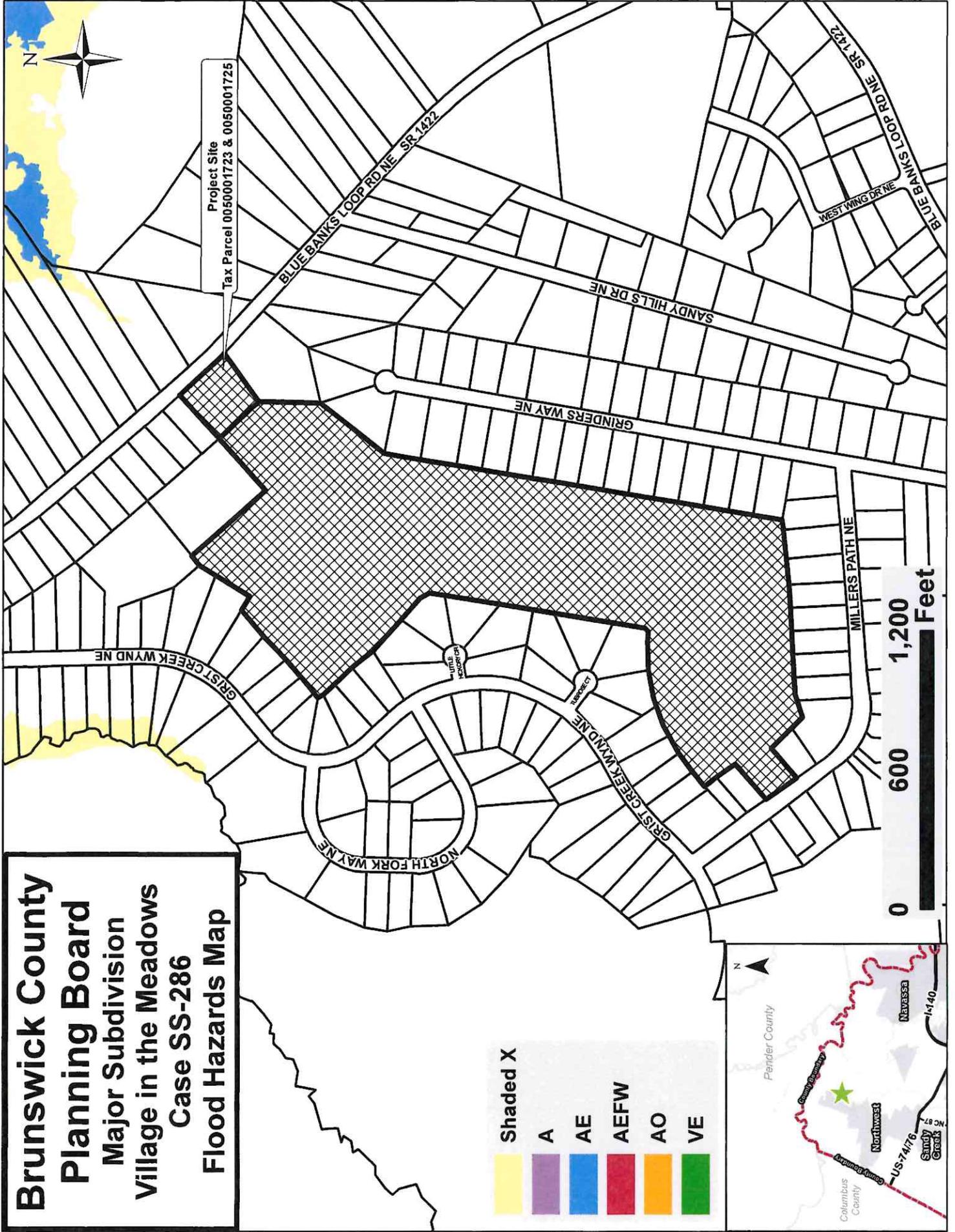
**Brunswick County
Planning Board
Major Subdivision
Village in the Meadows
Case SS-286
Blueprint Brunswick 2040
Place Type Map**



- Open Space - Conservation 1
- Rural - Agricultural

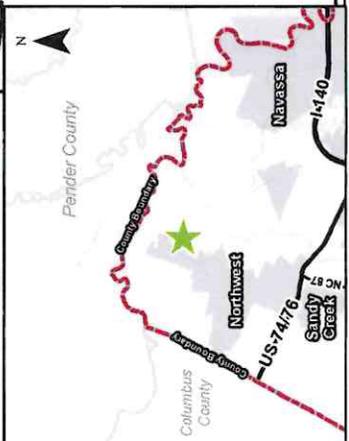


Brunswick County Planning Board Major Subdivision Village in the Meadows Case SS-286 Flood Hazards Map



Project Site
Tax Parcel 0050001723 & 0050001725

- Shaded X
- A
- AE
- AEFW
- AO
- VE





HANOVER DESIGN SERVICES, P.A.
 1400 BROADWAY, SUITE 200
 HANOVER, NORTH CAROLINA 28030
 TEL: 704.771.1111
 FAX: 704.771.1112
 WWW.HANOVERDESIGN.COM

PROJECT NO.	17-0001
DATE	12/12/2023
CLIENT	OWNERS: CLAYTON REAL ESTATE 500 CLAYTON ROAD MARTINVILLE, TN 37058
PROJECT	VILLAGE IN THE MEADOWS
SCALE	AS SHOWN
DATE	
BY	
CHECKED BY	
APPROVED BY	

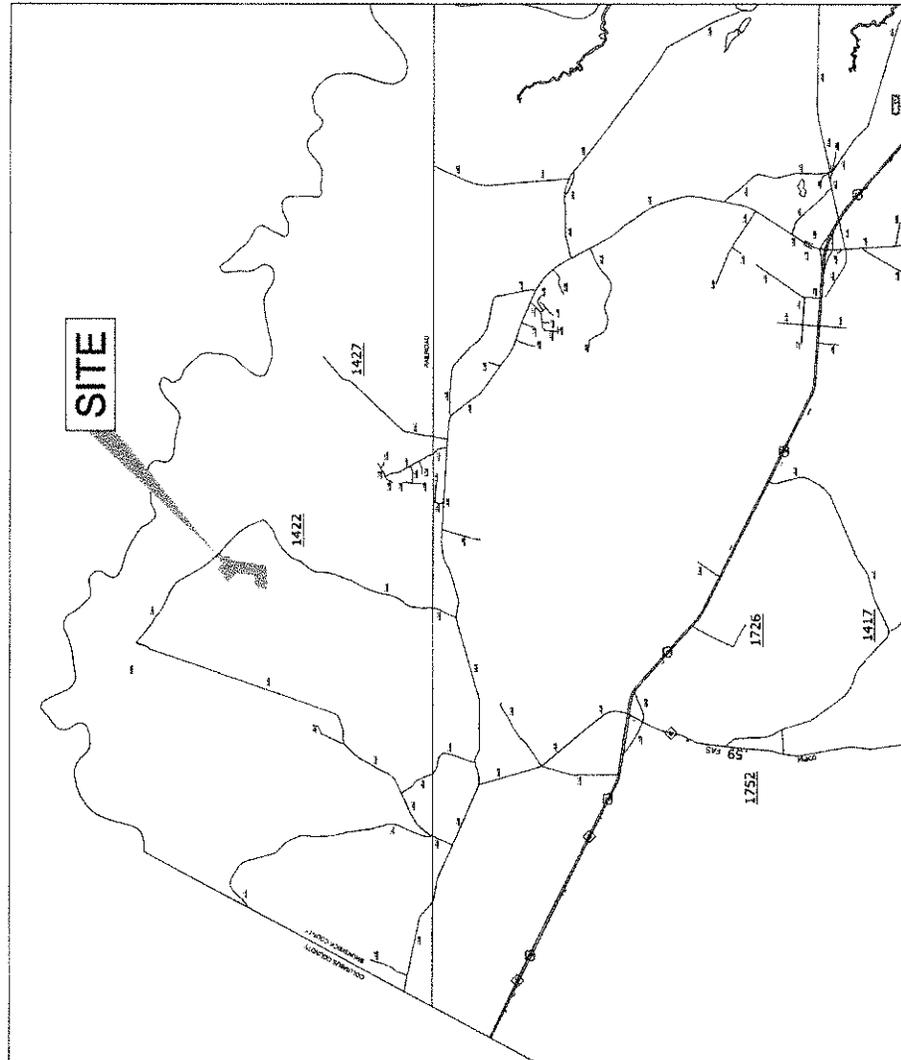
OWNERS: CLAYTON REAL ESTATE
 500 CLAYTON ROAD
 MARTINVILLE, TN 37058

DATE	12/12/2023
BY	
CHECKED BY	
APPROVED BY	

COVER SHEET

NO. OF SHEETS	3
SHEET NO.	1

VILLAGE IN THE MEADOWS
 NORTHWEST TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
 DEC. 12, 2023



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE SHADING ON THIS PLAN INDICATES THE PROPOSED CONSTRUCTION AREA.
3. THE SHADING ON THIS PLAN INDICATES THE PROPOSED CONSTRUCTION AREA.
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9. THE SHADING ON THIS PLAN INDICATES THE PROPOSED CONSTRUCTION AREA.
10. THE SHADING ON THIS PLAN INDICATES THE PROPOSED CONSTRUCTION AREA.

PRELIMINARY



HANOVER DESIGN SERVICES, P.A.
 LAND SURVEY, ENGINEERING & LAND PLANNING
 1000 W. MARKET STREET, SUITE 200
 HANOVER, PA 17331
 PHONE: 717.533.8800
 FAX: 717.533.8801
 WWW.HANOVERDESIGNSERVICES.COM

NO.	DATE	DESCRIPTION
1	10/15/22	PRELIMINARY PLAN
2	10/15/22	REVISIONS
3	10/15/22	REVISIONS

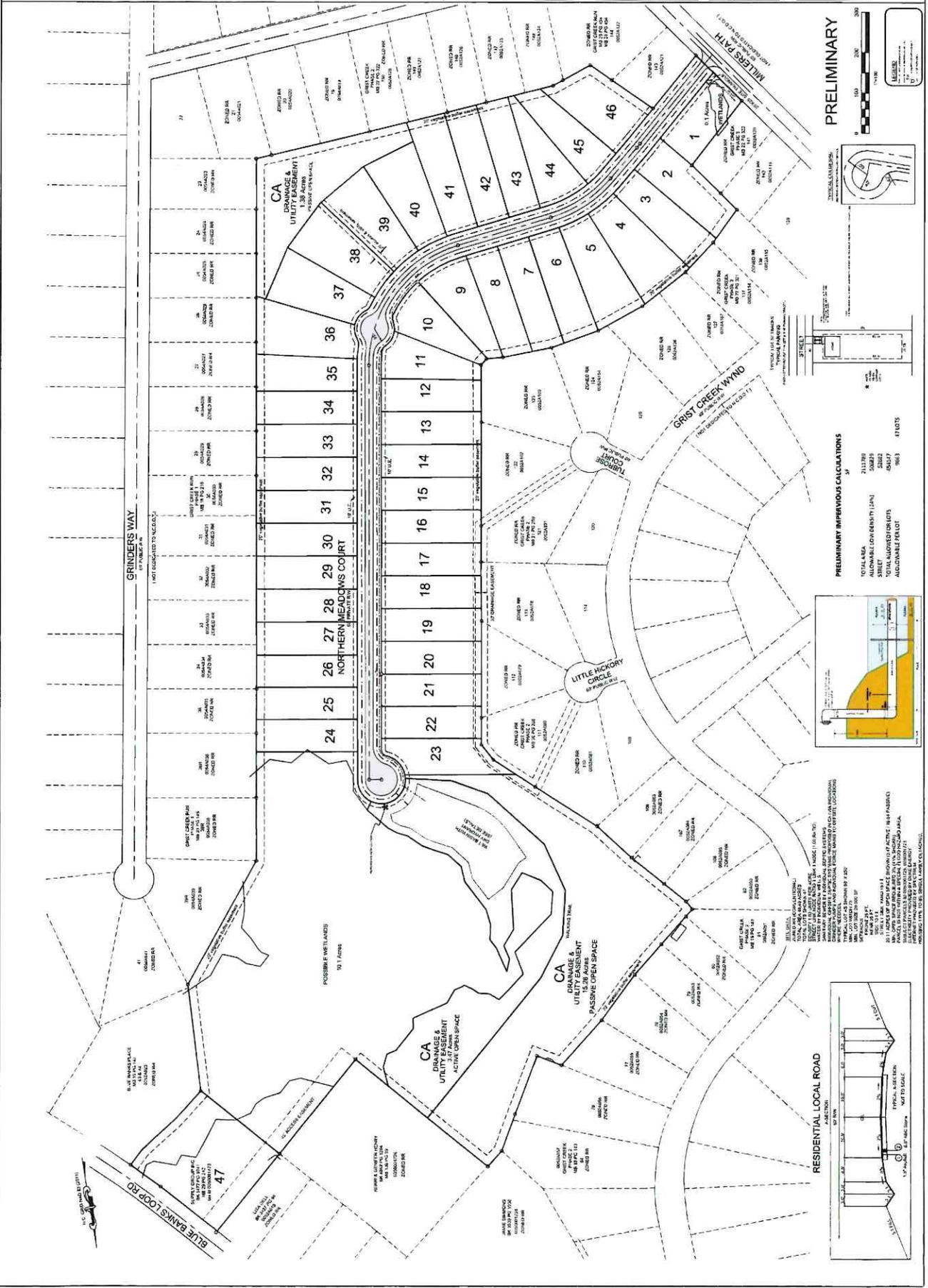
OWNER: CLAYTON REAL ESTATE
 600 CLAYTON ROAD
 MARVETTE, TN 37064

PRELIMINARY PLAN OF
VILLAGE IN THE MEADOWS
 CONVENTIONAL
 SITE
 PLAN

2 3

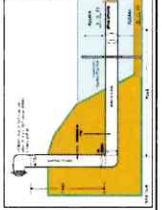
PRELIMINARY

SCALE: 1" = 100'

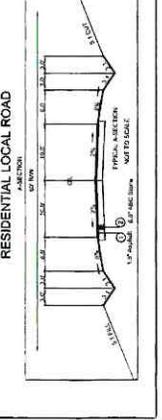


PRELIMINARY IMPROVEMENT CALCULATIONS

DESCRIPTION	AMOUNT	PLOTS
TOTAL AREA	211,178	47
ALLOWABLE DENSITY (L/AN)	5.0000	
TOTAL ALLOWED LOTS	420.57	
AVAILABLE PLOTS	196.3	



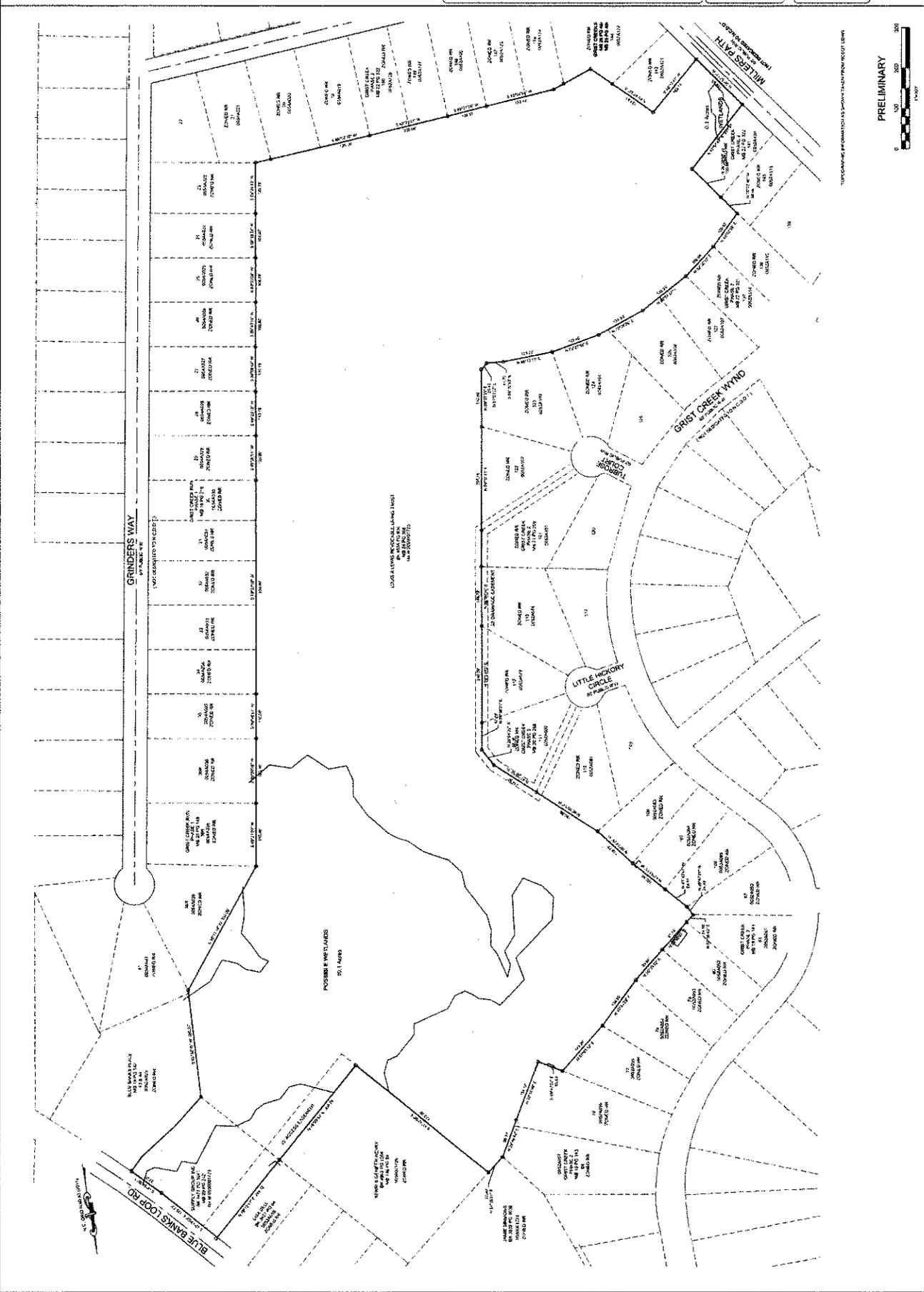
CA DRAINAGE & UTILITY EASEMENT (ACTIVE OPEN SPACE)
 CA DRAINAGE & UTILITY EASEMENT (PASSIVE OPEN SPACE)
 POSSIBLE WETLANDS TO 1 FATHOM
 UTILITY EASEMENT
 GRIST CREEK WIND
 LITTLE HICKORY CIRCLE
 GRINDERS WAY
 NORTHERN MEADOWS COURT
 MILLERS PATH
 RESIDENTIAL LOCAL ROAD
 BLUE BANKS LOOP ROAD



DATE	DESCRIPTION

VILLAGE IN THE MEADOWS
 PROJECT NUMBER: 144-07
 PREPARED BY: HANOVER DESIGN SERVICES, P.A.
 500 CLAYTON ROAD
 MARYVILLE, TN 37004
 OWNER: CLAYTON REAL ESTATE

EXISTING CONDITIONS





Major Subdivision

Application and Checklist

Fee: \$450 (Brunswick County Jurisdiction)
 \$825 + \$11 per lot (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # SS-286 Invoice # 592276
 Date Received: 12-12-24
 Northwest Jurisdiction YES NO

This application is a request to obtain approval to construct a Major Subdivision of more than 10 lots consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, buffers, off-street parking and street widths. Please reference Section 3.4.11. of the Unified Development Ordinance (UDO) for requirements regarding Major Subdivisions.

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

Property Owner	Name	CLAYTON REAL ESTATE (STEVE BRANDT)	Phone	865-380-3000 ext. 2481
	Address	500 CLAYTON RD.	Fax	
	City, St, Zip	MARYVILLE, TN 37804	Email	Steve.Brandt@ClaytonHomes.com

Applicant or Representative	Name	GREG A. WAYNE	Phone	910-343-8002
	Address	1123 FLORAL PARKWAY	Fax	
	City, St, Zip	WILMINGTON, N.C.	Email	gwayne@hdsilm.com

Property Information	Address	3483 BLUE BANKS RD. LELAND, N.C. 28451
	Tax Parcel(s)	0050001723, 0050001725
	Acreage	48.49 ac.
	Current Zoning	RR
	Public Utilities Available?	Water NO Sewer NO

Project Information	Project Name	VILLAGE IN THE MEADOWS
	Project Description	SINGLE FAMILY RESIDENTIAL DEVELOPMENT (CONVENTIONAL OPTION)
	Modification or Expansion Of Existing Subdivision?	Yes No <input checked="" type="checkbox"/>
	Single Family Acres	48.49
	Commercial Acres	0
Number of Lots	47	

Authorization	Property Owner Signature	<u>Steve Brandt</u>	Date	<u>12-12-23</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>12-12-23</u>

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

Case SS-286

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
0052A050	MADRID CARLOS BUESO		3528 GRIST CREEK WYND	LELAND	NC	28451-8987
0054A032	FLORES JAIME LEONEL ROMERO		4915 GRINDERS WAY NE	LELAND	NC	28451-9096
0054A025	T BIRD PROPERTY RENTALS LLC		406 MOHICAN TRL	WILMINGTON	NC	28409-3423
0052A055	NOBLES HANNAH L		3548 GRIST CREEK WYND	LELAND	NC	28451-8987
0054A033	BARGER MICHELLE CATHERINE		4921 GRINDERS WAY NE	LELAND	NC	28451-9096
0052A051	NOBLE PATRICIA AND	HENRY KERRI B	297 N HILL DR	SOUTHPORT	NC	28461-9174
0054A041	GOMEZ ROMERO CESAR		4950 GRINDERS WAY NE	LELAND	NC	28451
0054A026	WARREN HAROLD		341 KINGFISH DR	KISSIMMEE	FL	34759-4843
0052A054	JENRETTE TERRENCE ETUX	JENRETTE DAWN	3546 GRIST CREEK WYND	LELAND	NC	28451-8987
0052A019	DELL LISA O		3489 BLUE BANKS LOOP RD	LELAND	NC	28451
0050001701	WARD DEBORAH C		PO BOX 1	LELAND	NC	28451
0050001726	HENRY KERRI B ET	HENRY GENIFER L	3532 GRIST CREEK WYND	LELAND	NC	28451-8987
0050001702	BUSH ALLORAH E AND	RANGEL ALDO	3480 BLUE BANKS LOOP RD NE	LELAND	NC	28451-8960
0052A023	FAIRCLOTH LARRY ET	FAIRCLOTH CINDY	POST OFFICE BOX 293	LELAND	NC	28451
0052A079	SUPPLY GROUP INC		237 OCEAN HWY E	SUPPLY	NC	28462-3359
0052A057	YOUNG ERIN AND	KNOTTS DALLAS EDWARD JR	3554 GRIST CREEK WYND	LELAND	NC	28451-8987
0052A053	HINES & SONS ENTERPRISE LLC		4045 BLUE BANKS LOOP RD NE	LELAND	NC	28451-4079
0054A034	GHERSI MARCO GUTIERREZ		200 LAKESIDE DR	SNEADS FERRY	NC	28460-9400
0054A022	TREJO LUGE CARLOS ALBERTO		130 GRICE BLVD	TABOR CITY	NC	28463-8965
0054A021	TREJO LUGE CARLOS ALBERTO		130 GRICE BLVD	TABOR CITY	NC	28463-8965
0054A019	LOPEZ VIRIDIANA		334 GLYNNWOOD DR	WILMINGTON	NC	28405-8443
0052A132	FALSO VINCENT ETUX	FALSO GILDA	3220 BLUE JAY CT	WILMINGTON	NC	28409-6916
0052A127	FALSO VINCENT ETUX	FALSO GILDA	3220 BLUE JAY CT	WILMINGTON	NC	28409-6916
0052A121	MENDEZ RAMON ROCHA		8860 MILLER PATH NE	LELAND	NC	28451
0052A120	FALSO VINCENT ETUX	FALSO GILDA	3220 BLUE JAY CT	WILMINGTON	NC	28409-6916
0052A119	FALSO VINCENT ETUX	FALSO GILDA	3220 BLUE JAY CT	WILMINGTON	NC	28409-6916
0052A116	FALSO VINCENT ETUX	FALSO GILDA	3220 BLUE JAY CT	WILMINGTON	NC	28409-6916
0052A115	FALSO VINCENT ETUX	FALSO GILDA	3220 BLUE JAY CT	WILMINGTON	NC	28409-6916
0052A114	FALSO VINCENT ETUX	FALSO GILDA	3220 BLUE JAY CT	WILMINGTON	NC	28409-6916
0052A107	CARLIN BECKY ANN		3478 GRIST CREEK WYND	LELAND	NC	28451
0052A104	JACKSON TINA LOUISE		8696 TUBROSE CT NE	LELAND	NC	28451-4099
0052A085	IRWIN CLARINDA		3524 GRIST CREEK WYND	LELAND	NC	28451-8987
0052A052	SPANO STEVEN		3538 GRIST CREEK WYND	LELAND	NC	28451-8987
0054A039	ARTHUR DORIS WEST ETUX	WHITLOCK ROGER W	4945 GRINDERS WAY NE	LELAND	NC	28451-9096
0054A038	CARLYLE BENNY FRED JR ET	CARLYLE DONNA JO	154A BACKHOE RD NE	BELVILLE	NC	28451-8506

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
0054A036	PAGE LEON R ET	PAGE CAROL J	4933 GRINDERS WAY NE	LELAND	NC	28451
0054A035	BEATTY ANDREANA C		4929 GRINDERS WAY NORTH	LELAND	NC	28451
0054A031	WHITE THOMAS W ETUX	ALFF-WHITE MARILYN L	4020 E BISHOP CT	WILMINGTON	NC	28412-7434
0054A029	NGUYEN DAVID		4903 GRINDERS WAY NE	LELAND	NC	28451-9096
0054A024	RAND JOHN L ETALS	RAND MARY	4883 GRINDERS WAY NE	LELAND	NC	28451
0054A023	FAIRFAX DAVID		4877 GRINDERS WAY NE	LELAND	NC	28451
0052A135	PARKER ELIZABETH		8841 MILLERS PATH NE	LELAND	NC	28451
0052A134	WHITE THOMAS W ETUX	ALFF-WHITE MARILYN L	4020 E BISHOP CT	WILMINGTON	NC	28412-7434
0052A133	JOHNSON STEVEN P SR ET	JOHNSON SUSANNE B	8849 MILLERS PATH NE	LELAND	NC	28451
0052A128	PASSMORE JEREMY L		8880 MILLERS PATH NE	LELAND	NC	28451-8800
0052A126	CLINTON CAROL IRVING		8872 MILLER PATH NE	LELAND	NC	28451
0052A125	MAS PURA VIDA LLC		813 SANTA MARIA AVE	WILMINGTON	NC	28411-7673
0052A124	HARP BUILDERS INC		1501 S 3RD STREET	WILMINGTON	NC	28401
0052A122	MENDEZ RAMON ROCHA ET	MENDEZ SHERRY BEATRI	8860 MILLERS PATH	LELAND	NC	28451
0052A106	PATTERSON CASEY D ETUX	PATTERSON CRISTINA M	8964 HOOPER RD NE	LELAND	NC	28451-9022
0052A103	ACOSTA GERARDO		150 BELLHAMMON FOREST DR	ROCKY POINT	NC	28457-7532
0052A102	MISHOE HENRY THOMAS JR		8693 TUBROSE CT NE	LELAND	NC	28451-9706
0052A101	JH & JL LLC	% OMAR GUITERREZ	8695 TUBROSE CT NE	LELAND	NC	28451-9706
0052A083	COOPER DEBRA STANLA MARIE		3516 GRIST CREEK WYND	LELAND	NC	28451
0052A081	WHITE SUSAN R		8695 LITTLE HICKORY CIR NE	LELAND	NC	28451-9748
0052A080	COTTEN GILBERT AND	DAVIS AMINAH INEZ	8693 LITTLE HICKORY CIR NE	LELAND	NC	28451-9748
0052A078	TALSMAN INVESTMENTS INC		1442 COWPEN LANDING RD	WILMINGTON	NC	28401-2287
0054A028	FERREIRA DAVID ETUX	FERREIRA NANCY	4899 GRINDERS WAY NE	LELAND	NC	28451-8993
0052A056	CULLY REBECCA M		3552 GRIST CREEK WYND	LELAND	NC	28451-8987
0050001724	SIMMONS JAMIE COMBETTO		64 LAKE FOREST PARKWAY	WILMINGTON	NC	28401
0052A084	SUPPLY GROUP INC		237 OCEAN HWY E	SUPPLY	NC	28462-3359
0054A020	JONES DALE L ETUX	JONES LILLIAN M	6105 RIVERSIDE DR	WAKE FOREST	NC	27587-7337
0054A027	JONES DALE L ETUX	JONES LILLIAN M	6105 RIVERSIDE DR	WAKE FOREST	NC	27587-7337
0054A030	JONES DALE L ETUX	JONES LILLIAN M	6105 RIVERSIDE DR	WAKE FOREST	NC	27587-7337

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
0050001723	SUPPLY GROUP INC		237 OCEAN HWY E	SUPPLY	NC	28462-3359
0050001725	LOUIS A LEWIS REVOCABLE LIVING TRUST		237 OCEAN HWY E	SUPPLY	NC	28462-3359
Per Application	CLAYTON REAL ESTATE	ATTN: STEVE BRANDT	500 CLAYTON RD	MARYVILLE	TN	37804

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	GREG A. WAYNE		1123 FLORAL PARKWAY	WILMINGTON	NC	28403

REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner
Rezoning Case#: Z-880
February 12, 2024

APPLICATION SUMMARY

The applicant, David Summerlin III with South Brunswick Development LLC., requests to rezone Tax Parcels 1680007103 and 16800071 from Rural Residential (Low Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location

On The East and West Side of
Green Swamps Road (NC 211) Near
Supply, NC

Tax Parcel

1680007103 and 16800071

Current Zoning

RR

Proposed Zoning

C-LD

Surrounding Zoning

RR, R-6000, and C-LD

Current Use

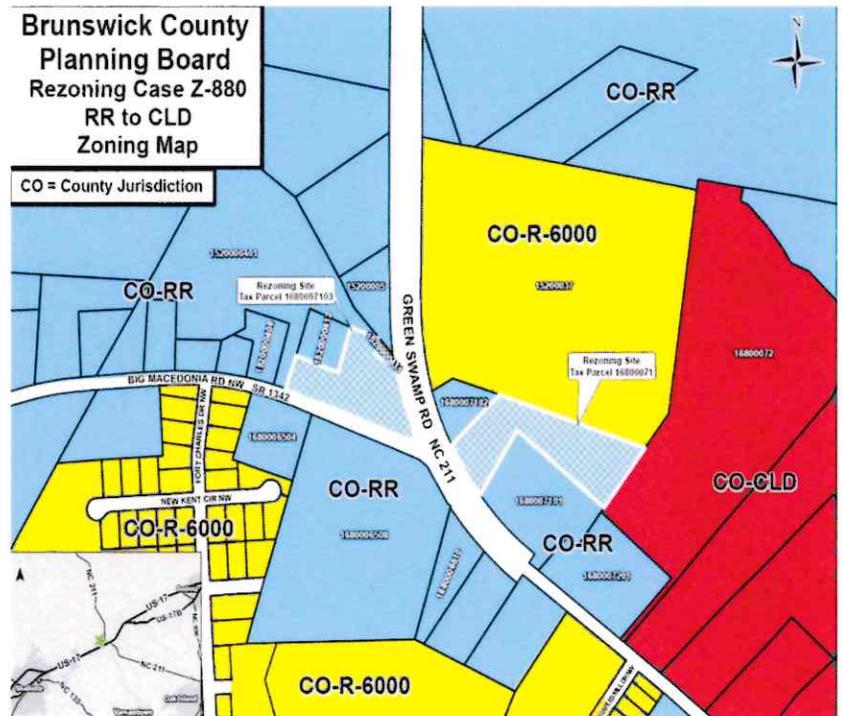
Residential

Surrounding Land Uses

Residential, Undeveloped

Size

7.66 Acres



SITE CONSIDERATIONS

Zoning History:

- The zoning of the subject parcels were changed in 2007 from RU (Rural) to RR (Rural Density Residential) with the adoption of the Brunswick County Unified Development Ordinance (UDO).

Buffers: If rezoned to C-LD, all uses will require a 0.2 opaque buffer if vacant and a 0.8 opaque buffer if developed. When developed adjacent to the RR, if rezoned to C-LD, all uses will require a 0.2 opaque buffer if vacant and a 0.6 opaque buffer if developed. When developed adjacent to the R-6000 and if rezoned to C-LD, no buffer will be required if adjacent to C-LD.

Street Yard Buffers: A 20-foot street yard buffer may be required depending on the design of future development.

Utilities:

- Water: is available, via a 12-inch county main water line on Green Swamp Road.
- Wastewater: is not available. A high-pressure force sewer main line is on Green Swamp Road, but no collection systems (gravity, low pressure, or vacuum sewer) are available.

Schools: Supply Elementary School, Cedar Grove Middle School, and the subject parcel are in both the South and West Brunswick High School jurisdictions, and they have adequate capacity.

CIP Projects in Area: Lockwood Folly Park Facility fiscal year 2026.

Traffic: Green Swamps Road (NC 211) and Big Macedonia Road (SR1342) have adequate capacity.

NCDOT Road Improvement Projects in Area:

- Ocean Highway (US 17)/ Green Swamps Road (NC 211) Convert Intersection to Interchange (U-5932): Planning and Design Phase.

Environmental Impacts:

- The site is not located within the Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 0 of 10 due.
- The rezoning site is located within a half mile of a Voluntary Agricultural District.

ANALYSIS

Proposed Zoning District:

The 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."

Blueprint Brunswick 2040 Plan Place Type: Medium Density Residential-Mixed

Consistent with the Blueprint Brunswick 2040 Plan Place Type.

Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type. *Since the place type is not consistent, a land use amendment is required to go to MDR-Mixed (Mixed Residential Living) or another category consistent with CLD Zoning.*

- **Medium Density Residential-Mixed (MDR-M):** This area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes but may include attached single-family units, such as townhomes and duplexes. The mix of housing types is intended to create intergenerational neighborhoods. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring developments. Maximum impervious coverage limitations help preserve green space.

Applicable Blueprint Brunswick 2040 Plan Policies:

- The Commercial and Residential Suitability Maps identify the subject parcels as generally suitable for commercial development.
- LU-2. Support development in areas that are best suited for future development.
- LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
- ED-1. Maintain and expand job opportunities in the county.
- The site is located to the south of the Community Center Node.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-880, with the existing land use classification as Mixed Residential Living (MDR-M) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

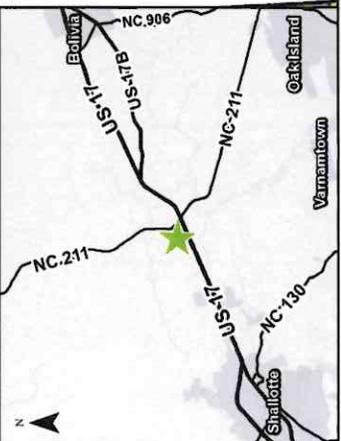
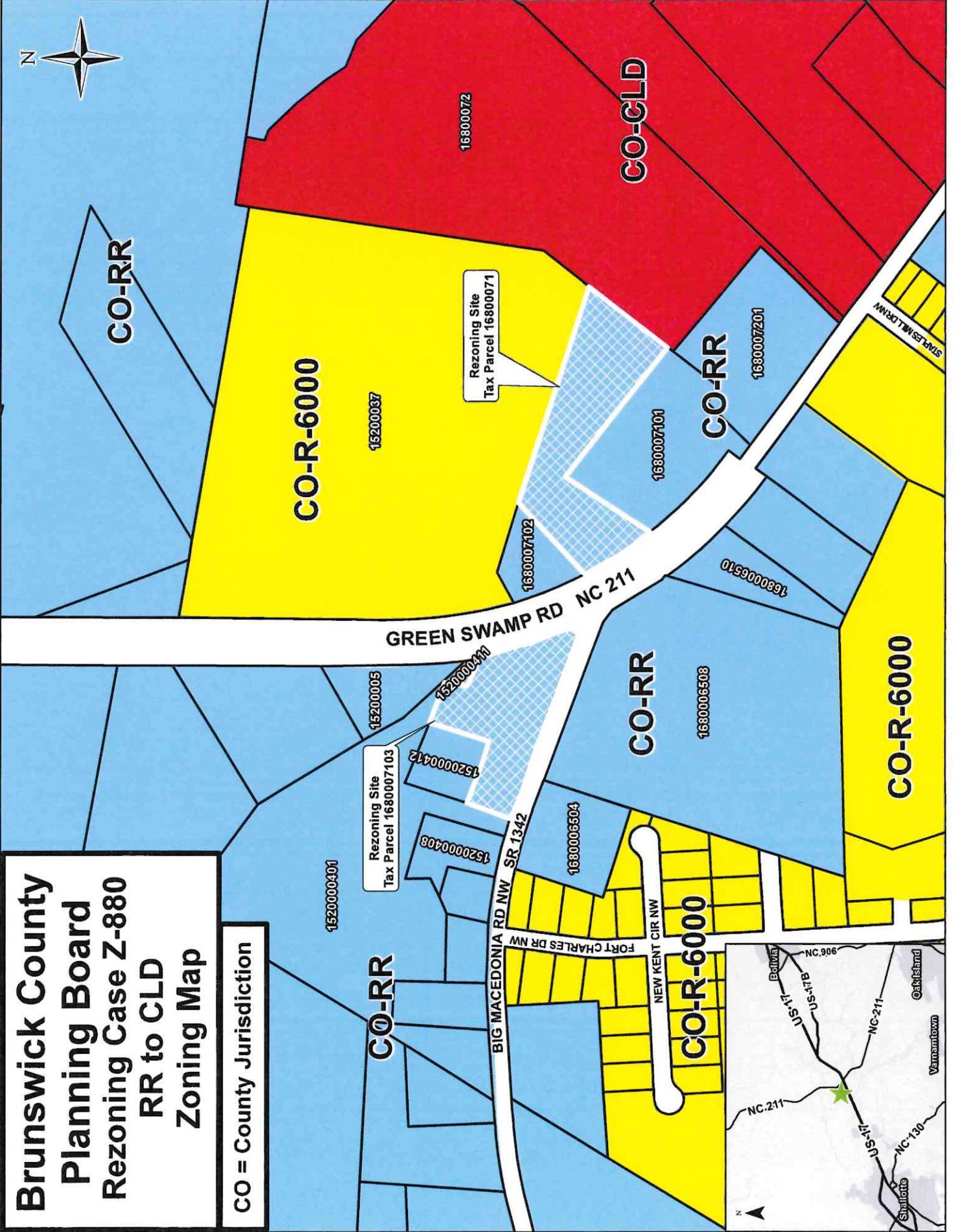
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - ED-1. Maintain and expand job opportunities in the county.
 - The Commercial and Residential Suitability Maps identify the subject parcels as generally suitable for commercial development.
 - Identified as a Community Center.
 - Not in a significant heritage natural area.
2. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
3. Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

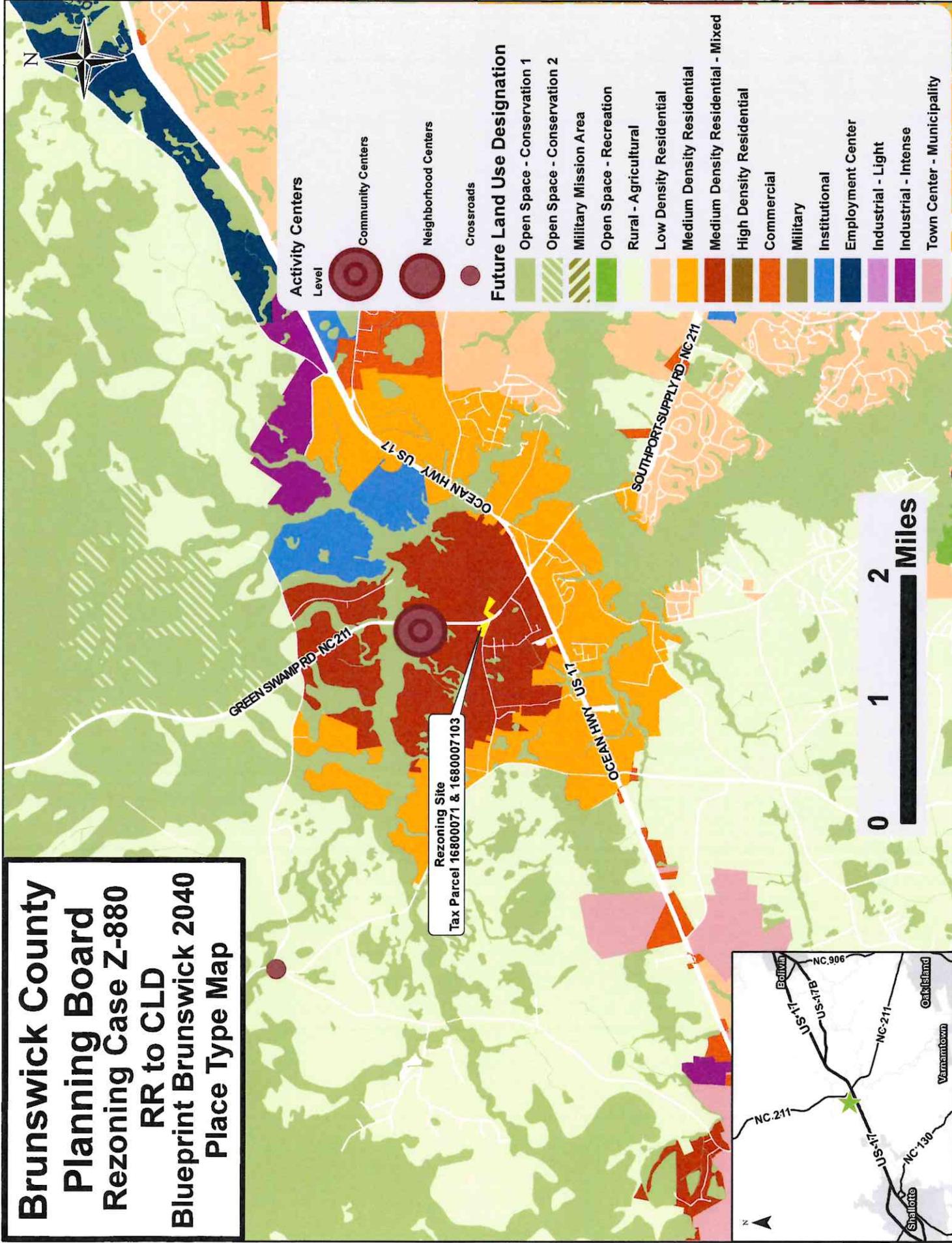
<input type="checkbox"/> Agricultural Development Plan	<input type="checkbox"/> Unified Development Ordinance
<input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP)	<input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan
<input type="checkbox"/> Brunswick County Trail Plan	<input type="checkbox"/> Airport Height Control Ordinance
<input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)	<input type="checkbox"/> Other: _____

Brunswick County Planning Board Rezoning Case Z-880 RR to CLD Zoning Map

CO = County Jurisdiction



Brunswick County Planning Board Rezoning Case Z-880 RR to CLD Blueprint Brunswick 2040 Place Type Map





**Brunswick County
 Planning Board
 Rezoning Case Z-880
 RR to CLD
 Blueprint Brunswick 2040
 Place Type Map**

1520000401

152000005
 1520000412
 1520000408

168000722
 1680007102
 1680007101

1680007201

1680006510

1680006508

1680006504

1520000401

152000005
 1520000412
 1520000408

168000722
 1680007102
 1680007101

1680007201

1680006510

1680006508

1680006504

GREEN SWAMP RD NC 211

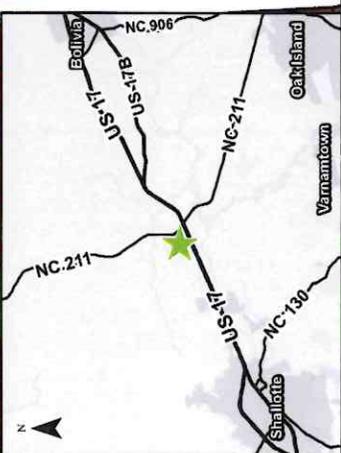
BIG MACEDONIA RD NW SR 1342

NEW KENT CIR NW

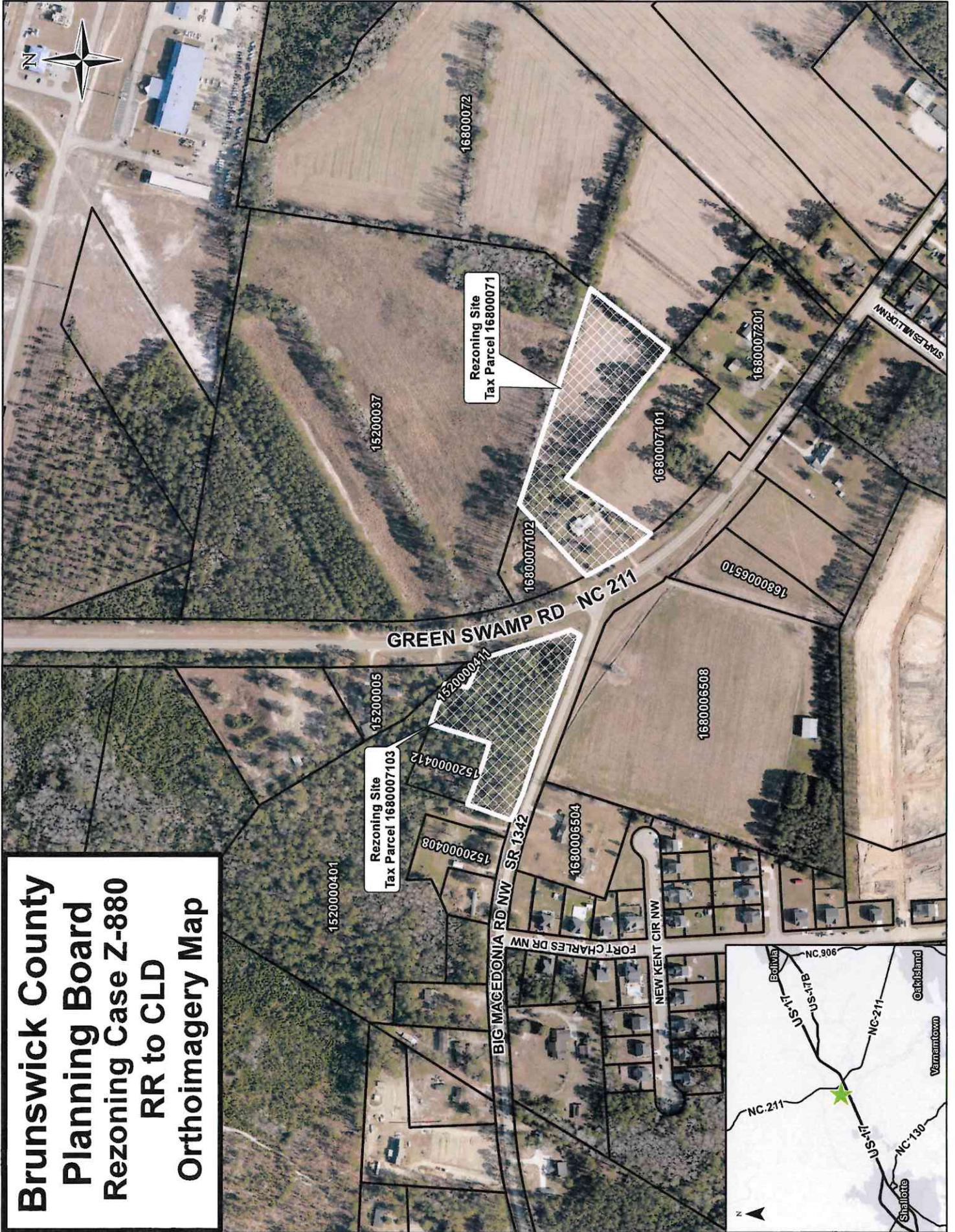
FORT CHARLES DR NW

Open Space - Conservation 1 (Green)

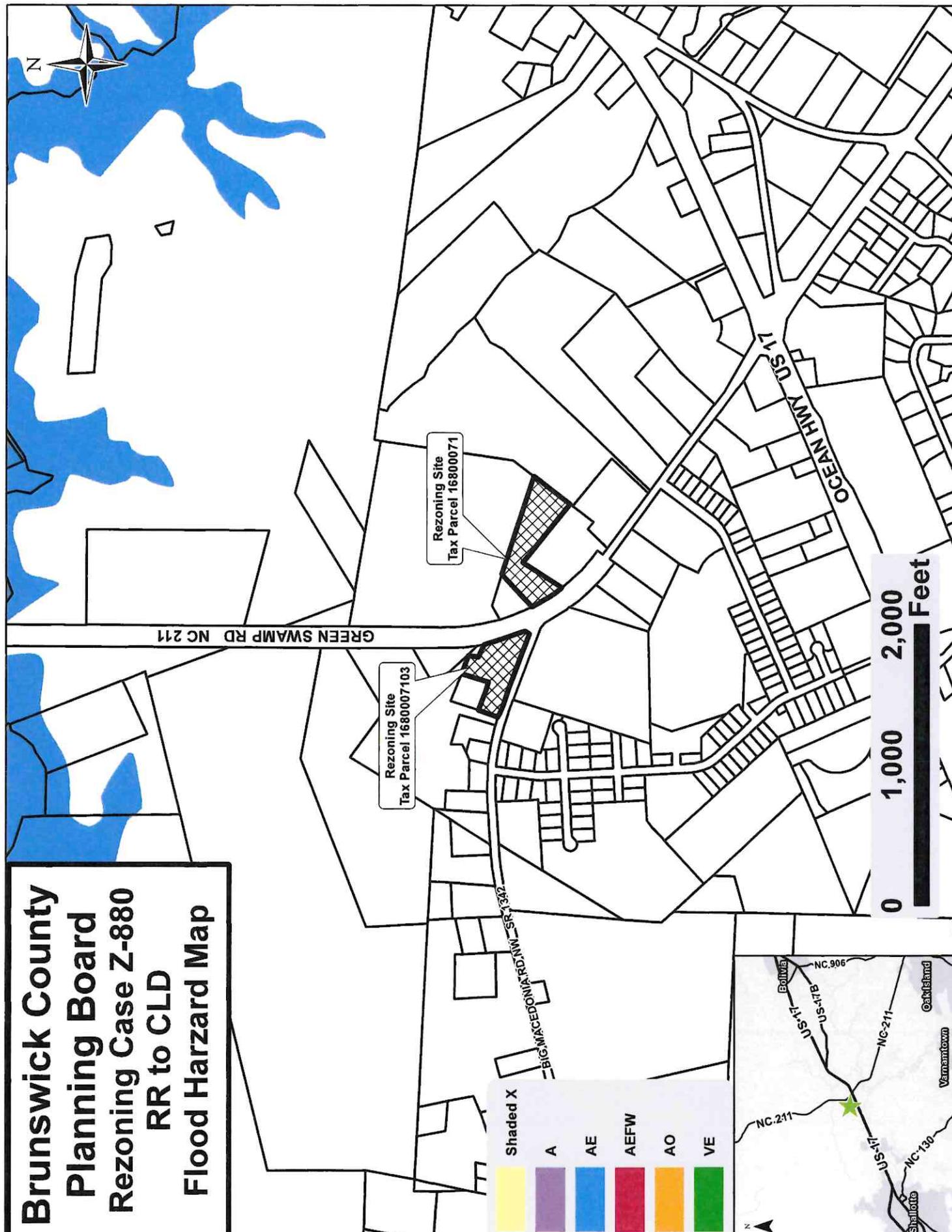
Medium Density Residential - Mixed (Red)



Brunswick County Planning Board Rezoning Case Z-880 RR to CLD Orthoimagery Map



Brunswick County Planning Board Rezoning Case Z-880 RR to CLD Flood Hazard Map



Shaded X	A	AE	AEFW	AO	VE



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>380</u>	Invoice # <u>591353</u>
Date Received <u>12-15-23</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 253-2437

Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): South Brunswick Development LLC David C. Summerlin III	
Mailing Address: 1430 Commonwealth Dr. STE 102 Wilmington, NC 28403	
Phone: 910-444-9012	Email: david.summerlin@scpcommercial.com
PROPERTY OWNER INFORMATION (if different from above)	
Owner Name(s): The Galloway 4 LLC	
Mailing Address: 671 Marbella Ct NW Calabash, NC 28467	
Phone: 910-800-0930	Email: nukefixerom@yahoo.com
PROPERTY INFORMATION	
Property Address and/or Description of Location: 4 parcels on the east and west side of HWY 211 at Big Macedonia Rd NW in Supply, NC	
Parcel Tax ID #(s): <u>[REDACTED]</u> 1680007103 16800071	Total Site Acreage: <u>[REDACTED]</u> 7.66 Acres
Current Zoning District(s): RR-110	Proposed Zoning District(s): CLD
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

Please explain why the proposed zoning is reasonable for the area. Possible reasons could be the rezoning is consistent with the character of the area, the rezoning will match the surrounding zoning, or the rezoning is consistent with the Land Use Plan:

This is HWY 211 property at the corner of HWY 211/Big Macedonia Rd, so we'd like to have more use options such as commercial and multi-family. It also fits the future land use plan as the future land use shows mixed use.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Mixed Use - **MDRM**

Is the proposed rezoning consistent with the Land Use Plan? YES NO

If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

APPLICANT/OWNER SIGNATURE

In signing of this Rezoning Application, I certify that I have understand the application guidelines and that incomplete applications will delay my application and my rezoning. I ALSO UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN. I further certify that I am authorized to submit this application and that all the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Signature:	<i>David Summerlin</i>	dotloop verified 12/07/23 2:23 PM EST TVBC-16LQ-R7Y0-3QVX	Date: _____
Owner Signature:	<i>George Galloway</i>	dotloop verified 12/07/23 2:44 PM EST 2TDC-QUKO-JXNU-D3VX	Date: _____
Owner Signature:	<i>Joey Galloway</i>	dotloop verified 12/07/23 5:50 PM EST BOLK-B5XY-TLWC-H098	Date: _____

NOTE: If there are multiple owners that need to sign have them sign under the owner signature or attached additional sheets.

Brunswick County Jurisdiction Fees

- | | | |
|--|--|--|
| <input type="checkbox"/> <1.0 acres (\$350) | <input type="checkbox"/> 1.0 to <5 acres (\$400) | <input checked="" type="checkbox"/> 5.0 to <25 acres (\$450) |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200) | <input type="checkbox"/> Conditional Zoning (Add \$200) |

City of Northwest Jurisdiction Fees

- | | | |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650) | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870) |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200) | <input type="checkbox"/> Conditional Zoning (Add \$550) |

Please note that any continuance request after initial advertising will incur and additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.

Case Z-880

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1520000412	BURROWS DANA S	BURROWS SHERRY	70 BIG MACEDONIA RD NW	SUPPLY	NC	28462-3410
1680007201	SELLERS EMILY K		130 GREEN SWAMP RD	SUPPLY	NC	28462-3484
1680006504	BENNETT CARLTON E ETUX	BENNETT ELANA J	77 BIG MACEDONIA RD NW	SUPPLY	NC	28462-3411
1520000408	CARROLL MICHAEL LAMONT ETUX	CARROLL LINDA ANN	1158 SUSSEX DR	SHALLOTTE	NC	28470-5773
15200037	NORRIS NC LLC		448 VIKING DR STE 220	VIRGINIA BCH	VA	23452-7331
15200005	CASTEEN TIFFANY JOYCE		249 GREEN SWAMP RD	SUPPLY	NC	28462-3481
1680007101	CARLISLE JAMES ETUX	CARLISLE CAROL	1099 HEWETT RD SW	SUPPLY	NC	28462-5801
1680006510	EVANS GERALD S ETALS	EVANS PEGGY J	3779 SPICETREE DR	WILMINGTON	NC	28412-7555
16800072	THE GALLOWAY 4 LLC		671 MARBELLA CT NW	CALABASH	NC	28467-1769
1520000411	ATLANTIC TELEPHONE MEMBERSHIP CORP		P O BOX 3198	SHALLOTTE	NC	28459
1520000401	THE GALLOWAY 4 LLC		671 MARBELLA CT NW	CALABASH	NC	28467-1769
1680007102	CORBETT CHRISTOPHER MATTHEW (LT)	* CORBETT RIVER HOUSTON	210 GREEN SWAMP RD	SUPPLY	NC	28462-3482
1680006508	CLEMMONS FARMING INC		273 SELLERS RD NW	SUPPLY	NC	28462

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
16800071	THE GALLOWAY 4 LLC		671 MARBELLA CT NW	CALABASH	NC	28467-1769
1680007103	THE GALLOWAY 4 LLC		671 MARBELLA CT NW	CALABASH	NC	28467-1769

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	SOUTH BRUNSWICK DEVELOPMENT, LLC					
		ATTN: DAVID C. SUMMERLIN III	1430 COMMONWEALTH DR. STE 102	WILMINGTON	NC	28403

REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner
Rezoning Case#: Z-881
February 12, 2024

APPLICATION SUMMARY

The applicant, David Summerlin III with South Brunswick Development LLC., requests to rezone Tax Parcel 182MA060 from NC (Neighborhood Commercial) to C-LD (Commercial Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location
480 High Hill Drive Ss Near Shallotte, Nc.

Tax Parcel
182MA060

Current Zoning
NC

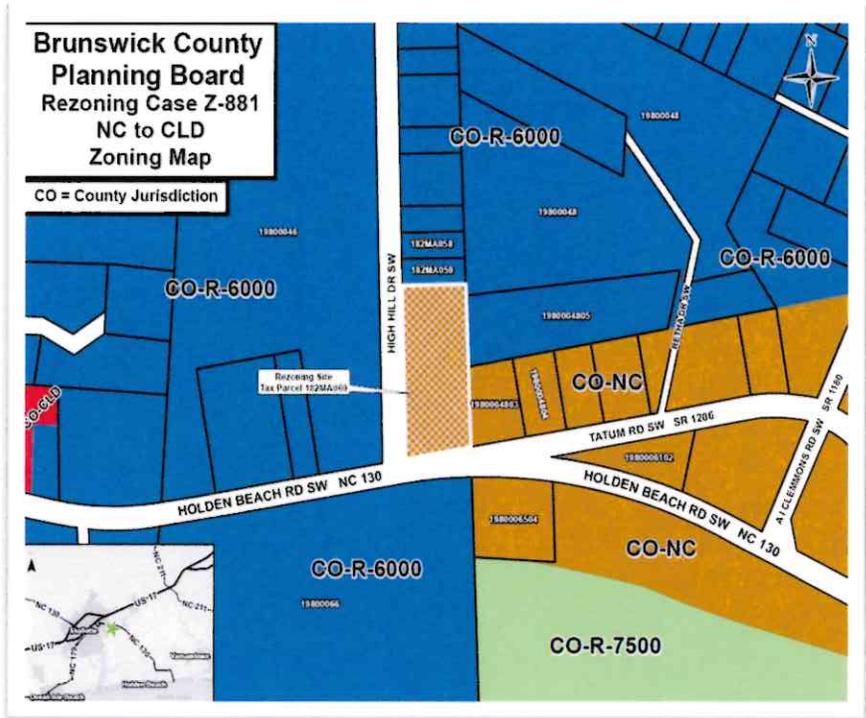
Proposed Zoning
CLD

Surrounding Zoning
R-6000 and NC

Current Use
Vacant

Surrounding Land Uses
Commercial, Residential, and Undeveloped

Size
1.68 Acres



SITE CONSIDERATIONS

Zoning History: The zoning designation on this property has remained unchanged since zoning was adopted in 1994.

Buffers: If rezoned to C-LD, all uses will require a 0.2 opaque buffer if vacant and a 0.6 opaque buffer if developed adjacent to the R-600 and NC zoning districts.

Street Yard Buffers: A 20-foot street yard buffer may be required depending on the design of future development.

Utilities:

- County Water: available via a 12-inch county main water line on Holden Beach Road.
- County wastewater: not available-the wastewater sewer in the area belongs to the Town of Shallotte.

Schools: Supply Elementary School, Cedar Grove Middle School, and West Brunswick High School jurisdictions, and have adequate capacity.

CIP Projects in Area: No capital improvements within the vicinity of the site.

Traffic: Holden Beach Road (1342) has capacity.

NCDOT Road Improvement Projects in Area:

- No improvements are proposed within the vicinity of the site.

Environmental Impacts:

- The site is not located within the Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site scored 0 out of 10.
- The rezoning site is located within a half mile of a Voluntary Agricultural District.

ANALYSIS

Proposed Zoning District:

The 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."

Blueprint Brunswick 2040 Plan Place Type: Neighborhood Center (Activity Center 2)

- Consistent with the Blueprint Brunswick 2040 Plan Place Type.
- Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type. *Since the place type is not consistent, a land use amendment is required to go to MDR-Mixed (Mixed Residential Living) or another category consistent with CLD Zoning.*
- **Neighborhood Center (Activity Center 2):** This area encourages the blending of complementary commercial, office, and service uses flanked by a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent one-and two-story buildings. With up to 100,000 sf of local serving uses that are supportive of a neighborhood (i.e., grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants), these centers may be located within walking/biking distance of and complement surrounding residential neighborhoods. Open space is in the form of small greens, courtyards, and pedestrian/bike paths.

Applicable Blueprint Brunswick 2040 Plan Policies:

- The Commercial and Residential Suitability Maps identify the subject parcels as generally suitable for commercial development.
- LU-2. Support development in areas that are best suited for future development.
- LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
- ED-1. Maintain and expand job opportunities in the county.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-881, with the existing land use classification as Neighborhood Center (Activity Center 2) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

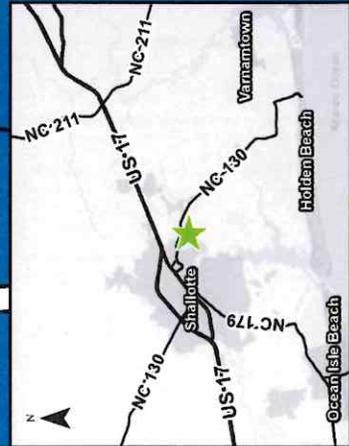
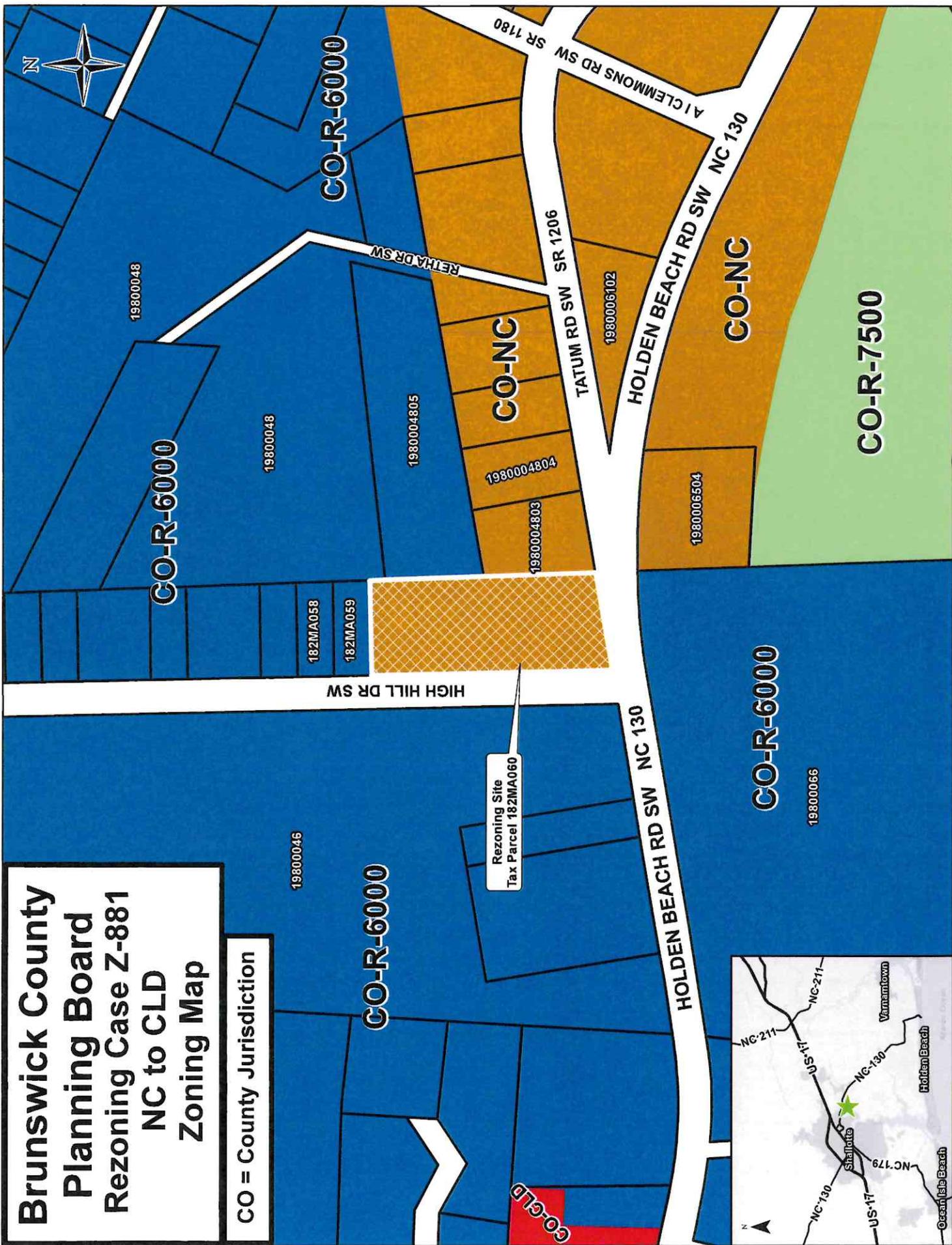
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - ED-1. Maintain and expand job opportunities in the county.
 - The Commercial and Residential Suitability Maps identify the subject parcels as generally suitable for commercial development.
 - Not in a significant heritage natural area.
2. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
3. Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

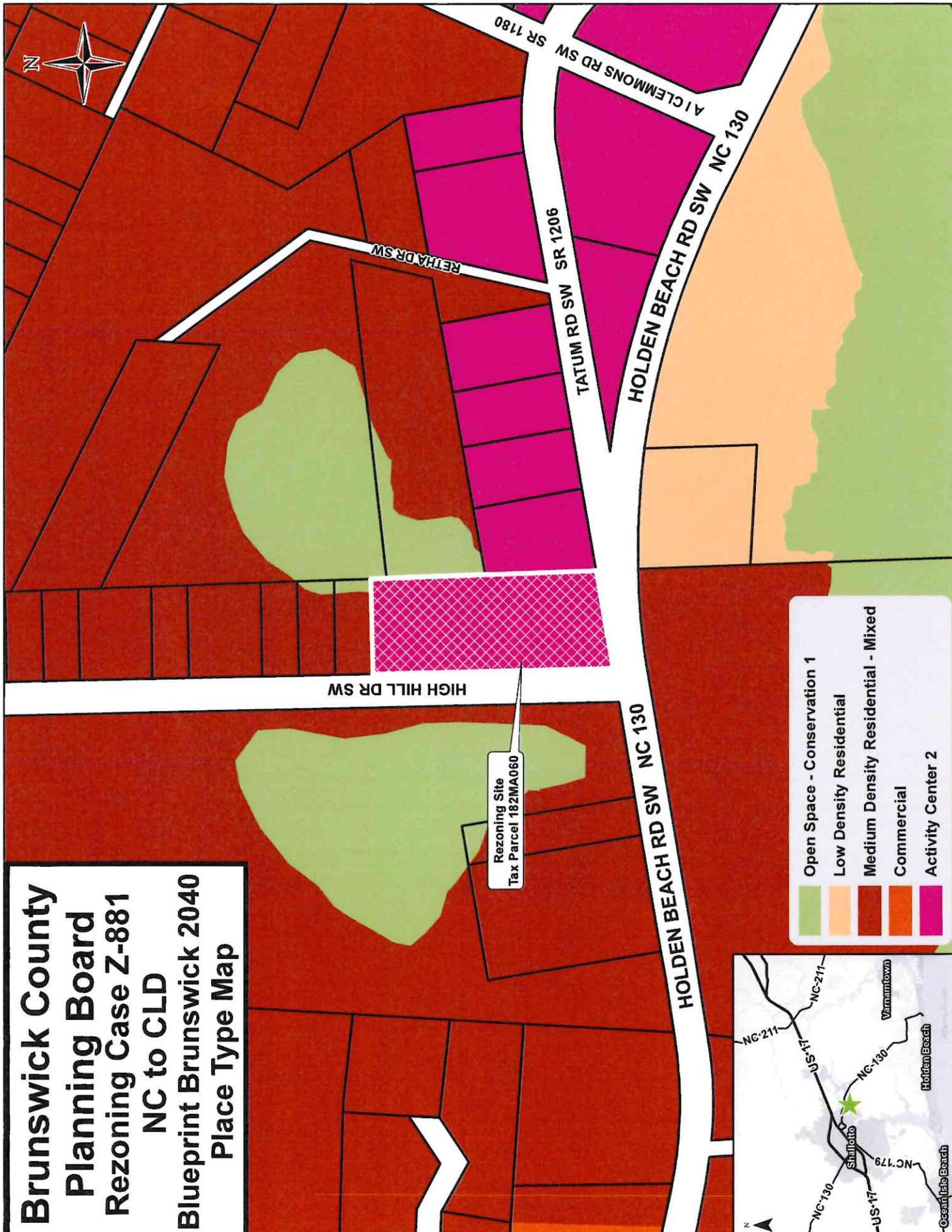
<input type="checkbox"/> Agricultural Development Plan	<input type="checkbox"/> Unified Development Ordinance
<input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP)	<input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan
<input type="checkbox"/> Brunswick County Trail Plan	<input type="checkbox"/> Airport Height Control Ordinance
<input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)	<input type="checkbox"/> Other: _____

Brunswick County Planning Board Rezoning Case Z-881 NC to CLD Zoning Map

CO = County Jurisdiction



**Brunswick County
 Planning Board
 Rezoning Case Z-881
 NC to CLD
 Blueprint Brunswick 2040
 Place Type Map**

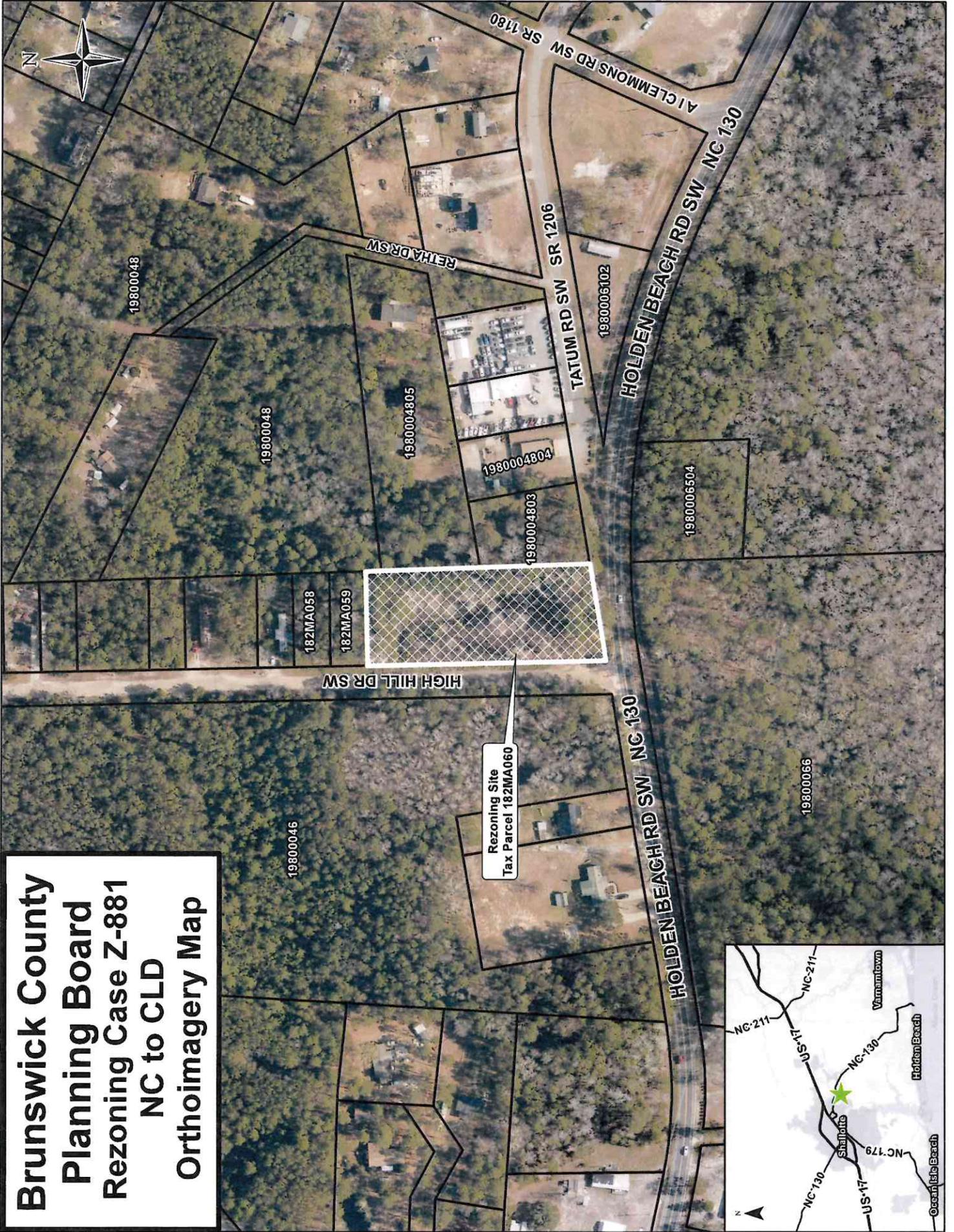


Rezoning Site
 Tax Parcel 182MA060

- Open Space - Conservation 1
- Low Density Residential
- Medium Density Residential - Mixed
- Commercial
- Activity Center 2



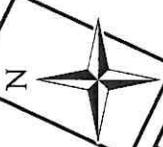
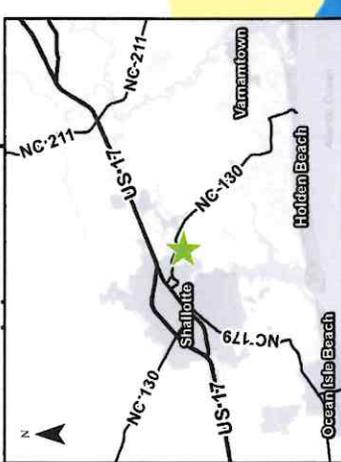
Brunswick County Planning Board Rezoning Case Z-881 NC to CLD Orthoimagery Map



**Brunswick County
Planning Board
Rezoning Case Z-881
NC to CLD
Flood Hazard Map**



- Shaded X
- A
- AE
- AEFW
- AO
- VE





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>981</u>	Invoice # <u>591350</u>
Date Received <u>12-15-2024</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 253-2437

Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): South Brunswick Development LLC David C. Summerlin III	
Mailing Address: 1430 Commonwealth Dr. STE 102 Wilmington, NC 28403	
Phone: 910-444-9012	Email: david.summerlin@scpcommercial.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Sundaram Holdings LLC Mani Sundaram	
Mailing Address: 1012 Venetian Ct. Cary, NC 27518	
Phone: 919-818-1576	Email: mani.sundram@gmail.com
PROPERTY INFORMATION	
Property Address and/or Description of Location: 480 High Hill Dr. Shallotte, NC 28470	
Parcel Tax ID #(s): 182MA060	Total Site Acreage: 1.68 Acres
Current Zoning District(s): NC	Proposed Zoning District(s): CLD
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

Please explain why the proposed zoning is reasonable for the area. Possible reasons could be the rezoning is consistent with the character of the area, the rezoning will match the surrounding zoning, or the rezoning is consistent with the Land Use Plan:

This property fronts HWY 130/Holden Beach Rd and we would like to broaden our available options of uses with this property. The property will not perk and there is no available sewer, which severely cuts our options for residential uses. The current CO-NC rezoning is limiting. There are many other nearby parcels located 1/4 - 1/2 mile away that are zoned CLD.

LAND USE COMPATIBILITY

Future Land Use Map Classification: ~~Commercial~~ Activity Center (2)

Is the proposed rezoning consistent with the Land Use Plan? YES NO

If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

APPLICANT/OWNER SIGNATURE

In signing of this Rezoning Application, I certify that I have understand the application guidelines and that incomplete applications will delay my application and my rezoning. I ALSO UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN. I further certify that I am authorized to submit this application and that all the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Signature: David Summerlin dotloop verified 12/11/23 9:30 AM EST 2PBB-XQOV-KMZH-Y7VL

Date: _____

Owner Signature: Mani Sundaram dotloop verified 12/12/23 6:28 PM EST 2SS0-SFSI-20NF-STLI

Date: _____

Owner Signature: _____

Date: _____

NOTE: If there are multiple owners that need to sign have them sign under the owner signature or attached additional sheets.

Brunswick County Jurisdiction Fees

- <1.0 acres (\$350)
- 1.0 to <5 acres (\$400)
- 5.0 to <25 acres (\$450)
- 25 to <50 acres (\$600)
- 50+ acres (\$1,200)
- Conditional Zoning (Add \$200)

City of Northwest Jurisdiction Fees

- <1.0 acres (\$1,650)
- 1.0 to <5 acres (\$1,760)
- 5.0 to <25 acres (\$1,870)
- 25 to <50 acres (\$2,090)
- 50+ acres (\$2,200)
- Conditional Zoning (Add \$550)

Please note that any continuance request after initial advertising will incur and additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.

Case Z-881

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
182MA058	CARTER BARBARA L		382 HIGH HILL DR SW	SHALLOTTE	NC	28470-1718
182MA059	CARTER BARBARA L		382 HIGH HILL DR SW	SHALLOTTE	NC	28470-1718
1980006504	GREGORY NANCY NORD		2571 LINA TRAIL SW	SHALLOTTE	NC	28470
1980006102	HEWETT LINWOOD ET	HEWETT ALICE	2194 CIVIETOWN ROAD	SUPPLY	NC	28462
1980004803	DURAN SANDY FERGUSON		102 ZOA CT	CARY	NC	27513-6294
19800048	TRAVERIA DANIEL		4956 MONTSERRAT DRIVE	SOUTHPORT	NC	28461
19800046	MCLAMB ROBERT JERRY ET	MCLAMB MONNIE ETALS	240 HICKMAN RD NW	CALABASH	NC	28467
1980004804	SULLIVAN JOHN CETUX	SULLIVAN BRENDA K	PO BOX 2722	SHALLOTTE	NC	28459-2722
1980004805	JENNINGS JOHN A		131 NE 31ST ST	OAK ISLAND	NC	28465-5918
19800066	COBLE JOHN C JR		PO BOX 7616	OCEAN ISLE BEACH	NC	28469-2316

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
182MA060	SUNDARAM HOLDINGS LLC		1012 VENETIAN CT	CARY	NC	27518-7103

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	SOUTH BRUNSWICK DEVELOPMENT, LLC		ATTN: DAVID C. SUMMERLIN III	WILMINGTON	NC	28403
			1430 COMMONWEALTH DR STE 102	WILMINGTON	NC	28403