



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**4:00 P.M. Monday  
March 11, 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 February 12, 2024 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Old Business.

A. Planned Development – PD-115 (Resubmittal)

Name: Ashton Farms  
Applicant: Thomas and Hutton Engineering  
Tax Parcel: 146NA004, 146NA005, 146NA006, 164NA007, 146NA008, 146NA009, 16300008, 16300009, 16300013, 16300014, 16300015 (PORTION), & 16300017  
Location: Whiteville Rd NW (NC 130), Russtown Rd NW (SR 1315), & Longwood Rd NW (SR 1321)  
Description: Ashton Farms is a proposed planned development to consist of 2,750 single-family lots, 200 townhome lots and 20.5 acres of commercial on a total of 1256.5 acres, creating an overall density of 2.35 dwelling units per acre.

- 9) Public Hearing.

A. Major Subdivision – SS-286

Name: Village in the Meadows  
Applicant: Steve Brandt (Clayton Real Estate)  
Tax Parcel: 0050001723 & 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.

B. Planned Development – PD-107

Name: Salty Peanut Villas  
Applicant: Chris and Stacie Morrison  
Tax Parcel: 232GB001 & 232GB00101  
Location: Holden Beach RD SW (NC 130) & McLamb Ave SW (SR 1843)  
Description: Salty Peanut Villas is a proposed planned development, consisting of 14 single family units, on 2.61 acres, creating an overall density of 5.36 dwelling units per acre.

C. Planned Development – PD-124

Name: Hickman Farms  
Applicant: Lennar Carolinas, LLC  
Tax Parcel: 22500035  
Location: Ocean Hwy (US 17) & Hickman RD NW (SR 1303)  
Description: Hickman Farms is a proposed planned development, consisting of 216 townhouse units, on 55.1 acres, creating an overall density of 3.92 dwelling units per acre.

D. Planned Development – PD-123

Name: Inland Reserve  
Applicant: Bill Clark Homes of Wilmington, LLC  
Tax Parcel: 24300008, 2430000801, 243JA002, & 243JA003  
Location: Beach DR SW (NC 179)  
Description: Inland Reserve is a proposed planned development, consisting of 457 single family lots and 168 townhouse units, for a total of 625 units on 212.15 acres, creating an overall density of 2.95 dwelling units per acre.

E. Text Amendment – Proposed Roadways in Industrial and Business Parks

Amend UDO Section 4.3.1.E. to allow Industrial and Business Park PD plats to be recorded prior to the installation of roadways.

F. Text Amendment – Voluntary Agricultural District (VAD) Program

Amend UDO Section 2.5. and 4.9. to align with state standards, state model ordinance, and to add an Enhanced Voluntary Agricultural District option known as EVAD.

10) Other Business.

- A. Planning Board Public Comment Policy.
- B. UDO Rewrite Update.
- C. Trees & Greenspace Text Amendments.
- D. Transportation Impact Analysis (TIA).
- E. Planning Board Case Update.

11) Adjournment.

**MINUTES**

**PLANNING BOARD**

**BRUNSWICK COUNTY, NC**

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

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

MEMBERS PRESENT

Richard Leary  
Clifton Cheek  
Jason Gaver  
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Eric Dunham, Chair  
Joy Easley, Vice Chair  
Ron Medlin  
William Bittenbender

STAFF PRESENT

Kirstie Dixon, Planning Director  
Marc Pages, Principal Planner  
Connie Marlowe, Admin. Asst. II  
Ron Meredith, Planner II  
Garrett Huckins, Planning Tech.  
Bryan Batton, County Attorney

OTHERS PRESENT

John Hankins  
Dylan Phillips, Brunswick Beacon  
Tommy Scheetz, Headwaters Eng.  
Linda Noffke  
Teresa Holley  
Randy Richardson  
Lilly Knox  
Ash Ramos  
Timothy Randall  
Terry Alston  
Kaitlyn Jackson  
Johnia McCumbee  
David Summerlin

Phil Norris, Norris & Tunstall Consulting Eng.  
Jamey Cross, Star News  
Brandon Simmons  
Mayor Jean Toner, Town of St. James  
Mary Ann Schmitt  
Holly Hewett Long  
Tom Simmons  
Robert Fulton  
Christie Marek  
Steve Shuttleworth  
Ron Johnson  
Carla White

Ms. Linda Noffke addressed the Board regarding PD-119 (Midway Tract). Ms. Noffke read a statement (attached) regarding the adoption of the Blueprint Brunswick 2040 Plan and how the current Brunswick County Unified Development Ordinance (UDO) is not in concert with the Blueprint Brunswick 2040 Plan. She further stated that developers continue to take advantage of the outdated UDO by submitting development plans and rezoning requests to beat the enactment of a more restrictive UDO, which was approved by the Board of Commissioners last spring, but no rewrite and/or modification has been done to date. Ms. Noffke concluded that the Board should postpone the approval of all new development proposals to ensure they are aligned with the Blueprint Brunswick 2040 Plan.

Mayor Jean Toner (Town of St. James) addressed the Board. Mayor Toner expressed concern with decisions made by the Board and additional information is received by staff after the Board's initial approval of a project, which could have detrimental impacts on County residents. She stated that PD-119 (Midway Tract) is a prime example of a development submitted with significant issues that could be potentially discovered after the Board's approval. Mayor Toner said some of the issues with most large developments are stormwater, utilities and fire marshal requirements. Mayor Toner stated that residents along Southport-Supply Road SE (NC 211) are concerned that a Traffic Impact Analysis (TIA) is not required, which is a significant detriment to the residents of the County. She further stated that PD-119 (Midway Tract) inferred that NC 211 will be improved to 4 lanes from Midway Road SE (NC 906) to Sunset Harbor Road SE, which is addressed in the State Transportation Improvement Program (STIP). However, the North Carolina Department of Transportation (NCDOT) said the project has not been funded and will not be funded for the foreseeable future. Mayor Toner concluded that the Board should request the Planning Department provide all information received so the Board can make informed decisions that are in the best interest of County residents. She felt that the UDO should be updated to address clear-cutting as well as other standards that were previously requested such as performance standards related to the Wellhead Protection Overlay District. Mayor Toner said there seems to be delays with regard to improving the UDO and development requirements that could eliminate some of the ambiguity between the UDO and Blueprint Brunswick 2040 Plan.

Ms. Teresa Holley addressed the Board. She was concerned with clear-cutting and backfilling in wetlands, which causes flooding to neighboring properties. Ms. Holley said roads are not able to handle the influx of new residents moving to the County and there are not enough medical facilities, paramedics and law enforcement staff to accommodate existing and/or the new residents moving to the County. She further stated that schools are overburdened with new development. Ms. Holley said the Planning Board is tasked with ensuring that plans submitted for review and approval are fulfilled before parcels are developed and the public's welfare and safety is secured.

Mr. Randy Richardson addressed the Board. Mr. Richardson said he is a native of Brunswick County and his family owns a farm in Bolivia. He stated that there is too much development at the current time and he asked when is enough going to be enough. He felt like the County is selling its soul for a dollar.

Ms. Holly Hewett Long addressed the Board. Ms. Long asked what will happen when another Category 4 Hurricane hits the County like Hurricane Hazel with all the development of current and future projects. She was concerned with evacuation of residents and the potential of roads not being able to accommodate the excessive traffic during evacuation and/or daily traffic.

Ms. Mary Ann Schmitt addressed the Board. Ms. Schmitt said she appeared before the Board 14 months ago with 40 of her neighbors from Cedar Grove Road SW (SR 1125) in opposition to a

development (Cedar Crossing) on Cedar Grove Road SW (SR 1125) and PD-122 is an expansion of that planned development. Ms. Schmitt asked if the public is wasting their breath and time objecting to development because the previously planned development was approved after she and her neighbors were vehemently opposed.

Ms. Lilly Knox, 16-year-old, addressed the Board on behalf of the upcoming generation. Ms. Knox asked when is enough going to be enough. She was concerned with the next generation not being able to survive with all of the development coming to the area. She expressed concern with land not being preserved for future generations. She stated that there is a lack of educators in the school system for one-on-one time with students as well as the inability to schedule doctor appointments because physicians are either booked months in advance or not accepting new patients. Ms. Knox said citizens have lost trust in the system because it appears that natives are not being represented or considered.

Mr. Tom Simmons addressed the Board. He said the citizens are not trying to stop growth; rather, the citizens want to see managed growth as it is pertinent to eliminating any negative impacts to their property. Mr. Simmons asked the Board to listen to the people.

Ms. Ash Ramos addressed the Board. Ms. Ramos expressed concern about overdevelopment. She asked the blast radius of the nuclear plant and evacuation time? Ms. Ramos said the County currently houses approximately 160 people per square mile, which almost doubles the national average. She was concerned with evacuation routes being accessible during a natural disaster. She further stated that up to a 5-mile radius (Southport, Caswell Beach, the east end of Oak Island, the eastern end of St. James) of the nuclear plant is considered higher danger zones. She said no one knows the range of evacuation from the nuclear plant should there be a major disaster. Ms. Ramos concluded that the Board should consider this information during their approval of developments in this area.

Mr. Robert Fulton addressed the Board. Mr. Fulton was concerned with clear-cutting property. He stated that the Hazard Mitigation Plan was adopted in 2021 by the Board of Commissioners that should be considered when projects are approved. He further stated that the Board should prohibit clear-cutting property to protect the environment and neighboring properties.

Mr. Timothy Randall addressed the Board. Mr. Randall said he is a native of Brunswick County and he urged the Board to consider all the facts (clear-cutting, potential flooding, adequate medical facilities, food production, infrastructure, road improvements, etc.) before approving new development.

Ms. Christie Marek addressed the Board. She was concerned with clear-cutting as it negatively impacts the environment. Ms. Marek expressed concern with wildlife preservation as well as wetland preservation. She reiterated that there should be a moratorium (5 years) to stop development until the UDO is updated and infrastructure catches up with development.

Ms. Terry Alston addressed the Board. Ms. Alston said the current citizens should be taken into consideration before development is approved. She asked if the County do background checks on the builders regarding the quality of homes being built because there are a lot of substandard homes being built. She, again, asked when is enough going to be enough. She reiterated that there are medical concerns and schools are currently overcrowded.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-120

Name: Leaning Pine  
Applicant: Headwaters Engineering of the Cape Fear, PLLC  
Tax Parcel: 1850000701  
Location: Leaning Pine Road 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.

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

Mr. Meredith said staff recommends approval based on the following conditions:

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- 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.
- The developer must provide documentation that they have permission to use Leaning Pine Road for access prior to any construction.

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

Mr. Tommy Scheetz, Headwaters Engineering, addressed the Board on behalf of the applicant. He made himself available for questions from the Board.

Mr. Gaver asked if there are sidewalks in front of the lots? Mr. Scheetz said there are no sidewalks proposed for the project. Mr. Gaver asked if there is a reason why sidewalks are not proposed for the project? Mr. Scheetz replied, it is not cost feasible for the size of the site or necessary because there is a short distance from the entrance to the back of the site. Mr. Gaver was concerned with safety issues if sidewalks are not in place. Ms. Dixon said the Board can make it a condition of approval, but sidewalks are currently not required.

Mr. Steve Shuttleworth, developer of the property, addressed the Board. He stated that they will be happy to include sidewalks in the project. He stated that Leaning Pine Road SE is a dirt road out to Winding River Plantation and there are not a lot of places to walk. Mr. Shuttleworth said existing vegetation will remain on site and they are designing the project to the 100-year storm event. He further stated that they exceed the minimum open space requirements.

Ms. Kaitlyn Jackson addressed the Board. Ms. Jackson reiterated Leaning Pine Road SE is a dirt road and she asked if it will remain a dirt road. Mr. Cheek clarified that the plan states that the road will be improved to NCDOT minimum standards to the entrance of the proposed

development. Ms. Jackson asked if the road will dead-end and Mr. Shuttleworth replied, no. Ms. Jackson suggested that speed bumps be considered for the area if sidewalks are not installed in an effort to retain green space and slow down traffic.

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

Mr. Cheek made a motion to approve PD-120 (Leaning Pine Planned Development) with the noted conditions in the Staff Report as well as the applicant investigating and adding sidewalks on 1 side of the road, at minimum, and the motion was unanimously carried.

B. Planned Development – PD-121

Name:	Price Tract
Applicant:	Headwaters Engineering of the Cape Fear, PLLC
Tax Parcel:	22600012 (A Portion of)
Location:	Thomasboro Road SW (SR 165)
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.

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

Mr. Meredith said staff recommends approval based on the following conditions:

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

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

Mr. Tommy Scheetz, Headwaters Engineering, addressed the Board on behalf of the applicant. Mr. Scheetz added that the proposed open space exceeds the minimum requirements for this project as they are proposing 24.68 acres of dedicated open space; whereas, 16.43 acres is required. He further stated that there are trails, an amenity area and green space preserved between some of the lots to create a less dense type of development.

Mr. Cheek asked if this development will be separate from the remainder of the parcel and Mr. Scheetz replied, yes.

Mr. Gaver asked Mr. Scheetz about the plans for the nature trail with regards to materials that will be used? Mr. Scheetz said the nature trail will be mulch or mowed grass or some type of pervious material.

Mr. Ron Johnson, resident of the Farms, addressed the Board. He asked if a traffic study has been done in this area? He stated that there are 3,500 units currently proposed for the area and there are current difficulties getting in and out of this area. He suggested that traffic for this development have access to US 17 to limit traffic off Thomasboro Road SW (SR 1165). Mr. Meredith said NCDOT limits access points off US 17 to minimize driveway cuts off a major corridor. Mr. Meredith said a TIA will likely not be required and NCDOT will review the traffic patterns when the driveway permit application is submitted for review and approval. Mr. Meredith said the County requires a TIA when the a.m. and p.m. trips per day reach 100 trips per day or the total daily trips exceed 1,000 trips per day. Mr. Johnson asked if a traffic light will be required for this project? Mr. Meredith said NCDOT will determine what road improvements will be necessary. Mr. Johnson felt that NCDOT involvement will be after the development is approved and started. Mr. Johnson said a TIA should be required before the project is approved by the Board. Mr. Meredith said the Board is only approving a conceptual plan and the final plat approvals are done after a TIA or traffic improvements have been completed on the site. Mr. Johnson said there is another project (over 2,100 units with a commercial area) in the area that was approved. Mr. Meredith said no lots have been recorded for that project at the current time. Ms. Dixon explained the approval process, which requires the project (Stone Farms) to go through a review process and NCDOT establishes any road improvements that are necessary to accommodate the additional traffic. She further stated that road improvements will not happen at the beginning of a project because road improvements are scaled as needed by NCDOT. Mr. Johnson said it seems as if citizens are wasting their time because projects are approved without proper studies being done beforehand.

Mr. Scheetz readdressed the Board. He stated that this is the first phase of the project approval and there are several steps to follow where other agencies will have to stamp their approval on the project before moving forward with developing the site.

Mayor Jean Toner addressed the Board. She stated that other counties require TIAs at this stage of the process and the County should follow suit. Mayor Toner asked what fire district the proposed development is in and staff replied, Calabash Fire District. She stated that this information is not available to the public and it is difficult for municipalities to get the information. Mayor Toner said most municipalities are experiencing difficulty with response time to developments and that should be a consideration when developments are approved by the Board. Mr. Meredith said the County Fire Marshal coordinates with the fire representatives so they can participate in the Technical Review Committee (TRC) process for review and approval of projects. Mr. Gaver explained that several departments in the County and State agencies are a part of the TRC process, which occurs before a project is presented to the Board for consideration.

Mr. Timothy Randall addressed the Board. He stated that he will be directly impacted by this project. Mr. Randall suggested that the current policies should be reviewed and updated before any more developments are approved. He reiterated that his parents are directly impacted by the proposed development.

Ms. Christie Marek addressed the Board. Ms. Marek expressed concern about traffic near Jessie Mae Monroe Elementary School. She stated that there are traffic accidents in the area and NCDOT is not addressing the traffic issues in the area. Ms. Marek suggested that this development should be paused until a traffic study is completed for the entire area.

Mr. Scheetz responded that results from the surrounding development will be incorporated in the NCDOT permitting process for all developments in the area. He further stated that any improvements to the area imposed by NCDOT will be included in their design.

Ms. Teresa Holley addressed the Board. Ms. Holley said there are traffic pattern concerns in the area (Thomasboro Road SW [SR 1165]) as there are traffic accidents in this particular area at least twice a week. She, too, felt that NCDOT is not doing their job with regards to safe traffic patterns in the area. She stated that developers are entitled to a property tax exclusion up to 3 years for building a home if the property is not sold and up to 5 years for a commercial project based on Senate Law 2015-223. Ms. Holley said she is not opposed to development, but it gets to a point when it should be stopped so there is something left for future generations.

Mayor Toner readdressed the Board. She explained a situation where the County Fire Marshal and Town of St. James' fire department disagreed on a plan submitted to the County for review and approval because their fire official felt the plan was not adequate for protection of the fire fighters.

Ms. Johnia McCumbee addressed the Board. Ms. McCumbee felt that the Calabash Fire Department does not have the pressure to extinguish a large fire because they had a situation at a fire last year where they had to have backup tanks as well as a fire hydrant to extinguish a restaurant fire.

Ms. Ash Ramos readdressed the Board. She asked that the Board approve smart growth and not let developers dictate how the County grows. She stated that there are people in the County that currently do not have access to clean, running water. Ms. Ramos felt that the County can place a moratorium on development if the moratorium addresses public safety or the adequacy of public infrastructure.

Mr. Scheetz reminded the Board that they are proposing less than half of the maximum density allowed and they are providing 24.68 acres of open space of which 16.43 acres are required.

Mr. Randy Richardson addressed the Board. Mr. Richardson said the Board works for the public and the public has a right to be heard. He further stated that he will become a board member and put a stop to the current approval process that allows for overdevelopment.

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

Mr. Leary made a motion to approve PD-121 (Price Tract Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-122

Name:	Cedar Crossing (Expansion)
Applicant	Norris and Tunstall Engineering, P.C.
Tax Parcel:	2000005901, 20000059, 2000A002, 2000A015 and 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 44.50 acres, creating an overall density of 2.90 dwelling units per acre.

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

Mr. Meredith said staff recommends approval based on the following conditions:

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- 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.
- The existing vegetation within the peripheral buffer shall be preserved.

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

Mr. Phil Norris, Norris and Tunstall Consulting Engineers, addressed the Board on behalf of the applicant. He stated that they agree with the Staff Report. Mr. Norris said wetlands will not be impacted and they will be preserved on the site. There will be sidewalks on one side of the street and the project will be designed to the 100-year storm event. He reiterated that this project is an expansion to Cedar Crossing Planned Development that was approved in December 2022.

Mr. Cheek asked Mr. Norris which section is the addition? Mr. Norris identified the area on a visual map. Mr. Cheek said sidewalks are shown throughout most of the community, but sidewalks are not shown in the expansion. Mr. Norris said that was an oversight and they will be amenable to including sidewalks on one side of the street for the entire project. Mr. Norris added that a TIA will be required because they are over the threshold for a TIA to be submitted for review and approval.

Ms. Carla White addressed the Board. Ms. White said she lived at 2177 Stone Chimney Road SW and a portion of the proposed development is adjacent to her parents' property. She stated that they discovered approximately 8 months ago that her parents' well is contaminated with PFAS (Per- and Polyfluorinated Substances) and her daughter is disabled because she lived at 2177 Stone Chimney Road SW during her pregnancy. Ms. White was concerned with a new development behind that property and the potential for well water contamination.

Mr. Brandon Simmons addressed the Board. Mr. Simmons stated that he is concerned that all the developments that Mr. Norris presents to the Board are always approved. He felt that Mr. Norris is shown favoritism and he should not be doing business to this caliber in the County.

Mr. Leary asked Mr. Norris if he would like to respond to Mr. Simmons' comments? Mr. Norris readdressed the Board. He stated that he has submitted projects to the Board that were not approved. Mr. Norris said he submits projects that meet the minimum requirements of the UDO. He further stated that he is a native of Brunswick County and he cares about what happens in the County. Mr. Norris said he takes exception to Mr. Simmons' comments regarding the fact that he

receives special treatment and he felt Mr. Simmons' comments are slander. He proceeded to say that the buffers were increased, where practicable based upon feedback from neighbors' concerns at the neighborhood meeting.

Mr. Tom Simmons addressed the Board. Mr. Simmons said the developers are here to make money and they are not looking out for the citizens of Brunswick County.

Ms. Ash Ramos addressed the Board. Ms. Ramos was concerned with well water being contaminated as a result of the proposed project. She was concerned that no environmental impact study is required by the County. Mr. Pages said other State permits will be required, but an environmental impact study is not required. She felt that there is soil contamination in the area, which could be detrimental to well water. Ms. Ramos said the Board should consider people over profit when making decisions to approve projects.

Ms. Mary Ann Schmitt addressed the Board. She stated that she lives on the corner of Stanley Road SW (SR 1119) and Cedar Grove Road SW (SR 1125) and there will be acres of trees removed behind her property. Ms. Schmitt felt that the County does not represent the citizens. She stated that there are 2 developments (Marsh Acres and Cedar Green) in the area that have been developed (trees removed, streets have been installed, infrastructure in place), but no homes have been built on the property in the past 5 years. She felt that the lot sizes should be larger to conform with the 1 acre lots in her community. Ms. Schmitt said a lot of the parcels on Cedar Grove Road SW (SR 1125) have well water because County water is not available. She further stated that there is a sewer line near her home, but she cannot tie into the sewer line. However, the County is providing public water and sewer for this project.

Ms. Kaitlyn Jackson addressed the Board. Ms. Jackson was concerned with the value of the homes that will be sold in this project because affordable housing is a concern for educators and entry level workers that need an affordable place to live. Mr. Gaver said the price point of the homes is not within the Board's purview.

Mr. Cheek asked Mr. Norris where the public water is in the area? Mr. Norris said this project will tie into existing public water and sewer off Cedar Grove Road SW (SR 1125). He said he cannot speak on the quality of well/drinking water in the area. Mr. Cheek asked if anyone could tap onto the water and sewer lines when they are installed in the area? Mr. Meredith said that would have to be addressed to Public Utilities.

With no further comments, Mr. Leary made a motion to close the Public Hearing and the motion was unanimously carried. Mr. Cheek reiterated that this will be an addition to an approved Planned Development in December 2022.

Mr. Cheek made a motion to approve PD-122 (Cedar Crossing Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

**D. Rezoning Z-880 – David Summerlin III (%South Brunswick Development LLC).**

Request rezoning of approximately 7.66 acres located off Green Swamp Road NE (NC 211) near Supply, NC from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 1680007103 and 16800071.

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

Mr. Meredith said staff recommends approval from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 1680007103 and 16800071.

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

Mr. David Summerlin III addressed the Board on behalf of the Galloway Family. He stated that the Galloway Family is looking to expand their options for the property.

Mr. John Hankins addressed the Board. Mr. Hankins said he lives close to the area and there is an existing problem with traffic at the intersection of Big Macedonia Road NW (SR 1342) and Green Swamp Road (NC 211). He stated that Richmond Hills' property owners have created more traffic concerns in the area since the entrance to Richmond Hills was eliminated of US 17. Mr. Hankins further stated that they have a church sign on the corner that has standing water when there is a rainstorm. Mr. Hankins said there is farmland within 100 yards of the proposed project on both sides of the road.

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

Mr. Cheek made a motion to approve Tax Parcels 1680007103 and 16800071 to C-LD (Commercial Low Density) located off Green Swamp Road NE (NC 211) near Supply, NC 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). Staff also finds the request REASONABLE, appropriate, and in the public interest based upon the following findings:

- 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.
    - 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.

- Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
- Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

<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. Gaver 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.

E. Rezoning Z-881 – David Summerlin III (%South Brunswick Development LLC).

Request rezoning of approximately 1.58 acres located at 480 High Hill Drive SW near Shallotte, NC from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 182MA060.

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

Mr. Meredith read the staff's recommendation and the consistency and reasonableness determination statement. He said staff recommends approval from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcel 182MA060 located at 480 High Hill Drive SW near Shallotte, NC.

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

Mr. David Summerlin III addressed the Board. He stated that they are trying to expand their options for the property.

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

Mr. Leary made a motion to approve Tax Parcel 182MA060 to C-LD (Commercial Low Density) located at 480 High Hill Drive SW 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). 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 and objectives supports the rezoning:
  - o Consistent with following 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.
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 checked="" 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: _____

Mr. Gaver 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.

- Holden Beach Causeway Transportation Study

Ms. Dixon addressed the Board. She stated that the Holden Beach Causeway Transportation Study (Study) has been completed and she will provide the Board with a full copy of the Study. Ms. Dixon said the Study reviewed the Holden Beach Causeway because most of the parking for businesses is located in NCDOT right-of-way. She stated that, if NCDOT decides to block off their right-of-way, other road improvements will have to be considered such as a turn lane to accommodate access to the properties in this area. Ms. Dixon said Grand Strand Area Transportation Study (GSATS) hosted a meeting and invited NCDOT as well as residents in the immediate area to discuss what is needed in the area. There is a proposal for an overlay that lessens some of the current standards that can be more consistent with an urban area where there is walkability in the right-of-way. Ms. Dixon said she will email the document to the Board and it is anticipated to be presented to the Board of Commissioners in March 2024

- Brunswick County Comprehensive Transportation Plan

Ms. Dixon addressed the Board. She stated that the Comprehensive Transportation Study has been completed and it entails future projects that will be built in the County. The CTP was done by GSATS and the Cape Fear RPO (Rural Planning Organization). She stated that projects in the CTP will be ranked by the State for future funding. She further stated that this is an NCDOT project and NCDOT presented the project to the Board of Commissioners last week. The CTP will go back to the Board of Commissioners once all of the municipalities have approved the plan. She said she will send a link to the Board for their consumption.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Cases Z-878 and Z-879 were approved at the Planning Board's 08-Jan-24 meeting and there were no written appeals within the allotted time, so the Board's decision stands.

- Treescape and Landscape Meeting

Ms. Dixon said there was a Treescape and Landscape meeting in December 2023 and she provide a summary report for the Board's review and she asked the Board to provide feedback to staff by March 11, 2024. She said the Board of Commissioners received a copy of the summary report and they, too, will provide feedback to staff.

Ms. Johnia McCumbee asked Ms. Dixon if the document is available to the public? Ms. Dixon said it is not available to the public at the current time, but she encouraged Ms. McCumbee to contact the Planning Department because the document will likely be available to the public in the very near future. She further stated that staff anticipates proposing changes to the UDO in the April or May 2024 Planning Board meeting.

## IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

- Application No. PD-115
- Applicant: Thomas and Hutton Engineering
- Project Name: Ashton Farms Planned Development (Revision)
- Property Location: Whiteville Rd NW (NC 130), Russtown Rd NW (SR 1315), and Longwood Rd NW (SR 1321)
- Parcel Numbers: 146NA004, 146NA005, 146NA006, 164NA007, 146NA008, 146NA009, 16300008, 16300009, 16300013, 16300014, 16300015 (PORTION), 16300017
- 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:** RR (Rural Residential)  
**South:** RR and R-6000 (High Density Residential)  
**East:** RR and CLD (Commercial Low Density)  
**West:** RR
- Proposed Use: Ashton Farms is a proposed planned development to consist of 2,750 single-family lots, 200 townhome lots, and 20.5 acres of commercial on a total of 1256.5 acres, creating an overall density of 2.35 dwelling units per acre.
- This application was denied at the November 13, 2023 Planning Board hearing. The applicant has made revisions to the plan in an attempt to address the Planning Board’s concerns. The revisions made to the plan include:*
- *30’ wetland riparian buffer to be preserved in areas identified as “high” in the Natural Heritage Program.*
  - *Increasing the stormwater ponds capacity to accommodate the 100-year storm event.*
  - *All collector spine roads shall not be gated and open for public use.*
  - *5% of the single-family homes shall be Workforce Housing Units.*

**Approval Criteria**

- The majority of surrounding uses consist of agricultural, single-family residential, and vacant land.
- The majority of the project site (Tax Parcels 146NA004, 146NA005, 146NA006, 164NA007, 146NA008, 146NA009, 16300013, 16300015, 16300017) totaling 1,016.43 acres were rezoned from RU (Rural) to R-7500 in December of 2006 as part of rezoning case Z-536. Tax Parcels 16300008, 16300009, and 16300014 totaling 266.09 acres were rezoned from RR to R-7500 in April of 2023 as part of rezoning case Z-864. Note that all RU zoned properties in the county were rezoned from RU to RR 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, Rural Agricultural, 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 251.3 acres. The developer is proposing 500 acres of dedicated open space. The developer is also proposing 37.7 acres of recreation space of which 37.7 acres are required.
- The proposed project will generate approximately 27,479 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 Whiteville Road, Longwood Road, or Russtown Road.
- 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 500 acres of open space where as 251.3 acres are required.
  2. All lots shall be located outside of the AE Flood Zone and wetlands.
  3. The stormwater ponds will be constructed to accommodate the 100-year storm event.
  4. Sidewalks to be provided on one side of all roads.
  5. 30 foot riparian and wetlands buffer.
  6. At least 4 acres of land for a Fire/EMS station to be provided. (Location TBD).
  7. 5% (118 units) of the single family homes shall be workforce housing units.
  8. Public parking shall be provided for access to the trail/sidewalk system.
  9. Low Impact Development (LID) methods to be utilized:
    - a. Bioretention areas within medians, cul-de sacs, and amenity sites.
    - b. Disconnected roof drains.
    - c. Street Trees throughout.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
  3. Commercial Area along Whiteville Road (NC 130).
- A very small southern portion of Tax Parcel 16300013 is located in the AE Flood Zone. All of the proposed lots will be located outside of the AE flood zone.
- A portion of Tax Parcel 16300015 (Approximately 415 acres) is currently enrolled in the North Carolina Natural Heritage Program as a voluntary Registered Heritage Area. The site has not been reevaluated since the mid-1990's for the presence of rare or protected species. See attached inventory report.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on August 30, 2023.
- A neighborhood meeting was held on September 20, 2023.

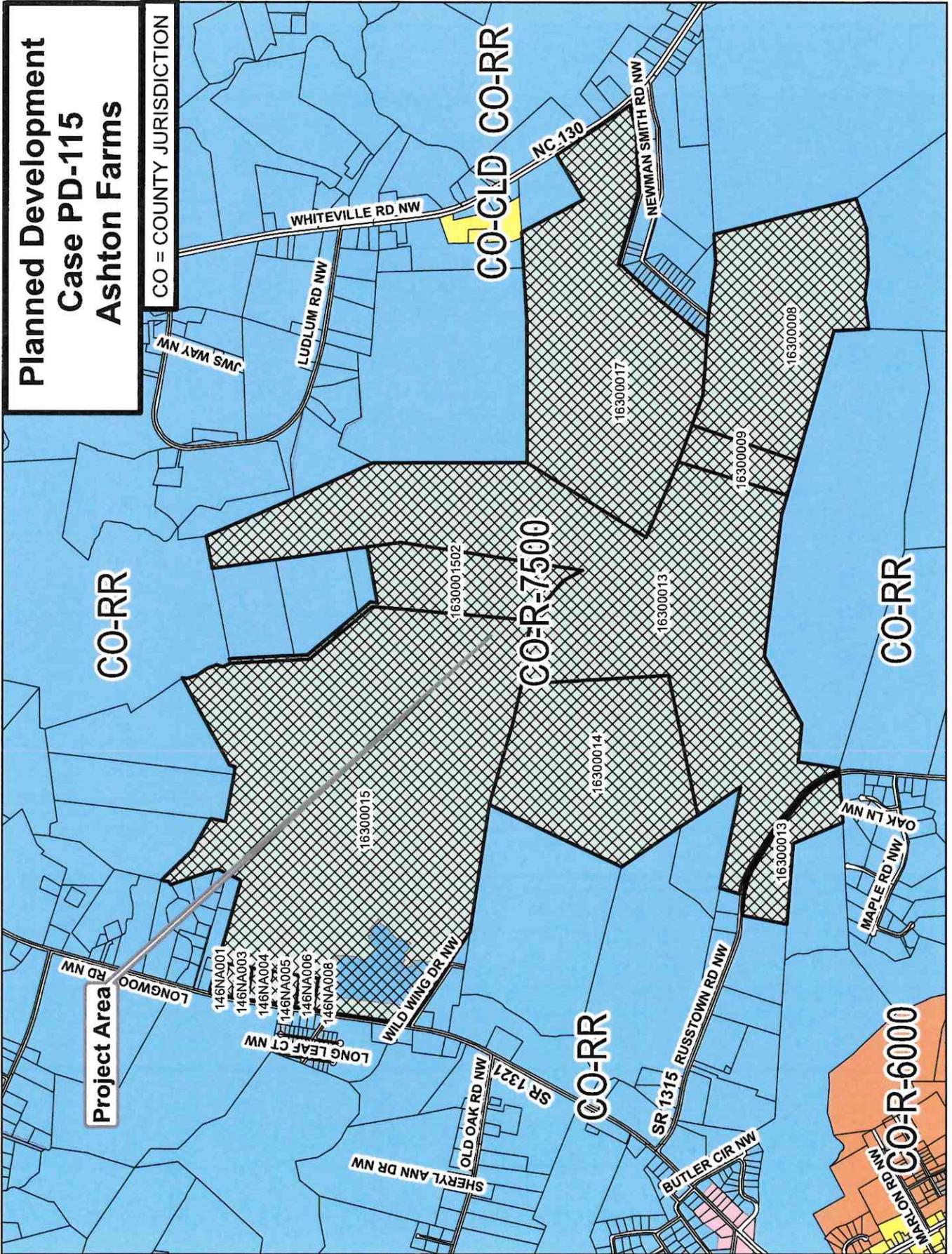
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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. Per recommendation from the Natural Heritage Program and prior to construction, the developer shall conduct a wildlife survey of the project site to identify possible endangered or protected species.
5. A 30' buffer shall be provided around all protected wetlands on the project site.
6. Note on the site plan that the land provided for the Fire/EMS Station shall be a minimum of 4 acres and the final site shall be selected after consultation with the local fire chief.
7. 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.

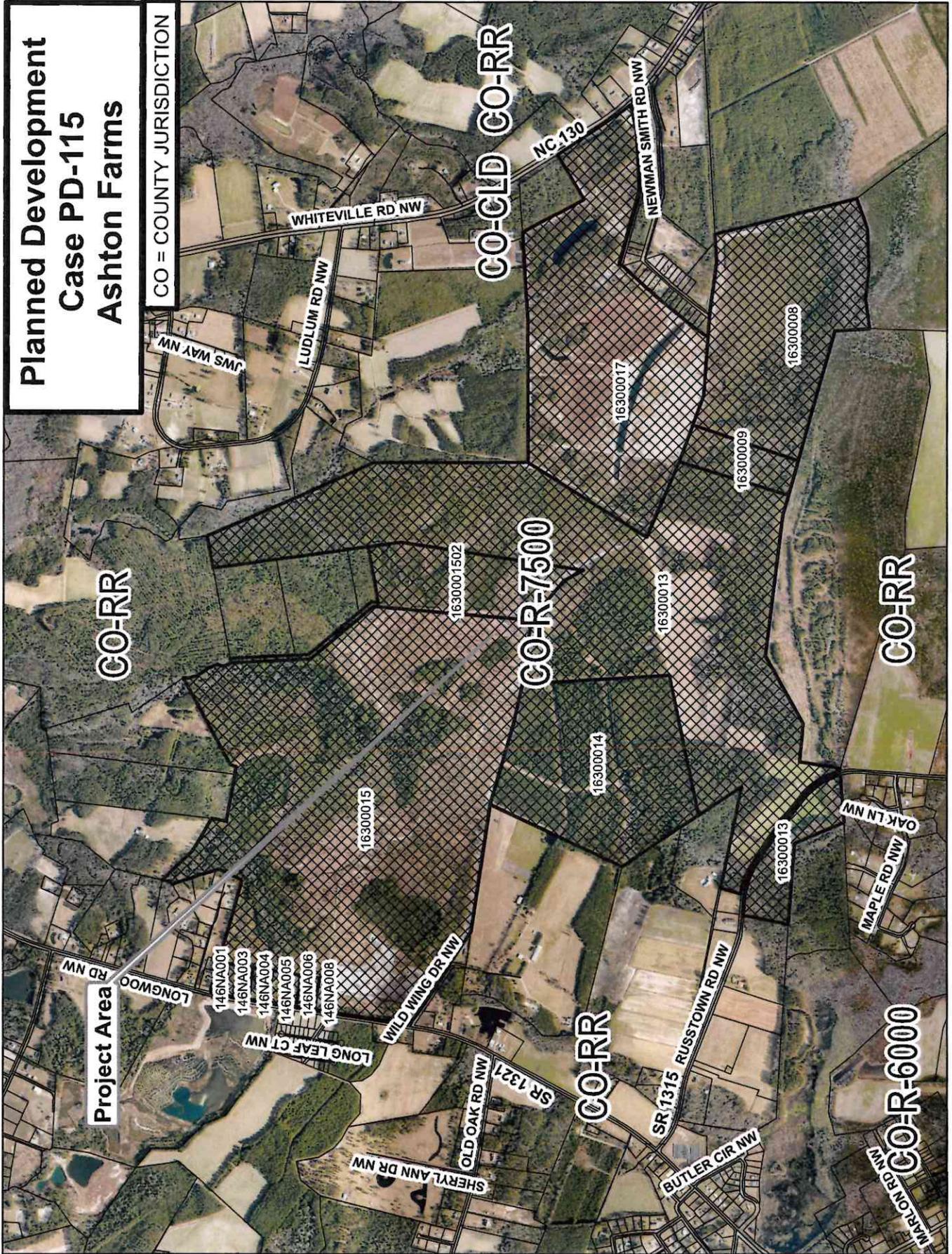
**Planned Development  
Case PD-115  
Ashton Farms**

CO = COUNTY JURISDICTION



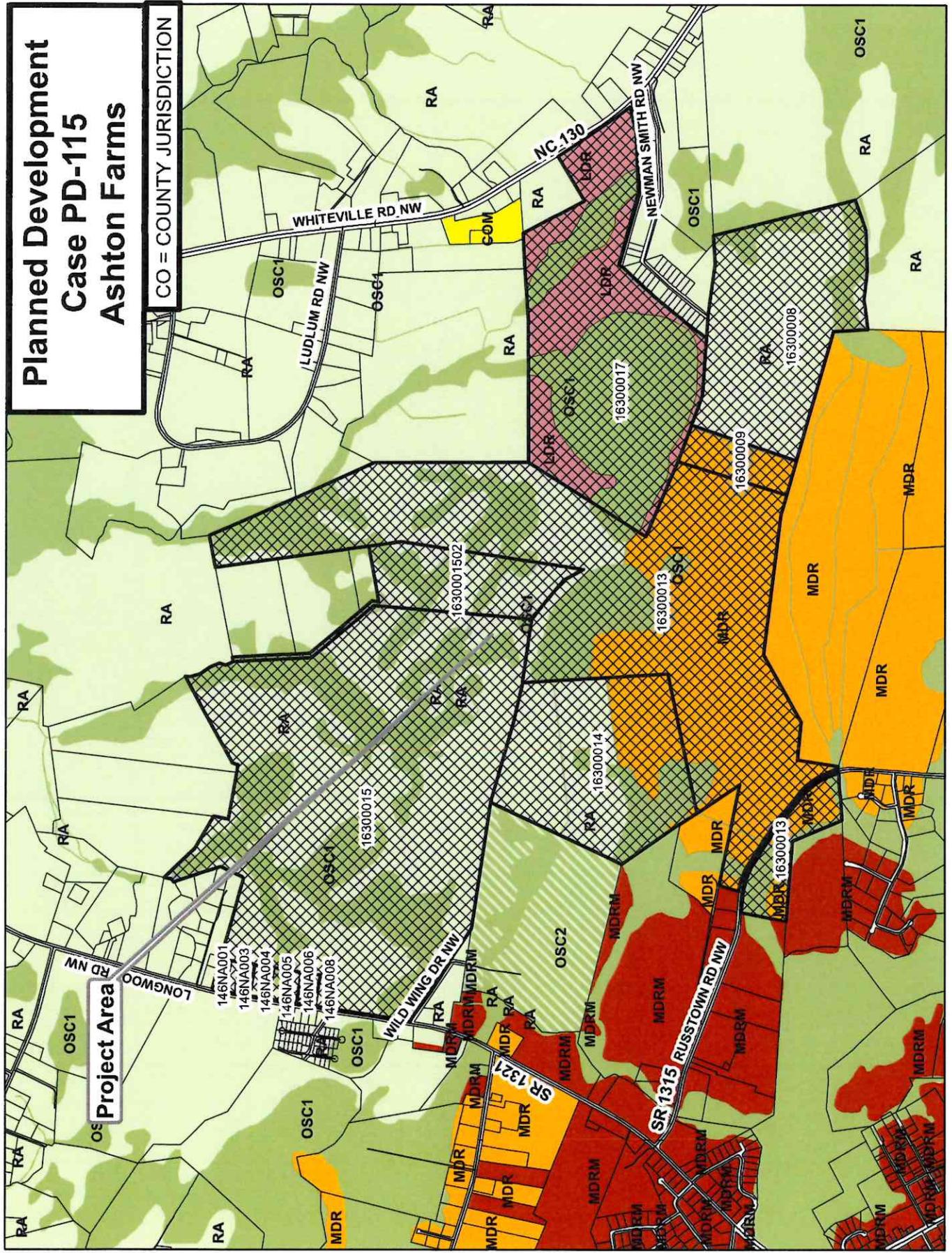
# Planned Development Case PD-115 Ashton Farms

CO = COUNTY JURISDICTION



# Planned Development Case PD-115 Ashton Farms

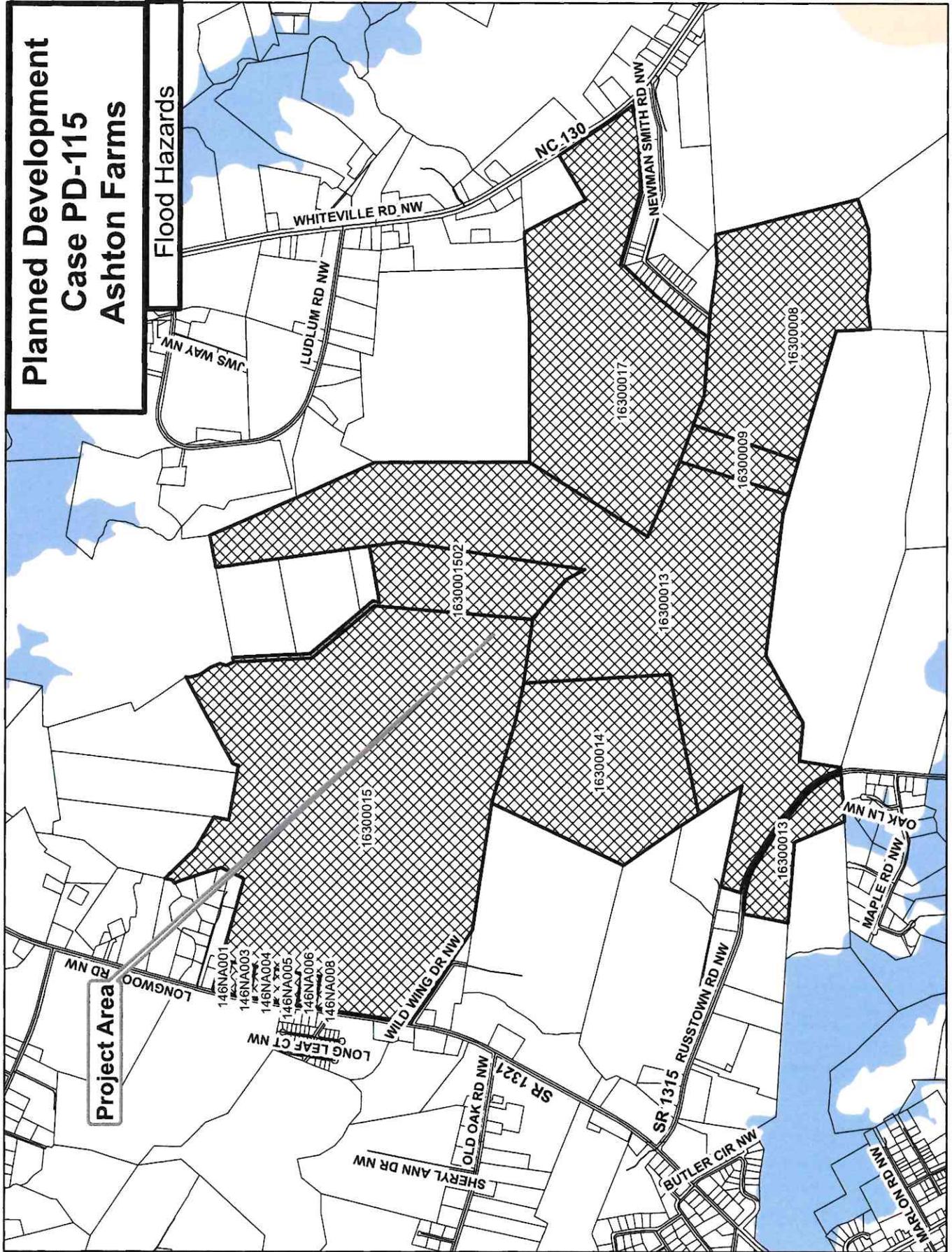
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**Planned Development  
Case PD-115  
Ashton Farms**

**Flood Hazards**

**Project Area**



**LOCATION MAP**



ASHTON FARMS

**SITE INFORMATION**

**OWNER:** ASHTON FARMS, LLC  
 1469 NAGOE, 1469 NAGOE, 1469 NAGOE, WILMINGTON, NC 28401  
 AT PLEASANT, SE 78466

**PARCEL PIN:** 37201046001, 3720114000K

**UTILITIES:** BRUNSWICK COUNTY  
 BRUNSWICK COUNTY

**DEVELOPMENT SUMMARY:**

COMMERCIAL ACREAGE	20.3
REQUIRED DETACHED	2,350
REQUIRED SEMI-ATTACHED	400
TOWNHOMES	200
TOTAL UNITS	2,950
TOTAL ACREAGE	1,556.5
TOTAL OPEN SPACE	383.2 AC

**OPEN SPACE:** 251.3 AC

**REQUIRED RECREATION:** 377 AC

**REQUIRED OPEN SPACE:** 377 AC

**POUNDS:** 897.2 AC

**PACKAGED:** 383.2 AC

**TOTAL OPEN SPACE:** 500 AC

**MINIMUM LOT WIDTH:** 18'

**SINGLE-FAMILY DETACHED:** 2,000 SF

**SINGLE-FAMILY SEMI-ATTACHED:** 5,500 SF

**FRONT SETBACK:** 20'

**SIDE SETBACK:** 5'

**REAR SETBACK:** 10'

**CORNER SETBACK:** 10'

**MINIMUM LOT SIZE:** 2,000 SF

**AVERAGE LOT SIZE:** 4,200 SF

**FRONT SETBACK:** 25'

**SIDE SETBACK:** 0'

**REAR SETBACK:** 6'

**CORNER:** 25'

**MINIMUM LOT WIDTH:** 100'

**MINIMUM LOT SIZE:** 15,000 SF

**AVERAGE LOT SIZE:** 5,500 SF

**MINIMUM LOT WIDTH:** 100'

**MINIMUM LOT SIZE:** 15,000 SF

**AVERAGE LOT SIZE:** 5,500 SF

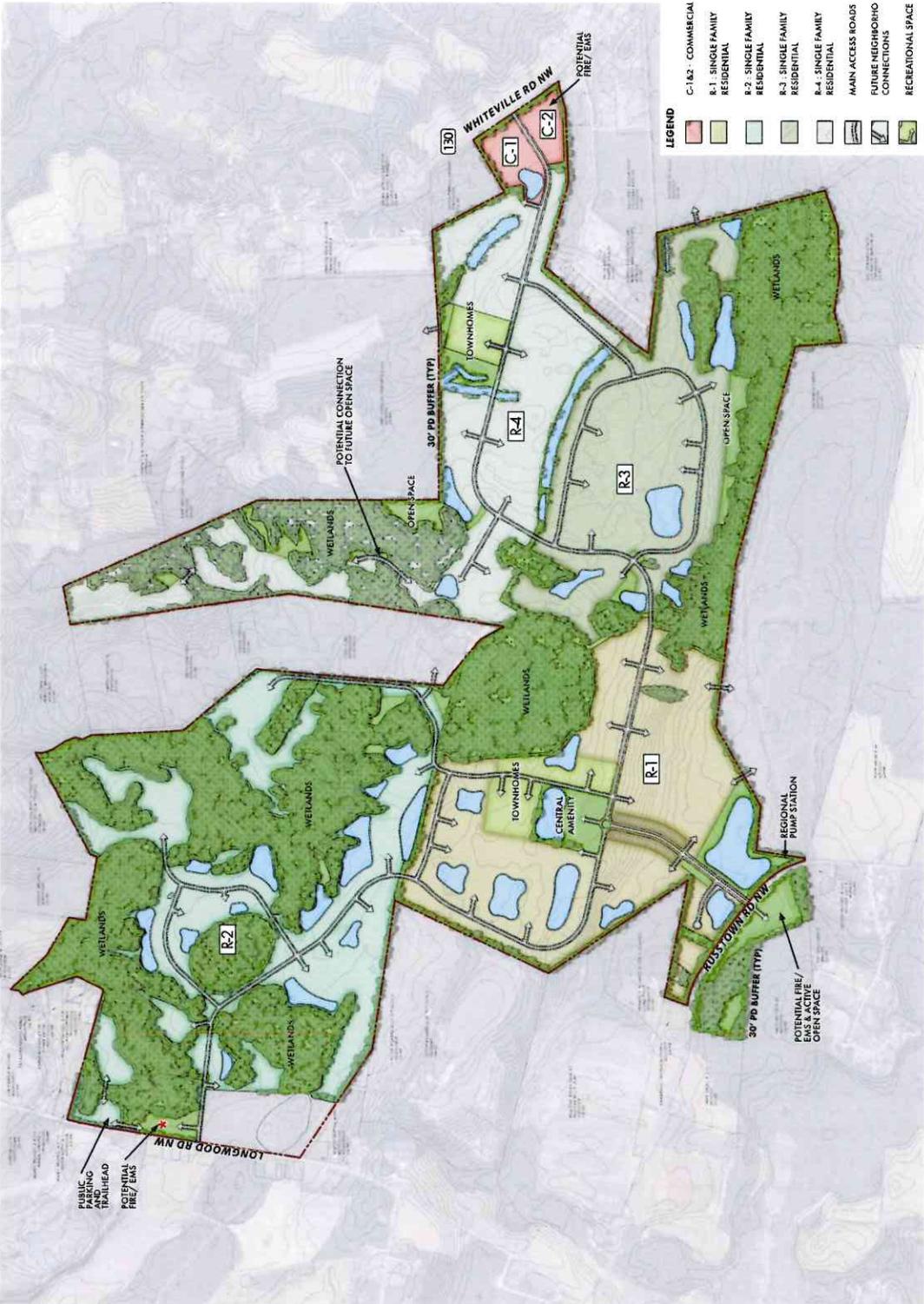
- NOTES:**
1. ALL PROJECTS SHALL BE DESIGNED TO THE LATEST IBC, IBC-COMMERCIAL, AND IBC-RESIDENTIAL.
  2. COMMERCIAL, RESIDENTIAL, AND SINGLE-FAMILY ZONING DISTRICTS SHALL BE DETERMINED BY THE BRUNSWICK COUNTY PLANNING AND ZONING DEPARTMENT.
  3. ALL PROJECTS SHALL BE DESIGNED TO THE LATEST IBC, IBC-COMMERCIAL, AND IBC-RESIDENTIAL.
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**PHASING SUMMARY**

	3-1	3-2	3-3	3-4	3-5	3-6	3-7	3-8	3-9	3-10
TOTAL ACREAGE	300.3	460.0	257.7	230.6	20.0	N/A	N/A	N/A	N/A	N/A
SINGLE-FAMILY DETACHED	89	440	726	772	N/A	N/A	N/A	N/A	N/A	N/A
SINGLE-FAMILY SEMI-ATTACHED	106	-	20	108	N/A	N/A	N/A	N/A	N/A	N/A
TOWNHOMES	5.4	11	3.6	4.2	N/A	N/A	N/A	N/A	N/A	N/A
DENSITY (GD/AC)	296.4	207.9	188.3	181.1	20.0	N/A	N/A	N/A	N/A	N/A
WETLAND AC	57.6	184.1	87.2	41.5	-	-	-	-	-	-
RECREATIONAL SPACE	14.7	4.5	7.0	11.2	-	-	-	-	-	-

**ASHTON FARMS BEST MANAGEMENT & EXCEPTIONAL DESIGN STANDARDS**

1. **CREATING A RANGE OF HOUSING OPPORTUNITIES AND CHOICES**
  - A. ALL HOUSING TYPES SHALL BE DESIGNED TO BE ACCESSIBLE TO ALL INCOME LEVELS.
  - B. WOODSHELF HOUSING: 5% OF SINGLE-FAMILY UNITS SHALL BE DEDICATED TO WOODSHELF HOUSING.
  - C. 25% OF SINGLE-FAMILY UNITS SHALL BE DEDICATED TO WOODSHELF HOUSING.
2. **PRESERVING INCREASED OPEN SPACE - REQUIRED: 251.3 AC PROVIDED: 500 AC (100% INCREASE)**
  - A. TREE RESOURCE MANAGEMENT - NO TREE REMOVAL IN WETLANDS OR OPEN SPACE.
  - B. PRESERVATION OF EXISTING OPEN SPACE WITH LANDSCAPE WITHIN 20' OF BANK.
  - C. PRESERVATION OF EXISTING VEGETATION WITHIN 25' FROM TOP OF BANK OF SENSITIVE STREAMS.
  - D. 30' AVERAGE WETLAND/BUFFER WIDTH TO BE PRESERVED IN ALL IDENTIFIED AS "HIGH" IN THE NATURAL HERITAGE PROGRAM.
  - E. 30' AVERAGE WETLAND/BUFFER WIDTH TO BE PRESERVED IN ALL IDENTIFIED AS "HIGH" IN THE NATURAL HERITAGE PROGRAM.
3. **TRAFFIC CALMING**
  - A. INTERCONNECTED POCKET PARKS VIA SIDEWALK.
  - B. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.
  - C. 10' LANE WIDTH ON MAIN ROAD.
  - D. UDD ART GALLERY GUIDANCE USED FOR MAIN ROAD DESIGN CHARACTERISTICS.
  - E. PRESERVE TREE AND LANDSCAPE FEATURES.
  - F. LANDSCAPED PARK ENTRANCES AND INTERIOR COURTYARD-TOUR.
  - G. LANDSCAPED ENTRANCE COURTYARD AND INTERIOR COURTYARD-TOUR.
  - H. LANDSCAPED ENTRANCE COURTYARD AND INTERIOR COURTYARD-TOUR.
4. **WALKABLE NEIGHBORHOOD**
  - A. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.
  - B. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.
  - C. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.
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  - Y. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.
  - Z. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.
5. **BUFFERS**
  - A. BUILDING AND LOT ENCLOSURE PROHIBITED.
  - B. NATURAL BUFFER AROUND ENTIRE PERIMETER.
6. **LIU**
  - A. REDUCE SIDEWALK TO ONE SIDE OF ROAD TO REDUCE INTERFERING AREA.
  - B. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.
  - C. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.
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  - Z. SIDEWALKS TO BE DESIGNED TO ACCOMMODATE BICYCLISTS AND STROLLER USERS.



**LEGEND**

- C-1, C-2 - COMMERCIAL
- R-1 - SINGLE FAMILY RESIDENTIAL
- R-2 - SINGLE FAMILY RESIDENTIAL
- R-3 - SINGLE FAMILY RESIDENTIAL
- R-4 - SINGLE FAMILY RESIDENTIAL
- MAIN ACCESS ROADS
- FUTURE NEIGHBORHOOD CONNECTIONS
- RECREATIONAL SPACE

FEBRUARY 20, 2023

ASHTON FARMS  
BRUNSWICK COUNTY, NC





## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2025

September 1<sup>st</sup>, 2023

Thomas and Hutton  
611 Burroughs and Chapin Blvd. Suite 202  
Myrtle Beach, SC 29588

**RE: Ashton Farms Planned Development  
File # PD-115**

To Whom It May Concern:

The Technical Review Committee (TRC) at their August 30, 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](mailto:marc.pages@brunswickcountync.gov)

- Please note that Planning Staff recommends that the collector street connecting Whiteville Road to Russtown Road be open to the public and not gated as this would greatly improve connectivity in the area. This collector road could be dedicated to NCDOT so they would be responsible for maintenance.
- Please note that it is recommended that some acreage be set aside for public use for Fire, EMS, school, etc.
- Please add stubouts to Tax Parcels 14700005, 16300016, and 16300007.
- Please provide housing types and unit counts for each phase.
- Please indicate recreational open space to be provided in each phase.
- Please label all wetland areas.
- Please note on the plan that the 30' peripheral buffer will have a 0.6 opacity. Also note that existing vegetation shall be preserved within the buffer and supplemental landscaping shall be installed where necessary.
- Please indicate the minimum dimensional standards for both SFR and Townhomes.
- Please note on the plan that a heritage tree survey shall be submitted prior to recordation of the final plats.
- Please note on the plan that there shall a minimum of 2 non-garage parking spaces per lot provided outside of any right-of-way.
- Please note on the plan that all project lighting shall comply with UDO Section 6.9.
- Please note that the pump station and any applicable mechanical equipment will be screened consistent with UDO Section 6.4.
- Please note on the plan that there will be a 10 access easement along all NCDOT roads for future sidewalks/greenways.
- Please note that sidewalks shall be provided on one side of all roads at a minimum.
- 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](mailto:Richard.Christensen@brunswickcountync.gov)

- Both State and County Stormwater Permits will be required.
- A State Sedimentation and Erosion Control Permit will be required before any clearing and/or grading begins on the site.

### Comments from Engineering

Bill Pinnix – 910-253-2406 – [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov)

- Under utility notes in Site Information water and sewer is to be provided by Brunswick County (not Brunswick H2GO).
- Sewer permit issued 9/21/22 for a 510 gpm pump station and 24,742 LF of 10" forcemain (offsite) with 1,400 3-bedroom residences (294,000 gpd discharge).
- Proposed forcemain connects to 12" forcemain on Hwy 17/Ocean Hwy.
- NCDOT encroachment signed in August 2022 for approval, not aware if it has been approved.
- 12" existing watermain on Longwood Rd, 12" on Whiteville Road, and a 16" and a 12" watermain is currently under construction on Russtown Road.
- Gravity sewer to be designed to maximum extent possible before any consideration of alternative sewer.
- Double water meter boxes or 2 single gang meter boxes required for each lot/unit (either single family or multifamily/townhomes).
- NCDOT Encroachment would be needed for any watermain connections on Longwood, Whiteville Road or Russtown Rd.

### Comments from Fire Code Official

Joe Oliver – 910-676-4392 – [joseph.oliver@brunswickcountync.gov](mailto: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 September 8, 2023.

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



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Sincerely,

A handwritten signature in cursive script 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.

<b>Property Owner</b>	Name	Ashton Farms LLC MLH, LLC 74 Holdings LLC	Phone	804.314.3542
	Address	2038 Oleander Drive	Fax	
	City, St, Zip	Wilmington, NC 28403	Email	gharrelson@cpbrunswick.com

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

<b>Property Information</b>	Address	Vicinity of Russtown Rd, Longwood Rd NW & NC 130
	Tax Parcel(s)	146NA001, 146NA002, 146NA003, 146NA004, 146NA005, 146NA007, 146NA008, 146NA009, 16300008, 16300009, 16300013, 16300014, 16300017, 16300015 (portion)
	Acreage	1,256.5 ac
	Current Zoning	R-7500
	Public Utilities Available?	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

<b>Project Information</b>	Project Name	Ashton Farms
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	1,236.1 ac Lots 2,950
	Multi-Family Acres	N/A Units N/A
	Commercial Acres	20.5 ac

<b>Authorization</b>	Property Owner Signature	<u>Guta Harrison</u>	Date	<u>8/10/2023</u>
	Applicant/Representative Signature	<u>John Danford</u> Thomas & Hutton	Date	<u>8/10/2023</u>

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

**SITE DESCRIPTION:** Brunswick County Inventory Report, 1995

**SITE NAME:** Long Bays Savanna and Carolina Bays

**SITE SIGNIFICANCE:** Regional                      **SIZE:** est. 1300 acres

**COUNTY:** Brunswick                              **QUADRANGLE:** Freeland

**LOCATION:** East and west of Longwood Road (SR 1321), between Springbranch Road (SR 1322) on the north, and Old Oak Road (SR 1355) on the south.

**SIGNIFICANT FEATURES:**

1. This site provides habitat for two rare animals: Bachman's sparrow (*Aimophila aestivalis*) and red-cockaded woodpecker (*Picoides borealis*). The red-cockaded woodpecker is Federally and State Endangered, and Bachman's sparrow is a Federal C2 Candidate and State Special Concern bird.
2. Four rare plant species occur at the site: savanna milkweed (*Asclepias pedicellata*), Venus flytrap (*Dionaea muscipula*), shortleaf yellow-eyed-grass (*Xyris brevifolia*), and savanna yellow-eyed-grass (*X. flabelliformis*). Venus flytrap is a Federal C2 Candidate and State Candidate-Special Concern. Savanna milkweed and savanna yellow-eyed-grass are State Candidates, while shortleaf yellow-eyed-grass is significantly rare in North Carolina.

**GENERAL DESCRIPTION:** Long Bays Savanna and Carolina Bays is a complex of Carolina bays superimposed on a series of low sand ridges and swales. The swales and bay basins support the Pond Pine Woodland natural community. The ridges and bay rims support Wet Pine Flatwoods Wet Spodosol Variant and Coastal Fringe Sandhill. Upland soils east of Longwood Road are dominated by Wet Pine Flatwoods, with relatively small areas of Coastal Fringe Sandhill on slightly drier soil. At several sandhill community occurrences, a Wet Pine Flatwoods influence is evident. To a certain extent, this influence may be the result of fire suppression, although the communities in general are in good condition, suggesting at least occasional fire in the past.

Pond Pine Woodland occupies saturated soils with a shallow organic layer in swales and Carolina bay basins. It has an open pine canopy and bay subcanopy over a dense shrub layer. Pond pine (*Pinus serotina*) is the canopy dominant, and loblolly bay (*Gordonia lasianthus*) and sweetbay (*Magnolia virginiana*) are prominent in the subcanopy. Coastal sweet-pepperbush (*Clethra alnifolia*), gallberry (*Ilex coriacea*), inkberry (*I. glabra*), and fetterbush (*Lyonia lucida*) are codominants in the dense shrub layer. Herbs are sparse and generally restricted to small openings.

Wet Pine Flatwoods Wet Spodosol Variant occurs on wet sandy soil of bay rims and low ridges. It is characterized by an open to moderate pine canopy over a matrix of moderate to dense shrub and herb associations. Longleaf pine (Pinus palustris) is the dominant canopy tree. Blue huckleberry (Gaylussacia frondosa), inkberry, Carolina sheeplaurel (Kalmia carolina), and wax-myrtle (Myrica cerifera var. cerifera) are shrub subdominants to patch dominants in the ground layer. Wiregrass (Aristida stricta) is the dominant herb, and bracken fern (Pteridium aquilinum) is a patch codominant herb.

Coastal Fringe Sandhill occupies drier sandy soils on bay rims and low ridges. It consists of an open pine canopy and oak subcanopy over a sparse shrub layer and sparse to moderate herb layer. The canopy is dominated by longleaf pine, with turkey oak (Quercus laevis) and sand live oak (Q. geminata) forming a subcanopy. Sand post oak (Q. margarettae) and persimmon (Diospyros virginiana) are prominent in the subcanopy. The ground layer is dominated by wiregrass.

**OWNERSHIP:** Private.

**PROTECTION STATUS:** None.

**MANAGEMENT/PROTECTION RECOMMENDATIONS:** The site does not appear to have burned recently, but community structure suggests at least occasional past fires. There are localized impacts from roadbeds and excavations, and some areas of Wet Pine Flatwoods have been impacted by pinestraw raking. Small canopy tree size indicates the site was logged in the past, and some even-aged stands are present. Some ditches are present, mostly around Pond Pine Woodland pocosin areas. The area is surrounded by pine plantations and cropland. The site is in need of regular prescribed burning. Pine straw raking has caused significant damage locally, and should be prohibited if natural processes and structure are to be protected.

**REFERENCES:**

LeBlond, R.J. 1994. Site survey report: Long Bays Savanna and Carolina Bays. N.C. Natural Heritage Program, DPR, DEHNR, Raleigh.

Nifong, T.D. 1981. Long Bays Savanna. In Natural areas inventory of Brunswick County, North Carolina, pp. 158-165. Coastal Energy Impact Program Report No. 10, N.C. Coastal Management Program.

Schafale, M.P., and A.S. Weakley. 1991. Site survey report: Long Bays Savanna. N.C. Natural Heritage Program, DPR, DEHNR, Raleigh.

Schafale, M.P., R. Duncan, S. Duncan, and L. Earley. 1993.  
Additional notes on Long Bays. N.C. Natural Heritage Program,  
DPR, DEHNR, Raleigh.

# Natural Area Report

**Name** Long Bays Savanna and Carolina Bays

**Site ID** 1590

## LOCATORS

**County** Brunswick (NC) **Quad** Freeland **Watershed** Waccamaw

**Latitude** 340133N **Longitude** 0783121W

**Directions** Both sides of SR 1321, between its junction with SR 1355 and SR 1322.

### Site Relations

## OWNERS

Owner	Details	Comments
Private	CANAL INDUSTRIES; PRUTIMBER	Part destroyed

## SITE DESCRIPTION

**Minimum Elevation:** **Feet** **Meters**

**Maximum Elevation:** **Feet** **Meters**

**Site Description** Extensive complex of sandy ridges and swales, with several Carolina bays. Mosaic of Pond Pine Woodland, Wet Pine Flatwoods, and marginally developed Coastal Fringe Sandhill. Communities are in good condition, though not burned recently. Bachman's sparrow (*Aimophila aestivalis*) and a colony of red-cockaded woodpecker (*Picoides borealis*) are present, as well as a small population of stalked milkweed (*Asclepias pedicillata*). Remnant appears intact on 2006 aerial photo. Last visited on the ground in 1993.

### Land Use History

### Cultural Features

### Key Environmental Factors

## SITE DESIGN

**Designer** Schafale (modified LeBlond boundary, previously modified by Finnegan) **Map** Y **Mapped Date** 1/25/2008

**Boundary Justification** Boundary revised based on 2006 aerial photos, removing the western part of the site, most of which had been cleared. Original boundary expanded to include contiguous forest and exclude cleared areas and managed forests (based on 1998 aerial photography). Surrounded by fields, pine plantations, and scattered houses. Revised based on 2010 aerial photos to remove additional clearcuts in the west.

**Acreage** 848.70

**Site Comments** Nifong (1981) defined a much smaller site, but adjacent areas also appear to be of high quality.

**Ground Survey Date** 2006 **Aerial Survey Date** 2010 **Survey Intensity** R

## SITE SIGNIFICANCE

**Representational Rating** R5 **Collective Rating** C3 **Rating Review Date** 1/13/2021 12:00:00AM

**Defining Element Occurrences** *Asclepias pedicellata*, *Dionaea muscipula*, *Peuceaea aestivalis*, Pine/Scrub Oak Sandhill (Coastal Fringe Subtype), Pond Pine Woodland (Typic Subtype), Wet Pine Flatwoods (Typic Subtype)

**Override** N **Rating Calculated Date** 10/10/2023 10:01:22PM

**Site Rating Comments** 2020: R5/C3 site rating maintained (Ratcliffe 2020). Defining elements: *Asclepias pedicellata*, *Dionaea muscipula*, *Peuceaea aestivalis*, Pine/Scrub Oak Sandhill (Coastal Fringe Subtype), Pond Pine Woodland (Typic Subtype), Wet Pine Flatwoods (Typic Subtype)<br />2012: R5/C3 Site rating reviewed and accepted (Gadd 2012). Defining Elements: *Asclepias pedicellata*, *Dionaea muscipula*, *Peuceaea aestivalis*, *Picoides borealis*, Pine/Scrub Oak Sandhill (Coastal Fringe Subtype), Pond Pine Woodland (Typic Subtype), Wet Pine Flatwoods (Typic Subtype)

## PROTECTION

**Conservation Intentions** Registry

### Designation

**Protection Comments** No protection status

## MANAGEMENT

# Natural Area Report

**Name** Long Bays Savanna and Carolina Bays

**Site ID** 1590

**Management Comments** Needs regular burning

**Land Use Comments** Area has been used primarily for timber and pinestraw raking.

**Natural Hazards**

**Exotics Comments**

**Offsite** Farms, houses, and more intensively managed forests adjacent.

**Information Needs** Area not well explored.

**Management Needs**

**Managed Area Relations**

## ELEMENT OCCURRENCES

<u>Scientific Name</u>	<u>Common Name</u>	<u>G Rank</u>	<u>S Rank</u>	<u>EO Rank</u>	<u>EO ID</u>
Dryobates borealis	Red-cockaded Woodpecker	G3	S2	H	11015
Peucaea aestivalis	Bachman's Sparrow	G3	S3B,S2N	E	14414
Asclepias pedicellata	Savanna Milkweed	G4	S3	C	14838
Dionaea muscipula	Venus Flytrap	G2	S2	D	19173
Pine/Scrub Oak Sandhill (Coastal Fringe Subtype)		G2	S2	C	17051
Pond Pine Woodland (Typic Subtype)		G3	S3	C	13070
Wet Pine Flatwoods (Typic Subtype)		G3	S3	C	12021

## REFERENCES

<u>Reference Code</u>	<u>Full Citation</u>
U81NIF02NCUS	Nifong, T.D. 1981. A bibliography of the Carolina bays. Prepared for the North Carolina Nature Conservancy.
I98DOQ01NCUS	1998 false-color infrared aerial photography.
U95LEB02NCUS	LeBlond, R.J. 1995. Inventory of the natural areas and rare species of Brunswick County, North Carolina. NC Natural Heritage Program, Division of Parks and Recreation, Raleigh, NC.

## VERSION

<u>Version Author</u>	<u>Version Date</u>
Israel	2012-04-12

# Case PD-115

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	ADDRESS	CITY	STATE	ZIP
163GA029	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA028	HINSON TERRY JONES	422 ATLAS PRICE RD	SEVEN SPRINGS	NC	28578-8546
163GA027	HINSON TERRY JONES	422 ATLAS PRICE RD	SEVEN SPRINGS	NC	28578-8546
163GA025	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA024	CANADY PHILLIP R AND	6114 NEWMAN SMITH RD NW	ASH	NC	28420
163GA023	CANADY PHILLIP R AND	6114 NEWMAN SMITH RD NW	ASH	NC	28420
163GA018	MADISON GEORGE T	PO BOX 990	SHALLOTTE	NC	28459-0990
163GA017	HUGHES TIMMY	3403 WHITEVILLE RD NW	ASH	NC	28420
163GA016	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA015	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA014	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA013	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA012	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163GA011	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
1630001712	HUGHES TIMOTHY ROY	3403 WHITEVILLE RD NW	ASH	NC	28420-3809
163PA009	UTTER URSULA M	2042 OAK LANE	ASH	NC	28420
163PA011	HOLDEN MICHAEL A AND	2039 RUSSTOWN RD NW	ASH	NC	28420-3237
16300024	KING CAROLINA PROPERTIES LLC	4872 WHITEVILLE RD NW	ASH	NC	28420-3714
163GA026	BARRON LUZ RESENDIZ AND	6966 HUGHES SMITH RD NW	ASH	NC	28420-3016
16300025	KING CAROLINA PROPERTIES LLC	4872 WHITEVILLE RD NW	ASH	NC	28420-3714
16300021	SIMMONS GENE ALAN ETUX	2580 WHITEVILLE RD NW	ASH	NC	28420-3222
1630001706	SMITH JONATHAN L	286 SADDLEBRED LANE	RAEFORD	NC	28376
1630001702	BATES PAMELA VARNAM	219 N RIO GRANDE AVE	AZTEC	NM	87410-2325
16300016	KING CAROLINA PROPERTIES LLC	4872 WHITEVILLE RD NW	ASH	NC	28420-3714
1630001505	HINSON TERRY J	422 ATLAS PRICE RD	SEVEN SPRINGS	NC	28578-8546
1630001504	HARDEE MICHAEL B	131 HOUGHTON PLACE SW	SUNSET BEACH	NC	28468
1630001503	SMITH JONATHAN L	286 SADDLEBRED LANE	RAEFORD	NC	28376
16200028	SMITH BRYAN R SR	7520 PIKEWAY RD NW	LONGWOOD	NC	28452
1620002408	MILLER RUSSELL WAYNE ETUX	3370 DREW BRANCH CT NW	ASH	NC	28420-3112
1620002405	BENTON MARTHA WARD	2714 LONGWOOD RD NW	ASH	NC	28420
16200023	MILLER RUSSELL WAYNE ETUX	3370 DREW BRANCH CT NW	ASH	NC	28420-3112
1470000601	SMITH LENNON C ET	6860 HUGHES SMITH RD NW	ASH	NC	28420
14600032	WARD RALPH W	3008 LONGWOOD RD NW	ASH	NC	28420-3002
1460003011	MAREK MICHAEL A ETUX	2986 LONGWOOD RD NW	ASH	NC	28420-3022
1460003010	KAMAR MOUNIRA ETVIR	258 RIVERS EDGE CIR	SIMPSONVILLE	SC	29680-7164
1460003009	MILLIKEN MICHAEL ETUX	6776 RANDALLWORTH DR NW	ASH	NC	28420-3122
1460003003	ESCALERA IGNACIO RAMOS	6757 RANDALL WORTH DR NW	ASH	NC	28420
1630002506	HOUSKA EVONNE ETALS	2320 WHITEVILLE RD NW	ASH	NC	28420-3226
1630001713	BWH LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
1620002404	BENTON MARTHA WARD	2714 LONGWOOD RD NW	ASH	NC	28420
1460003008	BARRON LUCIO	PO BOX 275	ASH	NC	28420-0275
14700003	EARP BRITTANY YVONNE ETALS	6948 LIPSCOMB DR	WILMINGTON	NC	28412-3152
1460003001	MAREK MICHAEL A ETUX	2986 LONGWOOD RD NW	ASH	NC	28420-3022
14700004	BARNEY C & FREIDA S SIMMONS REV LIV TRUST	6185 LUDLUM RD NW	ASH	NC	28420-3213
1630002508	CARLISLE LEE ROY JR ET	2256 WHITEVILLE RD NW	ASH	NC	28420
1470000602	SMITH THELBERT V TRUSTEE AND	1037 PAYNES CREEK RD	HARTWELL	GA	30643
1460003007	MILLIKEN MICHAEL ETUX	6776 RANDALLWORTH DR NW	ASH	NC	28420-3122
1620002604	RICHARD A ALVAREZ & TERI K ALVAREZ	2559 CHRISTOPHER LN	ASH	NC	28420-3250
14700006	SMITH THELBERT V TRUSTEE AND	1037 PAYNES CREEK RD	HARTWELL	GA	30643
1460003201	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
146MA042	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1620002410	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1460003204	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
146MA04201	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1460003203	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1460003202	TRIPP HAROLD DAVE	PO BOX 126	ASH	NC	28420-0126
1630002103	BROWN JEFFREY LEE ETUX	2535 WHITEVILLE RD NW	ASH	NC	28420-3223
16300010	ASHTON FARMS LLC	PO BOX 126	ASH	NC	28420-0126
16200026	MILLIGAN BOBBY DANE ET	2885 ASH LITTLE RIVER RD NW	LONGWOOD	NC	28452-9723
16200057	EMMANUEL OUTREACH CHURCH	PO BOX 128	ASH	NC	28420

16300012	TRIPP DAVID RAEFORD JR ETUX	1992 RUSSTOWN RD NW	ASH	NC	28420-3400
16200027	TRIPP HAZEL E (LT)	4163 WOOD ST SW	SHALLOTTE	NC	28470-4610
163GA021	MILLER RUSSELL WAYNE ETUX	3370 DREW BRANCH CT NW	ASH	NC	28420-3112
163GA022	MILLER RUSSELL WAYNE ETUX	3370 DREW BRANCH CT NW	ASH	NC	28420-3112
1620002406	PETCH RICHARD OLAF (LT) ETALS	PO BOX 267	LONGWOOD	NC	28452-0267
16200025	PETCH RICHARD OLAF (LT) ETALS	PO BOX 267	LONGWOOD	NC	28452-0267
162MA013	FREGEAU LINDA S	2140 DOGWOOD LN NW	ASH	NC	28420-2243
14700005	HEWETT BRANDON R	202 11TH ST	HONOLULU	HI	96818-4749
16300007	RACCOON SILVA LLC	8809 LENOX POINTE DR	CHARLOTTE	NC	28273-3376
1460002907	DEW PAMELA WATKINS	1630 VILLAGE POINT RD SW	SHALLOTTE	NC	28470-5581
1790000501	DIAL DEWANDA ETALS	1600 N OAK ST	ARLINGTON	VA	22209-2751
163GA020	CAISON JOSHUA R	800 CALABASH RD NW	CALABASH	NC	28467

**OWNER(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
146NA008	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA007	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA006	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA005	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA004	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA003	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
146NA002	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401- 28420
146NA001	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
16300015	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
16300013	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
16300014	ASHTON FARMS LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076
16300009	74 HOLDINGS LLC	115 N 3RD ST	WILMINGTON	NC	28401-4086
16300008	MLH LLC	115 N 3RD ST STE 300	WILMINGTON	NC	28401-4076

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	THOMAS AND HUTTON C/O JOHN DANFORD	611 BURROUGHS & CHAPIN BLVC	MYRTLE BEACH	SC	29588

**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. A Traffic Impact Analysis (TIA) shall not be required.
- Grist Creek Wynd NE and Millers Pat NE have not been accepted into NCDOT state maintenance; they are considered private roadways requiring maintenance agreements to ensure maintenance will be provided to the roadway and title opinions to show the right of access for the proposed use.
- No driveway permit will be required from NCDOT because Grist Creek Wynd NE and Millers Pat NE are considered private.
- 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.

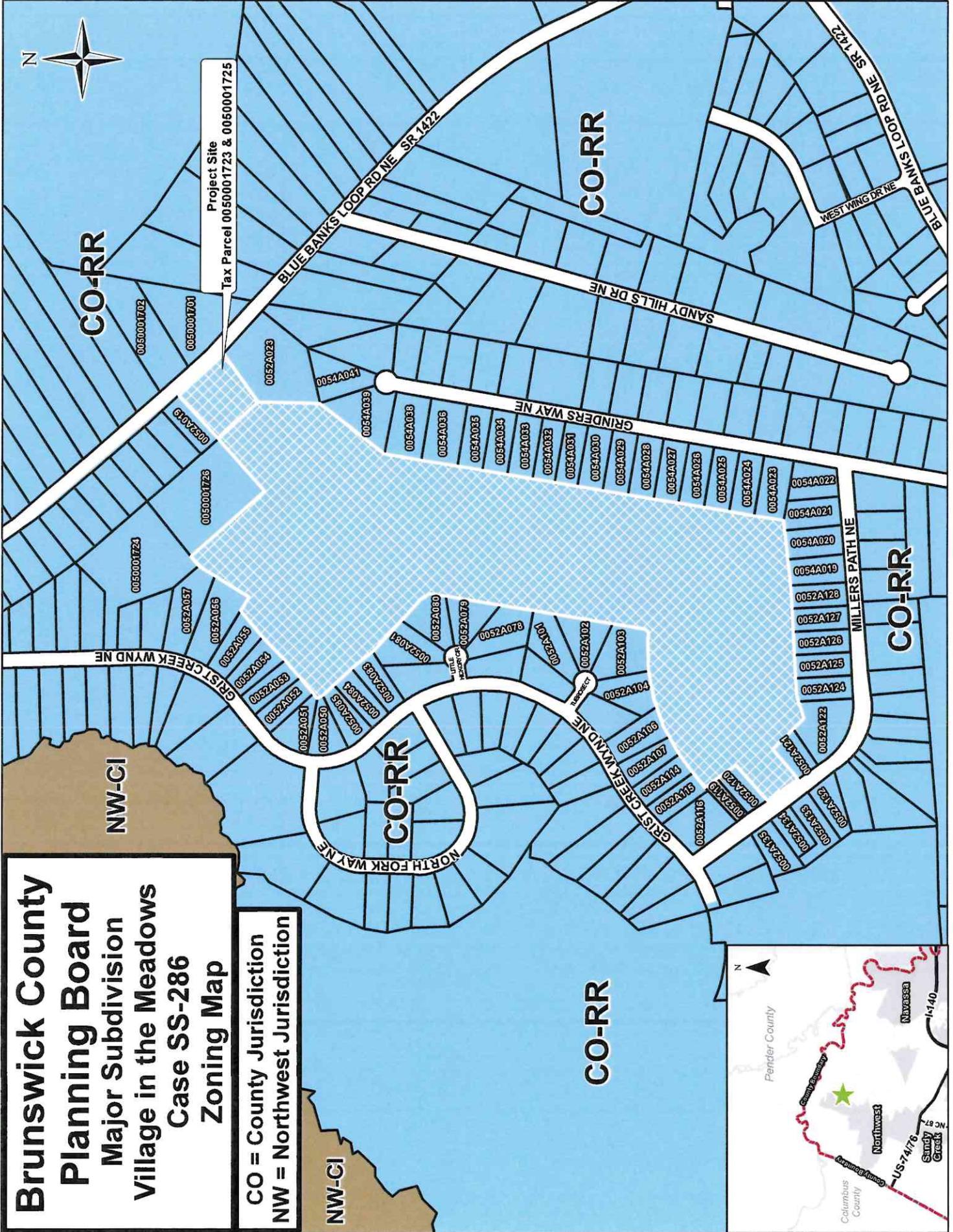
If approved, this development shall have a vested right for a period of three years. The applicant has the option to request a two-year extension with the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

1. That the development proceeds in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
2. The development of the parcel complies with all regulations as specified in the Brunswick County Unified Development Ordinance.

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

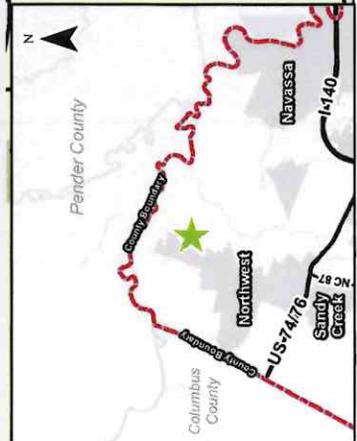
CO = County Jurisdiction  
NW = Northwest Jurisdiction





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



# 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 GLYNWOOD 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

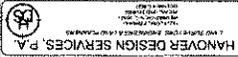
PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
0054A036	PAGE LEON R ET	PAGE CAROL J	4933 GRINDERS WAY NE	LELAND	NC	28451
0054A035	BEATTY ANDREANA C		4929 GRINDERS WAY NORTH	LELAND	NC	28451
0054A031	WHITE THOMAS W ETUX	ALFF-WHITE MARILYN L	4020 E BISHOP CT	WILMINGTON	NC	28412-7434
0054A029	NGUYEN DAVID		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 CREEK WYND	LELAND	NC	28451-9748
0052A080	COTTEN GILBERT AND	DAVIS AMINAH INEZ	8693 LITTLE HICKORY CIR NE	LELAND	NC	28451-9748
0052A078	TALISMAN INVESTMENTS INC		8693 LITTLE HICKORY CIR NE	LELAND	NC	28451-9748
0054A028	FERREIRA DAVID ETUX	FERREIRA NANCY	1442 COWPEN LANDING RD	WILMINGTON	NC	28401-2287
0052A056	CULLY REBECCA M		4899 GRINDERS WAY NE	LELAND	NC	28451-8993
0050001724	SIMMONS JAMIE COMBETTO		3552 GRIST CREEK WYND	LELAND	NC	28451-8987
0052A084	SUPPLY GROUP INC		64 LAKE FOREST PARKWAY	WILMINGTON	NC	28401
0054A020	JONES DALE L ETUX	JONES LILLIAN M	237 OCEAN HWY E	SUPPLY	NC	28462-3359
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



HANOVER DESIGN SERVICES, P.A.  
 1100 RICHMOND AVENUE, SUITE 200  
 HANOVER, NORTH CAROLINA 28030  
 PHONE: 704.771.1111  
 FAX: 704.771.1112  
 WWW.HANOVERDESIGNSERVICES.COM

NO.	REVISION	DATE
1	LAST 100' BOUNDARY	

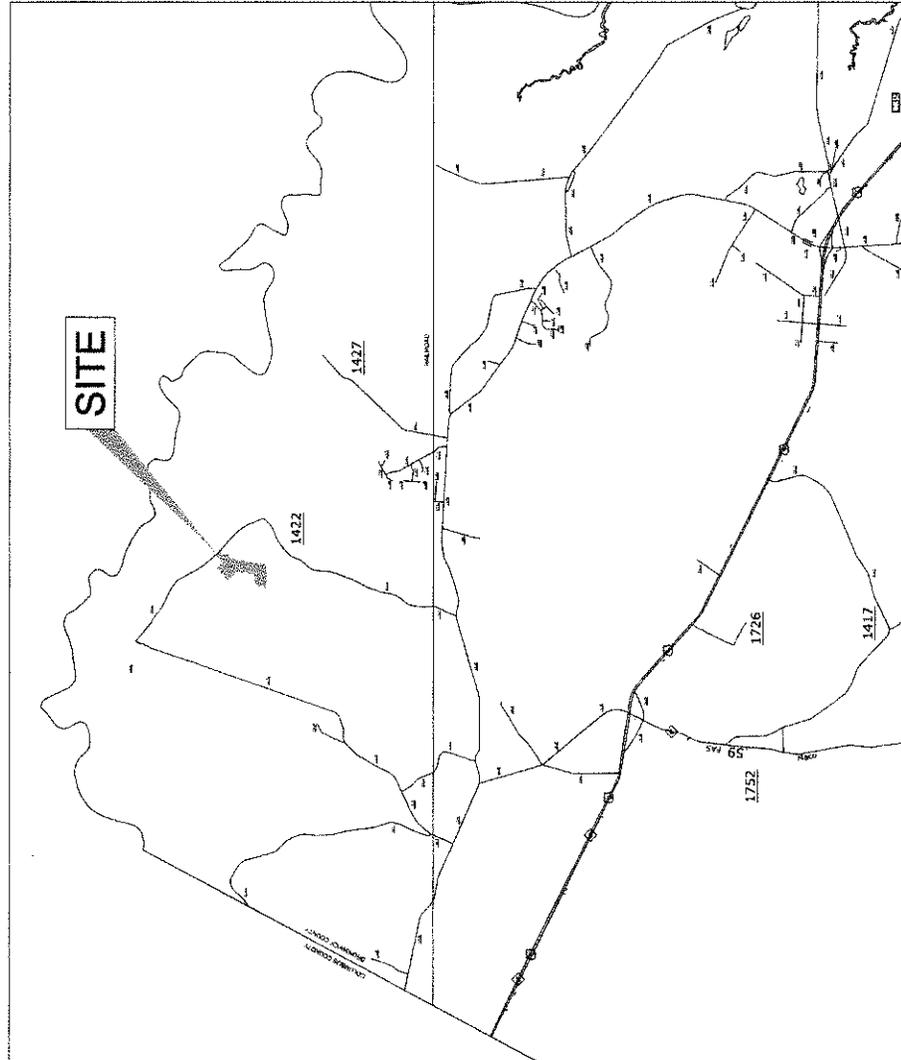
PROJECT: VILLAGE IN THE MEADOWS  
 100% PRELIMINARY PLAN OF SUBDIVISION  
 2023  
 OWNER: CLAYTON REAL ESTATE  
 500 CLAYTON ROAD  
 HARRVILLE TN 37063

COVER SHEET

DATE: 12/12/23

1  
3

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



**DISCLAIMER**  
 This plan is prepared by the undersigned professional engineer for the purpose of showing the location of the proposed subdivision. It is not intended to be used for any other purpose. The engineer does not warrant the accuracy of the information provided hereon, and the user of this plan assumes all liability for any errors or omissions. This plan is not to be construed as a contract, and the user of this plan is advised to consult with the appropriate authorities before relying on this plan for any purpose. The engineer's responsibility is limited to the preparation of this plan, and the user of this plan is advised to consult with the appropriate authorities before relying on this plan for any purpose. The engineer's responsibility is limited to the preparation of this plan, and the user of this plan is advised to consult with the appropriate authorities before relying on this plan for any purpose.

PRELIMINARY



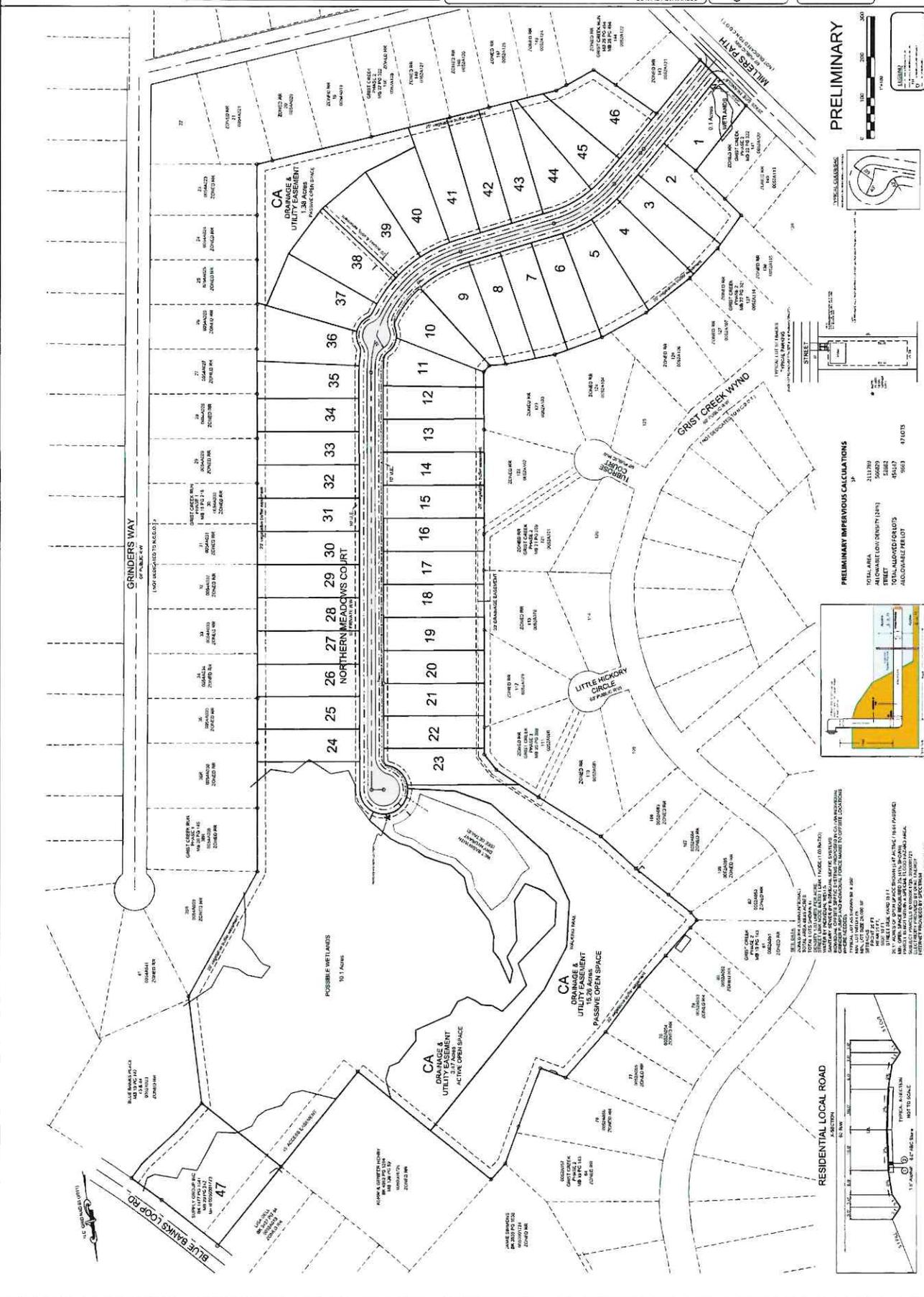
HANOVER DESIGN SERVICES, P.A.  
 11111 LITTLE ROCK ROAD  
 SUITE 200  
 HANOVER, MD 21076  
 PHONE: 410-326-1111  
 FAX: 410-326-1112  
 WWW: HANOVERDESIGN.COM

NO.	REVISIONS	DATE	APPROVED
1	FAST TRACK PERMITS BY DESIGN		

PRELIMINARY PLAN OF  
**VILLAGE IN THE MEADOWS**  
 LOTS 1 THROUGH 47, TRACT 1, TOWN OF HANOVER, HANOVER COUNTY, VIRGINIA  
 OWNER: CLAYTON REAL ESTATE  
 500 CLAYTON ROAD  
 MARYVILLE, TN 37058

CONVENTIONAL  
 SITE  
 PLAN

2  
 3

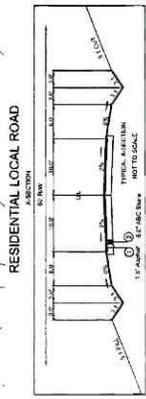


**PRELIMINARY IMPERVIOUS CALCULATIONS**

TOTAL AREA	211,739
ALLOWABLE DENSITY (20%)	59,839
TOTAL ALLOWED COV	45,817
ALLOWABLE PERMIT	5603



**RESIDENTIAL LOCAL ROAD**  
 SECTION  
 TYPICAL PAVEMENT THICKNESS



NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. SEE ALL APPLICABLE REGULATIONS AND ORDINANCES.  
 3. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.  
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 5. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS.  
 6. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS.  
 7. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES.  
 8. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES.  
 9. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DEATHS OR DAMAGE TO PROPERTY.  
 10. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY OTHER DAMAGES OR LOSSES.



**THE**  
**Humphries**  
**LAW FIRM P.C.**

February 7, 2023

VIA EMAIL

ronald.meredith@brunswickcountync.gov

Ronald Meredith  
75 Courthouse Drive NE  
Bolivia, NC 28422

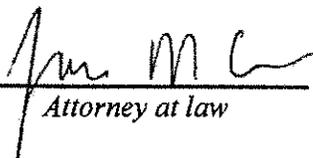
**RE:     *Road Maintenance Agreement for Millers Path Rd***

Dear Mr. Meredith,

Based on our search of the public record, there is an existing Road Maintenance Agreement ("RMA") that was recorded on 06/01/2001 in the Brunswick County Registry in Book 1467, Page 1421. This RMA covers the roadways of Phase II, Grist Creek Run, Sections 1, 2, 3, 4, 5, and 6 as shown on those various maps of Phase II Grist Creek Run as amended and recorded in the Brunswick County Registry reference to which is hereby made for a more particular description. I have attached to this letter the existing RMA as well as the various maps showing the highlighted roadways that JBR Enterprises of Winnabow Inc. is obligated to maintain under the existing RMA for Grist Creek Run, Phase II.

These roadways include both Millers Path NE [ Map Book 22, Page 322 and Map Book 22, Page 321] and Gris Creek Wynd NE, which are depicted on various maps of Phase II within this subdivision. Both of these roads provide access from State Road 1422 (Blue Banks Loop Rd) to the property being purchased. Please let us know if you would like to discuss any of this information with us further or need any additional supporting documentation.

Best regards,

  
\_\_\_\_\_  
Attorney at law

Mail after recording to JBR ENTERPRISES OF WINNABOW, INC., P.O. Box 56, Winnabow, NC 28479  
This instrument was prepared by Mark F. Carter Attorney at Law, P.O. Box 1847, Wilmington, NC 2840

STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

ROAD MAINTENANCE AGREEMENT  
GRIST CREEK RUN, Phase II

THIS ROAD MAINTENANCE AGREEMENT, made and entered into this 1st day of June, 2001 by JBR ENTERPRISES OF WINNABOW, INC., hereafter "Developer".



Whereas, Developer is the developer of that subdivision described hereinbelow.

Whereas, Developer has dedicated the roadways shown on said map to the public.

Whereas, Until such time that said roadways are accepted by the State of North Carolina for maintenance, Developer, wishes to bind itself to provide for maintenance of said roadways.

NOW THEREFORE, Developer agrees to maintain as passable in all weather conditions those roadways shown on the plats of the property described hereinbelow until such time that said roadways are accepted by the State of North Carolina for maintenance. Upon acceptance of maintenance of said roadways by the State of North Carolina, this agreement shall be null and void. The roadways subject to this agreement are described as follows:

BEING those roadways of Phase II, Grist Creek Run, Sections 1, 2, 3, 4, 5, and 6 as shown on those various maps of Phase II Grist Creek Run as amended and recorded in the Brunswick County Registry reference to which is hereby made for a more particular description.

This agreement is intended only for the benefit of the lot owners, their successors and assigns, owning lots within the subdivision described herein above.

PE Jeff Hamel  
TOTAL 40 REV \_\_\_\_\_ TC# 10  
REC# \_\_\_\_\_ CK AMT \_\_\_\_\_ CK# \_\_\_\_\_  
CASH 40 REF \_\_\_\_\_ BY JD

RYALS, ROBINSON & SAFFO, PC  
701 MARKET STREET  
WILMINGTON, NORTH CAROLINA 28401

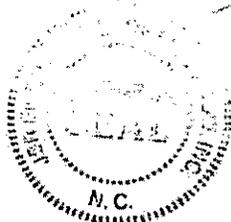
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

JBR ENTERPRISES OF WINNABOW, INC.

BY: [Signature]  
President

ATTEST:  
[Signature]  
Secretary

(AFFIX CORPORATE SEAL)



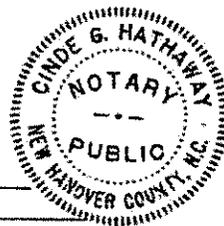
STATE OF North Carolina  
COUNTY OF New Hanover

I, Cinde G Hathaway, a Notary Public in and for the state and county aforesaid do hereby certify that DA Howell, personally came before me this day and acknowledged that he/she is \_\_\_\_\_ Secretary of JBR ENTERPRISES OF WINNABOW, INC. and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal, and attested by himself/herself as its \_\_\_\_\_ Secretary.

Witness my hand and notarial seal, this the 1<sup>st</sup> day of June 2001.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
12-02-2003  
(AFFIX NOTARIAL SEAL)



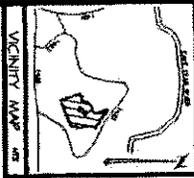
STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK

The Foregoing (or annexed) Certificate(s) of CINDE G HATHAWAY

Notary(ies) Public is (are) Certified to be Correct.

This Instrument was filed for Registration on this 1<sup>st</sup> Day of June, 2001  
in the Book and Page shown on the First Page hereof.

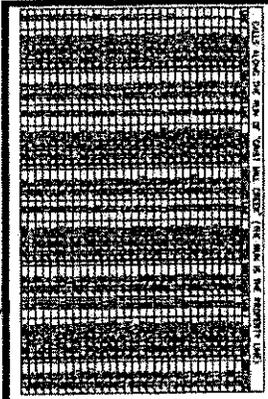
[Signature]  
ROBERT J. ROBINSON, Register of Deeds



**LEGEND**

- ON SITE (CONTRACT POINT)
- (PENDING) SUBJECT'S FOOTPRINT
- \* SETBACK

**NO PERSONAL BUSINESS**  
 COUNCIL OF 6  
 CLERK BRUNSWICK COUNTY  
 PLANNING BOARD  
 DATE: 10 MAY 01



**BRUNSWICK COUNTY**  
 CLERK OF SUPERIOR COURT  
 1000 MARKET STREET  
 WASHINGTON, NC 27880  
 (919) 733-1111

**BRUNSWICK COUNTY - REGISTER OF DEEDS**  
 ROBERT J. HUBBARD  
 1000 MARKET STREET  
 WASHINGTON, NC 27880  
 (919) 733-1111

**UNDEVELOPED PORTIONS**  
**CIRST CREEK RUN**

SHRIMP BEG. LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**JDK ENTERPRISES OF WINDYBROOK, INC.**  
 1000 MARKET STREET  
 WASHINGTON, NC 27880  
 (919) 733-1111

Map Cabinet 24, Page 19 | 5/10/2001 4:29:53pm | \$21.00 | EP

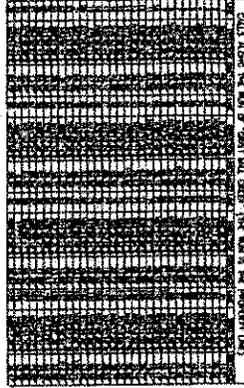
24/19



**LEGEND**

- EXISTING ROAD
- NEW ROAD (DASHED LINE)
- EXISTING CURB/STREET MONUMENT
- SET POINT

**NO PERSONNEL REQUIRED**  
**CLERK, BRANSON, MISSOURI**  
**DATE: 20 MAY 01**



**UNDEVELOPED PORTIONS**  
**CRIST CREEK RUN**

SHIRLEY ST. L&P ROW 10, PAGE 17 & 18, BOOK 132, PAGE 374, BOOK 238, PAGE 273  
 SHERMAN ST. L&P ROW 10, PAGE 17 & 18, BOOK 132, PAGE 374, BOOK 238, PAGE 273  
 NORTHWEST TOWNSHIP, BRANSON COUNTY, NORTH CAROLINA  
 SCALE: 1" = 200'

J.D.R. ENGINEERS OF WINDYBROOK, INC.  
 WINDYBROOK, MISSOURI 64599

**BRANSON COUNTY REGISTER OF DEEDS**  
 ROBERT J. BOLDEN  
 501 EAST MAIN ST. BRANSON, MISSOURI 64580  
 417-733-2881 FAX: 417-733-2887



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 MISSOURI  
 J.D.R. ENGINEERS OF WINDYBROOK, INC.  
 WINDYBROOK, MISSOURI 64599

Map Cabinet 24, Page 19 | 5/10/2001 4:29:53pm \$21.00 EP

24/19



D:\C:\Program Files\AutoCAD\MapCabinet\MapCabinet.dwg

THIS MAP IS A SURVEY AND A REPRESENTATION OF THE STATE OF TEXAS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP.



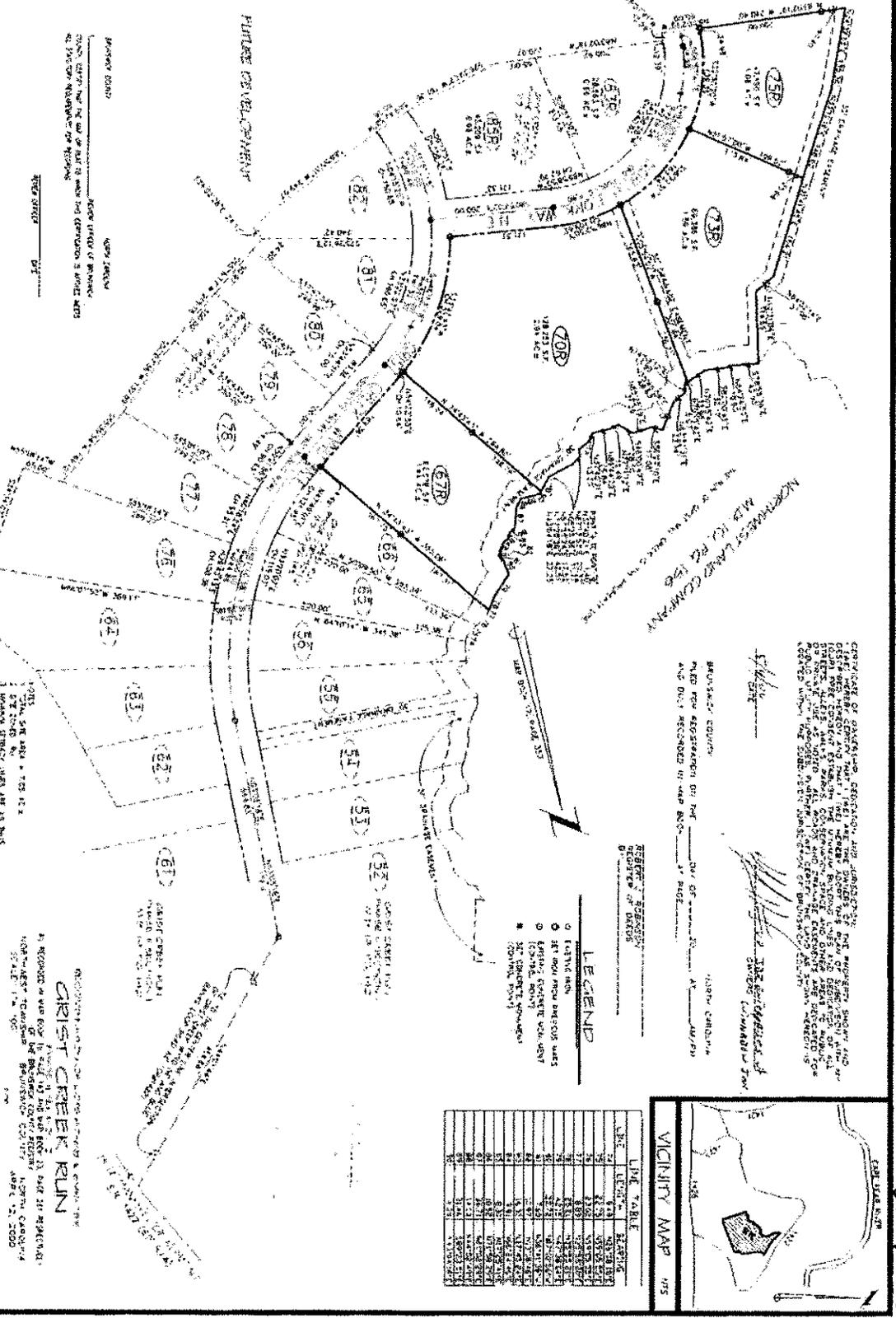
DATE: 5/12/2000  
 TIME: 3:22 PM  
 SURVEYOR: [Signature]

PROJECT: [Project Name]  
 CLIENT: [Client Name]

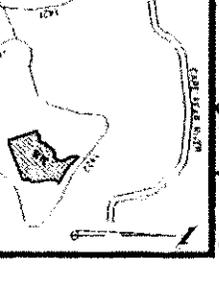
SCALE: 1" = 100'  
 NORTH: [North Arrow]

LEGEND:  
 - [Symbol] - [Description]

ADDITIONAL NOTES:  
 - [Text]



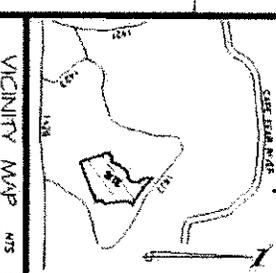
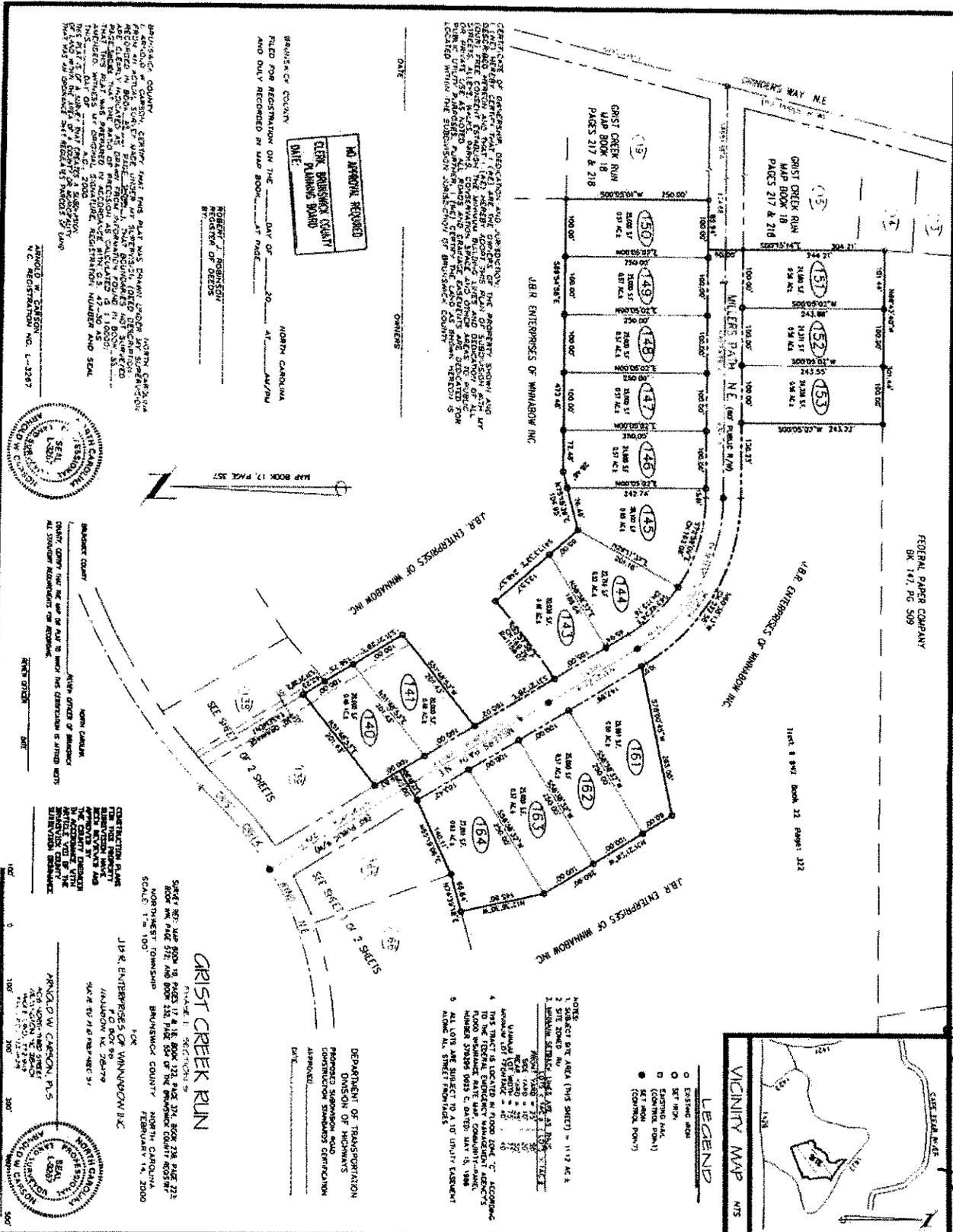
PROPERTY OF [Owner Name]  
 [Address]  
 [City, State, Zip]



22/502

FEDERAL PAPER COMPANY  
BK 147, PG 509

202 2/13/22



LEGEND

- EXISTING ROAD
- SET BACK
- EXISTING MAIL
- SET BACK (MAIL)
- (COURTIAL POINT)

- NOTES
1. SITE ZONED AS R-1 (RESIDENTIAL SINGLE-FAMILY).
  2. SET BACKS ARE AS SHOWN ON THIS PLAT.
  3. ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT.
  4. THIS PROJECT IS LOCATED IN FLOOD ZONE 'C' ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY DEVELOPMENT DEPARTMENT, FEDERAL EMERGENCY MANAGEMENT AGENCY, DATE: MAY 15, 1988.
  5. ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT.

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROMOTED SUBDIVISION AND  
CONSTRUCTION STANDARDS CERTIFICATION  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_

CRIST CREEK RUN

PLAT 1, SECTION 5  
SHEET 107 MAP BOOK 19, PAGES 11 & 12, BOOK 222, PAGE 222  
BOOK 19, PAGE 572, AND BOOK 222, PAGE 509 OF THE PROVISIONAL COUNTY RECORDS  
WORTHENWEST TOWNSHIP  
BRUNSWICK COUNTY  
NORTH CAROLINA  
FEBRUARY 14, 2000

J.B.R. ENTERPRISES OF WINNABOW, INC.  
P.O. BOX 910  
WALTON, NC 28147  
BY: \_\_\_\_\_  
NOTARY PUBLIC

BRUNSWICK COUNTY, N.C. REGISTRATION NO. L-32873



NO APPROVAL REQUIRED  
CLERK, BRUNSWICK COUNTY  
PLANNING BOARD  
DATE: \_\_\_\_\_

BRUNSWICK COUNTY  
FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ AM/PM  
AND DULY RECORDED IN MAP BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_

ROBERT J. ROBINSON  
REGISTERED PLANNING BOARD

BRUNSWICK COUNTY, NORTH CAROLINA  
PLANNING BOARD  
PLANNING BOARD MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ AM/PM  
AT THE PLANNING BOARD MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ AM/PM  
IT WAS DETERMINED THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 170-20 AND G.S. 170-21.  
IT WAS FURTHER DETERMINED THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 170-20 AND G.S. 170-21.  
IT WAS FURTHER DETERMINED THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 170-20 AND G.S. 170-21.  
IT WAS FURTHER DETERMINED THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 170-20 AND G.S. 170-21.

MAP CABINET 22 PAGE 322 202 3/6/2000 4:28 pm \$ 21.00

AS

SHEET 2 OF 3 SHEETS

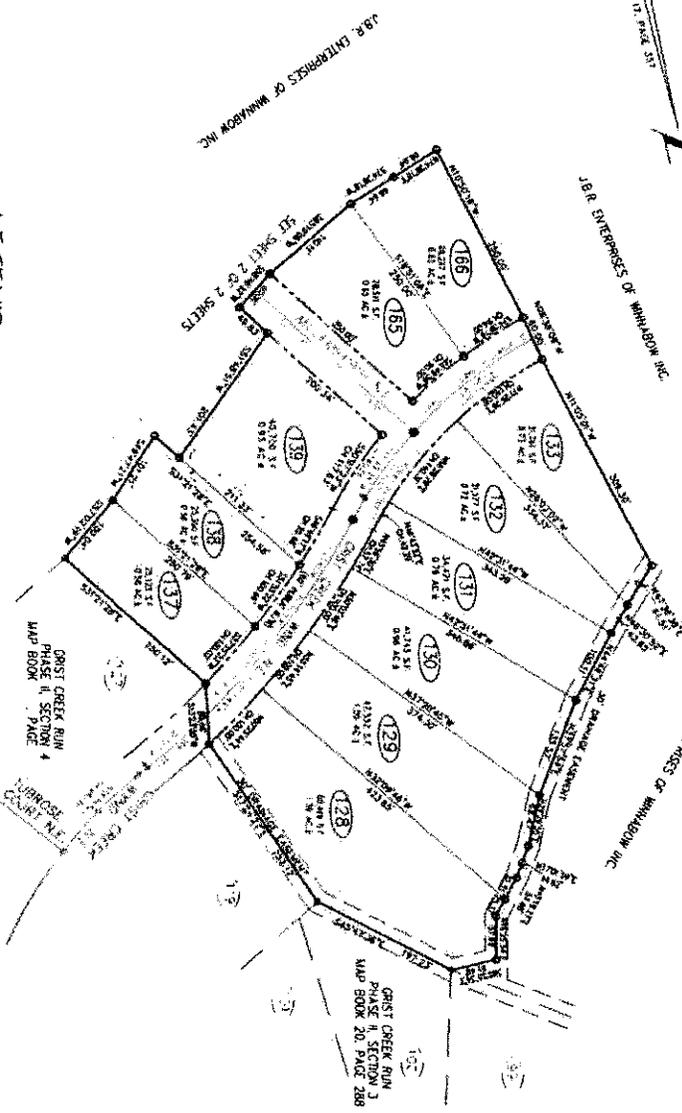
CONSTRUCTION OF TRANSPORTATION AND UTILITIES PROJECTS. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.

BRUNSWICK COUNTY  
 FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, AT \_\_\_\_\_ AM/PM  
 AND DATA RECORDED IN MAP BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_

ROBERT J. PROULSON  
 REGISTERED  
 REGISTER OF DEEDS

DATE \_\_\_\_\_  
 DRAWING \_\_\_\_\_

Brunswick County - Register of Deeds  
 Robert J. Proulson  
 (tel) 814-92 Book 22 Page 321  
 03/04/2000 04:28pm Mecl



**LEGEND**

- EXISTING ROAD
- SET ROAD
- EXISTING ROW
- SET ROW
- SET ROW (CONTR. ROW)

CONSTRUCTION IN THE  
 DISTRICT OF BRUNSWICK COUNTY  
 SHALL BE IN ACCORDANCE WITH  
 THE BRUNSWICK COUNTY  
 ZONING ORDINANCE  
 AND THE BRUNSWICK COUNTY  
 SUBDIVISION ACT  
 AND THE BRUNSWICK COUNTY  
 SUBDIVISION ACT



ANNOUNCING W. CARSON, JR.  
 N.C. REGISTRATION NO. C-3267

BRUNSWICK COUNTY  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROJECTS SUBMISSION ROAD  
 CONSTRUCTION SYMBOLS CERTIFICATION  
 JANUARY 14, 2000

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROJECTS SUBMISSION ROAD  
 CONSTRUCTION SYMBOLS CERTIFICATION  
 JANUARY 14, 2000

- NOTE:**
1. SUBJECT SITE AREA (THIS SHEET) = 10.33 AC.
  2. SITE COVER BY \_\_\_\_\_
  3. SURVEYED BY \_\_\_\_\_
  4. SURVEYED ON \_\_\_\_\_
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**CRIST CREEK RUN**

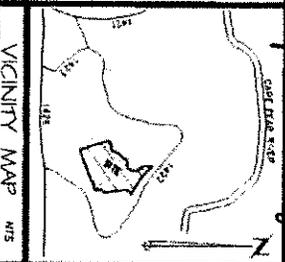
PHASE II, SECTION 4  
 MAP BOOK 20, PAGE 288

L.B.R. ENTERPRISES OF WANNABOW INC.  
 1000 W. CARSON, JR.  
 WANNABOW, NC 27890



ANNOUNCING W. CARSON, JR.  
 N.C. REGISTRATION NO. C-3267

22321 192

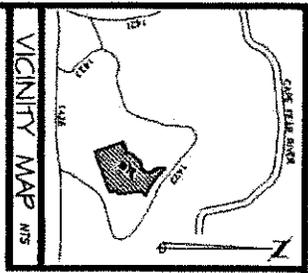


NO APPROVAL REQUIRED  
 CLERK BRUNSWICK COUNTY  
 PLANNING BOARD  
 DATE \_\_\_\_\_





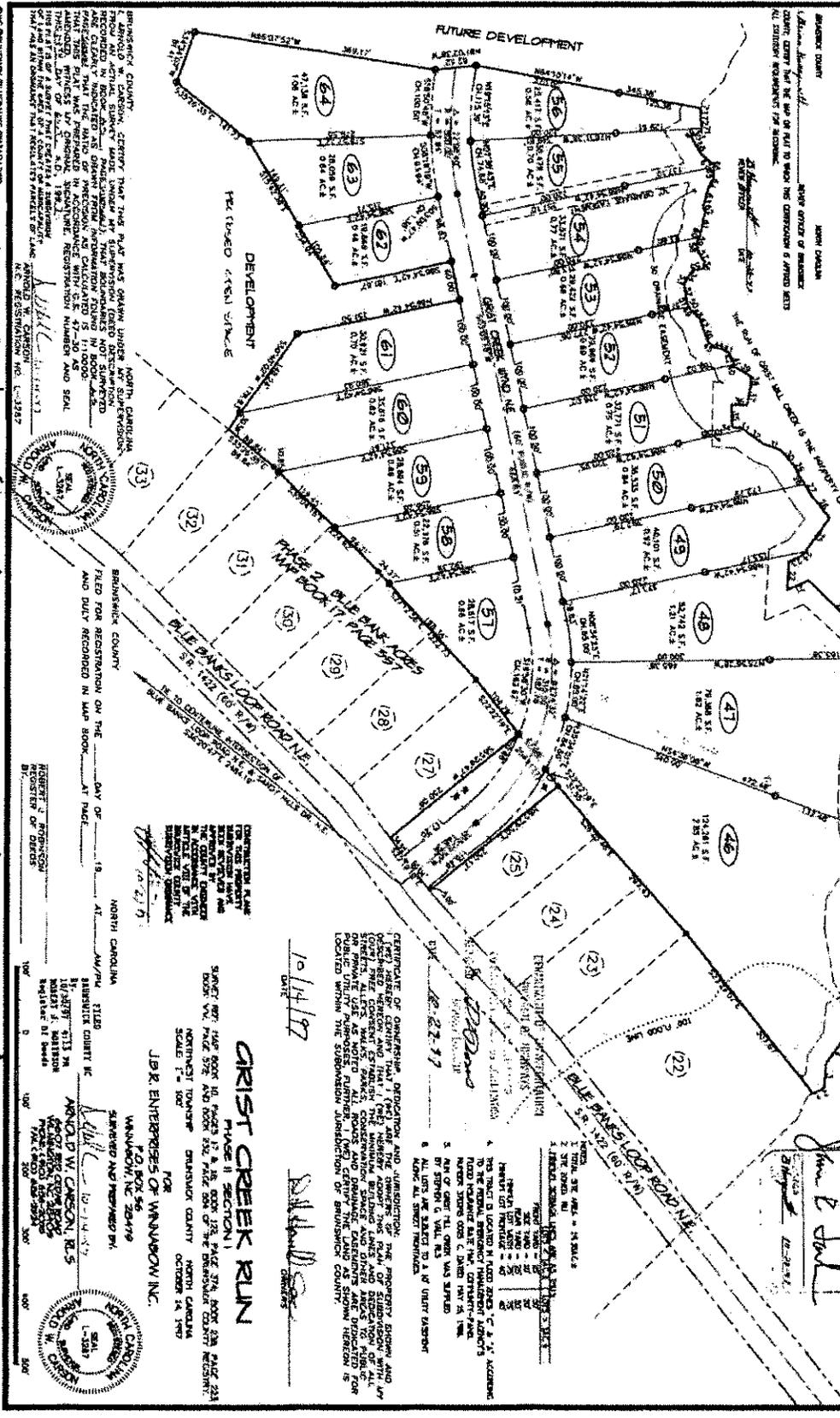




AS SHOWN TO BE SUBMITTED TO CURT ZB, AS APPEAR TO BE CALLED TO LIFT 21/4  
 4444 AND TO GREAT GREAT  
 AND NOT BE ALLOWED  
 MAP BOOK 11, PAGE 381

NORTHWEST LAND COMPANY  
 M.B. 10, P. 196

Symbol	Description
○	EXISTING ROAD
○	SET BACK
○	SET CONCRETE MONUMENT
○	GENERAL POINTS



MAP BOOK 14 Page 142 10/30/97 4:15 PM \$21.00 312



March 4, 2023

**VIA ELECTRONIC MAIL**

Ronald Meredith, Project Planner  
Brunswick County Government  
30 Government Center Drive NE  
Bolivia, NC 28422  
ronald.meredith@brunswickcountync.gov

**RE: Access to State Road 1422 via Millers Path NE**

Dear Mr. Meredith,

My name is Jacqueline Cajjal and I am an attorney practicing real property law in southeastern North Carolina.

My firm has represented CMH Homes, Inc. on various real estate transactions and upon request, we performed a title search on the property to specifically determine whether their purchase included access to and from State Road 1422 (Blue Banks Loop Rd).

In order to make that determination I reviewed the following documents:

- Deed recorded in Deed Book 1477, Page 1041 of the Brunswick County Registry
- Deed recorded in Deed Book 4555, Page 834 of the Brunswick County Registry
- Deed recorded in Deed Book 3040, Page 1014 of the Brunswick County Registry
- Deed recorded in Deed Book 1477, Page 1041 of the Brunswick County Registry
- Deed recorded in Deed Book 1470, Page 44 of the Brunswick County Registry
- Deed recorded in Deed Book 1467, Page 427 of the Brunswick County Registry
- Deed recorded in Deed Book 1165, Page 246 of the Brunswick County Registry
- Deed recorded in Deed Book 1130, Page 682 of the Brunswick County Registry
- Deed recorded in Deed Book 1185, Page 1237 of the Brunswick County Registry
- Deed recorded in Deed Book 232, Page 554 of the Brunswick County Registry

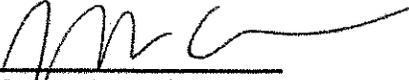
- Map recorded in Map Cabinet 24, Page 306 of the Brunswick County Registry
- Map recorded in Map Cabinet 19, Page 7 of the Brunswick County Registry
- Map recorded in Map Cabinet 19, Page 143 of the Brunswick County Registry
- Map recorded in Map Cabinet 19, Page 142 of the Brunswick County Registry
- Map recorded in Map Cabinet 20, Page 32 of the Brunswick County Registry
- Map recorded in Map Cabinet 20, Page 261 of the Brunswick County Registry
- Map recorded in Map Cabinet 20, Page 288 of the Brunswick County Registry
- Map recorded in Map Cabinet 21, Page 220 of the Brunswick County Registry
- Map recorded in Map Cabinet 22, Page 321 of the Brunswick County Registry
- Map recorded in Map Cabinet 22, Page 322 of the Brunswick County Registry
- Map recorded in Map Cabinet 22, Page 502 of the Brunswick County Registry
- Map recorded in Map Cabinet 24, Page 191 of the Brunswick County Registry
- Road Maintenance Agreement recorded in Book 1467, Page 1421 of the Brunswick County Registry

These documents show CMH Homes, Inc. will be able to access Millers Path NE due to the easement granted to Supply Group Inc., the current owner, as shown as in Deed Book 1477, Page 1041 stating that the property was conveyed “[t]ogether with a non-exclusive easement for ingress, egress, regress and installation of public and private utilities over those roads as shown on the following maps: (1) Revised Map for Grist Creek Run, Phase I as recorded in Map Cabinet 19 at 7 and 7 of the Brunswick County Registry reference to which is hereby made for a more particular description. (2) Grist Creek Run, Phase II Sections 1, 2, 3, 4 and 5 as recorded on those various Maps recorded in Map Cabinets 19 at Page 142, 19 at 143, 20 at 32, 20 at 261, 20 at 288, 21 at 220, 21 at 259, 22 at 321, 22 at 322, 22 at 502 of the Brunswick County Registry reference to which is hereby made for a more particular description.”

In light of this CMH Homes, Inc. by virtue of its purchase of 48 Millers Path NE will have a right to use both Millers Path NE and Gris Creek Wynd NE, which are depicted on various maps of Phase II within this subdivision to access State Road 1422 (Blue Banks Loop Rd).

Please let me know if you would like to discuss any of this information further or need any additional supporting documentation.

Best regards,



---

Jacqueline Cajigal  
*Attorney at law*



### 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 # 55-286 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.**

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-107

Applicant: Chris and Stacie Morrison

Project Name: Salty Peanut Villas Planned Development

Property Location: Holden Beach RD SW (NC 130) and McLamb Avenue SW (SR 1843)

Parcel Numbers: 232GB001 & 232GB00101

Zoning District: CLD (Commercial Low Density)

CLD Density Maximum – 13.6 Dwelling Units per Acre

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

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

Proposed Use: Salty Peanut Villas is a proposed planned development, consisting of 14 single family units, on 2.61 acres, creating an overall density of 5.36 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consist of single-family residential, commercial, and vacant land.
- The zoning on the subject parcel has remained unchanged since zoning was adopted in 1994.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential Mixed.
- All residences shall have a minimum of 2 non-garage parking spaces.
- Proposed infrastructure:
  1. **Water** will be provided by Brunswick County.
  2. All units will be served by individual septic systems.
  3. **Roads** will be private.
- The proposed development will have a 20-foot, 0.6 opacity peripheral buffer using existing vegetation with a 6' high opaque fence to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 0.65 acres. The developer is proposing 1.6 acres of dedicated open space. The developer is also proposing 0.1 acres of recreation space of which 0.1 acres are required.
- The proposed project will generate approximately 134 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 school capacity deficiencies within this district.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 1.6 acres of open space where as 0.65 acres are required.
  2. The project proposes a 6' high opaque perimeter fence.
  3. The stormwater system will be constructed to the 25-year storm event.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- 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 July 5, 2024.

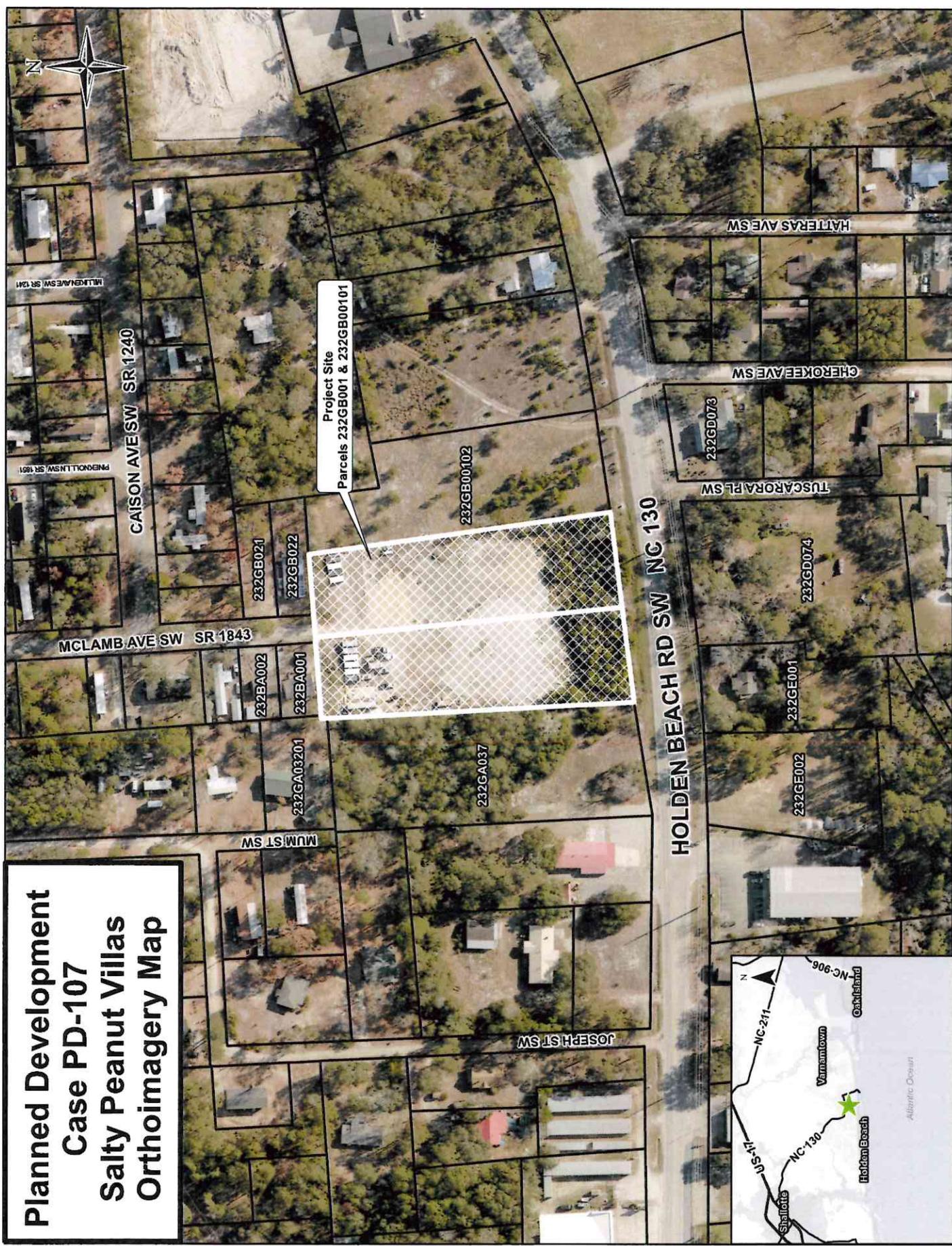
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

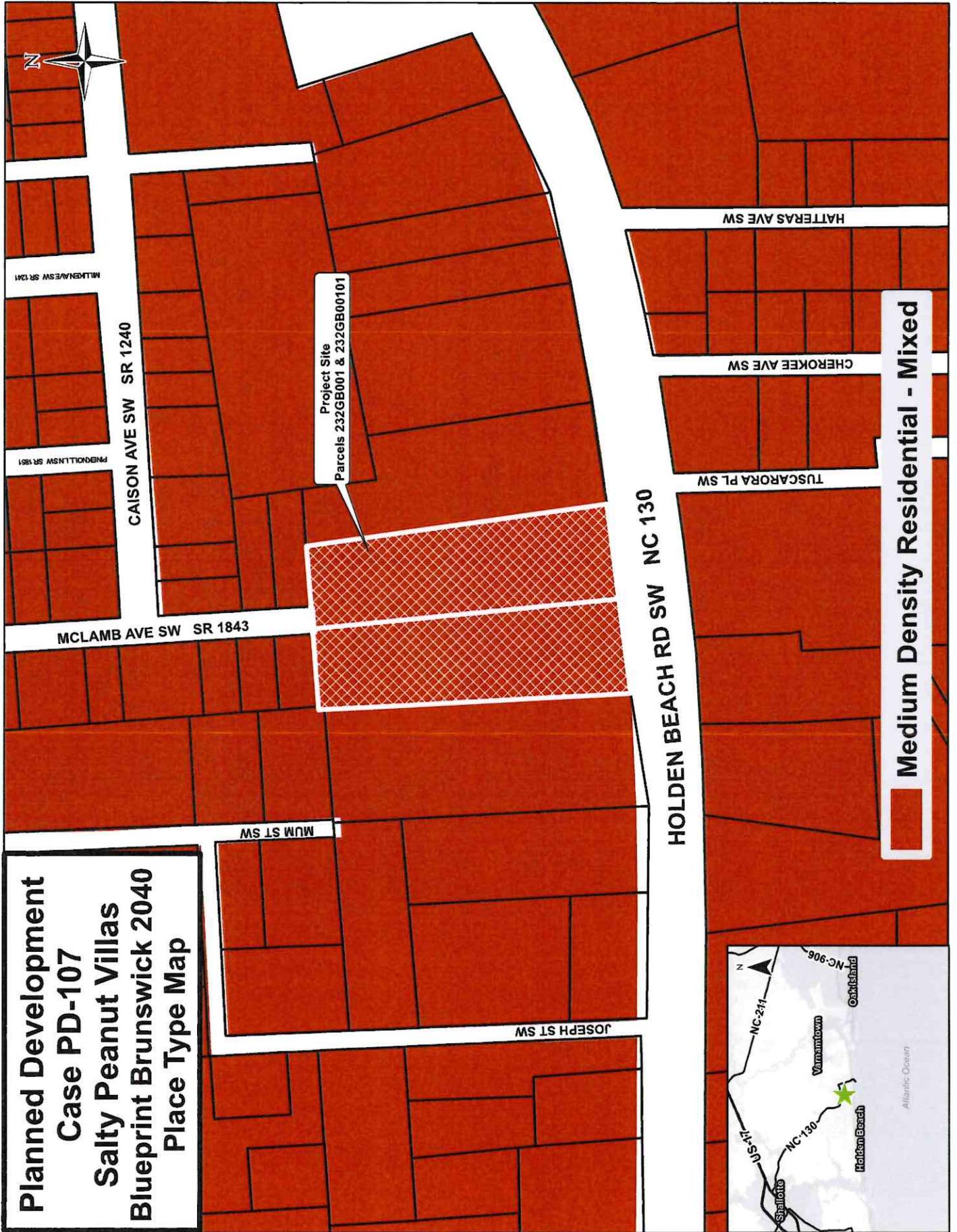
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the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



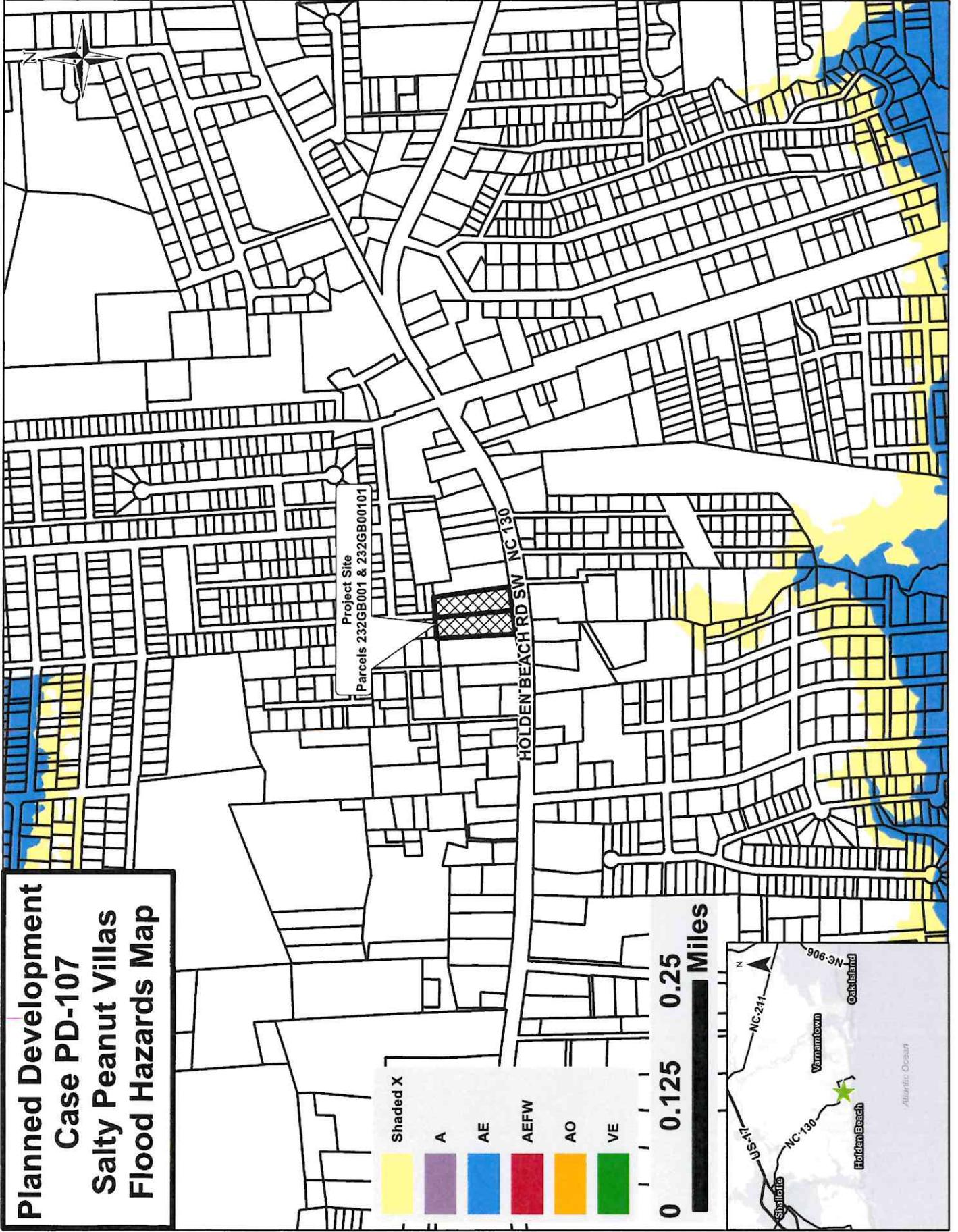
# Planned Development Case PD-107 Salty Peanut Villas Orthoimagery Map



**Planned Development  
Case PD-107  
Salty Peanut Villas  
Blueprint Brunswick 2040  
Place Type Map**



**Planned Development  
Case PD-107  
Salty Peanut Villas  
Flood Hazards Map**



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

0 0.125 0.25 Miles



BRUNSWICK COUNTY NORTH CAROLINA  
 MCLAMB AVE SW  
 SALTY PEANUT  
 SITE PLAN

OWNER:  
 Atlantic Star  
 595 River Ridge Dr. Unit #1  
 Raleigh, NC 27608  
 PROJECT NO. 23135  
 DATE 07/15/24

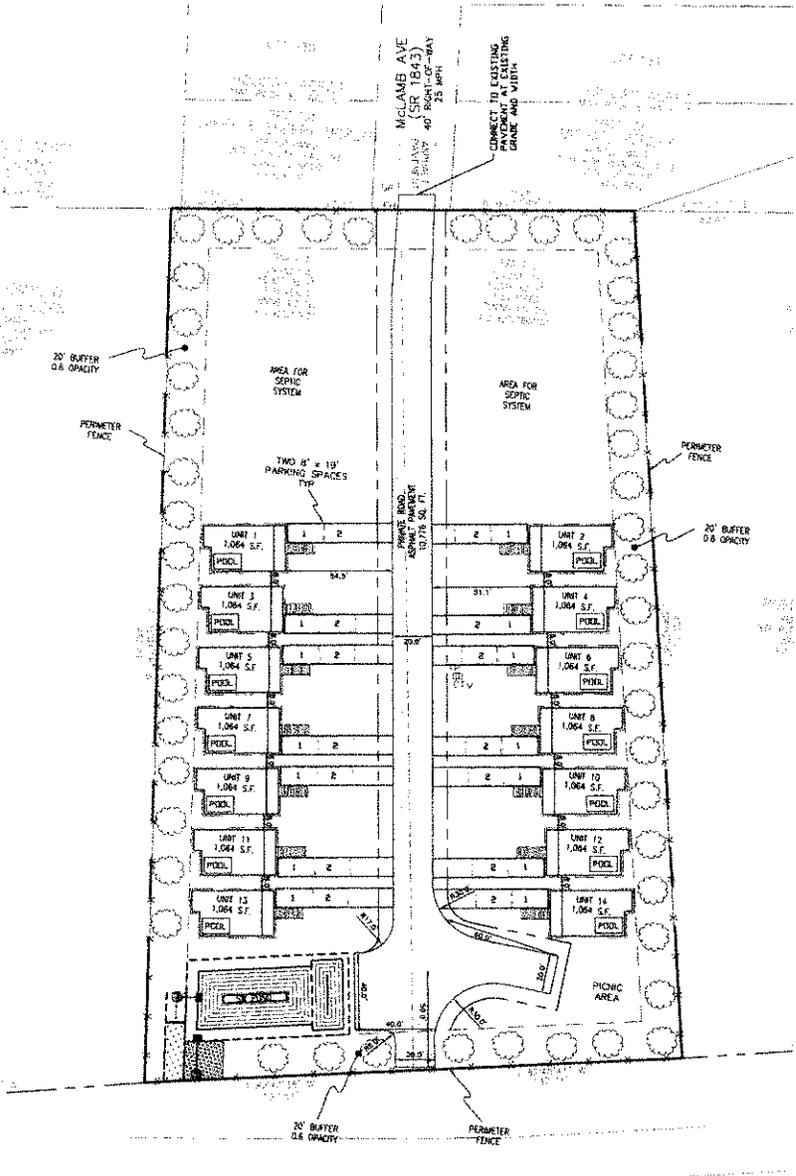
**NORRIS & TUNSTALL**  
 CONSULTING ENGINEERS P.C.  
 100 W. HARRIS ST. SUITE 200  
 WELLSVILLE, NC 27887  
 PHONE: 919.544.9653  
 FAX: 919.544.9654

23135  
 SHEET NO. 001  
 DATE 07/15/24

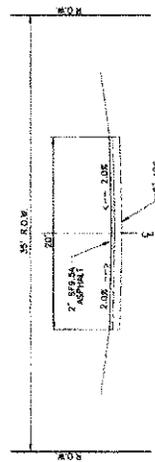
C0

DATE	DESCRIPTION
07/15/24	ISSUED FOR PERMIT
07/15/24	ISSUED FOR PERMIT

SCALE: 1" = 30'



- NOTES:
- EXISTING TREES WILL BE PRESERVED WITHIN THE LARGEST POSSIBLE BUFFER. ANY REMOVALS WILL BE INSTALLED WITHIN 24 MONTHS.
  - THE FENCES MUST BE RECOMMENDED PRIOR TO CONSTRUCTION.
  - THE UNITS WILL BE SERVED BY SEPTIC SYSTEMS.
  - THE UNITS WILL BE SERVED BY SEPTIC SYSTEMS AND COUNTY APPROVED WASTEWATER DISCHARGE FOR UNITS WITHIN 24 MONTHS.
  - THESE ARE TO BE PLANTED TREES ON THE SITE.

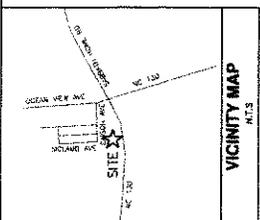


TYPICAL STREET SECTION  
 NTS

N.C. HIGHWAY 130  
 HOLDEN BEACH ROAD SW  
 RIGHT-OF-WAY VARIES  
 45 MPH

**LEGEND**

-----	PROPERTY LINE
-----	RIGHT OF WAY
-----	ADJACENT PROPERTY LINE



**SITE DATA**

PARCEL NUMBER	11,847 SF / 7,141 AC
OWNER	Atlantic Star
PROJECT NAME	SALTY PEANUT
PROJECT NO.	23135
DATE	07/15/24
SCALE	1" = 30'
PROJECT TYPE	RESIDENTIAL
PROJECT STATUS	PERMIT
PROJECT VALUE	\$1,000,000
PROJECT TYPE	RESIDENTIAL
PROJECT STATUS	PERMIT
PROJECT VALUE	\$1,000,000



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2025

July 6, 2023

Chris Morrison  
595 River Ridge Dr.  
Shallotte, NC 28470

**RE: Salty Peanut Villas Planned Development  
File # PD-107**

Dear Mr. Morrison,

The Technical Review Committee (TRC) at their July 5, 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](mailto:marc.pages@brunswickcountync.gov)

- Please show and label 2 driveway parking spaces in front of each unit.
- Please specify that the peripheral buffer will have a 0.6 opacity.
- Please note that existing trees will be preserved within the buffer as much as possible. Also note that supplemental landscaping will be installed where necessary.
- Please indicate any heritage trees on site.
- Please indicate setbacks, building separations, and structure distances from the street.
- Please indicate the zoning of the property.
- Please note that the road will be private.
- Please note that the parcels must be recombined prior to construction.
- Please note that the units will be served by individual septic systems and county water.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – [Richard.Christensen@brunswickcountync.gov](mailto:Richard.Christensen@brunswickcountync.gov)

- A Brunswick County Stormwater Permit will be required as shown under the Notes. The proposed impervious totals more than 15% (low density threshold) and will have to meet pre/post requirements for the 1-yr, 10-yr and 25-yr design events.
- The development will require a State Sediment and Erosion Control Permit in addition to the State Stormwater Permit. The County Stormwater Permit will be issued upon receipt of both permits by the applicant.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2025

### Comments from Engineering

Bill Pinnix – 910-253-2406 – [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov)

- Six inch county water main available on McLamb Avenue SW.
- Twelve inch county water main available on Holden Beach Road SW.
- County sewer not available; no gravity collection or low pressure collection sewer available at this location.
- Eighteen inch sewer high pressure force main available on Holden Beach Road SW.
- Site plan states water and sewer will be built to county specifications; no water or sewer layout shown on site plan; it will require a sewer pump station, with a gravity collection system, to serve these proposed villas and connect to the sewer high pressure force main on Holden Beach Road SW.
- NCDOT right-of-way encroachment permit is required for any work within the right-of-way of Holden Beach Road SW.
- Per county utility policy onsite septic can be utilized since county sewer is not available.

### Comments from Fire Code Official

Joe Oliver – 910-676-4392 – [joseph.oliver@brunswickcountync.gov](mailto: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.
- Will need NFPA 291 form (Fire Hydrant Flow Test) for fire hydrant systems at time of field Fire inspection prior to final plat.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on July 14, 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](http://www.brunswickcountync.gov/planning) • (910)253-2025

*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	Chris & Stacie Morrison	Phone	910 620 3177
	Address	595 River Ridge Dr Unit 1	Fax	—
	City, St, Zip	Shallotte NC 28470	Email	CMCincstaff@gmail.com

Applicant or Representative	Name	Stacie Morrison	Phone	910 620 3177
	Address	595 River Ridge Dr Unit 1	Fax	—
	City, St, Zip	Shallotte NC 28470	Email	CMCincstaff@gmail.com

Property Information	Address	3074 / 3088 Holden Beach Rd	Project Information	Project Name	Salty Peanut Villas
	Tax Parcel(s)	232GB 001 / 232GB 00101		Modification or Expansion Of Existing PD?	<input checked="" type="radio"/> Yes <input type="radio"/> No
	Acreage	2.61		Single Family Acres	Lots 14
	Current Zoning	CLD		Multi-Family Acres	Units
Public Utilities Available?	Water _____ Sewer _____	Commercial Acres			

Authorization	Property Owner Signature		Date	3/29/23
	Applicant/Representative Signature		Date	3/29/23

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

# Case PD-107

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
232GB00102	RIVERTREE LLC		340 N FLAT ROCK RD	PIEDMONT	SC	29673-9682
232GE002	HOLDEN LYNDON L ET	HOLDEN JUDITH D	110 MULLET ST	HOLDEN BEACH	NC	28462
232GE001	MINTZ FRANCES G AND	BRAME NELL G	3130 HOLDEN BEACH RD SW	SUPPLY	NC	28462-5714
232GD073	COLORADO RESORTS LLC		111 BERKELEY PLACE CT	WINSTON SALEM	NC	27106-3087
232GA037	THOMAS EDWARD R IV AND	HOLDEN ALAN	2252 RUM RUNNER CT	LITTLE RIVER	SC	29566-9137
232GD074	INMAN SHAINA FULFORD		3089 HOLDEN BEACH RD SW	SUPPLY	NC	28462-5709
232GB021	PONDER MICHAEL S		4579 SCYTHE RD	JULIAN	NC	27283-9011
232BA002	WILLIFORD BARBARA JEWEL		2208 WINGATE RD	FAYETTEVILLE	NC	28304-1336
232BA001	MORGAN LARRY W ETUX	MORGAN SHERRY	851 MILLSTONE RD	ELLERBE	NC	28338-9038
232GB022	PONDER MICHAEL S		4579 SCYTHE RD	JULIAN	NC	27283-9011
232GA03201	CLAWSON ALLEN A AND	CLAWSON EMMALEE	1250 SUGAR MTN ROAD #1	NEWLAND	NC	28657

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
232GB001	MORRISON CHRISTOPHER AND	MORRISON STACIE	595 RIVER RIDGE DR UNIT 1	SHALLOTTE	NC	28470-6041
232GB00101	MORRISON CHRISTOPHER AND	MORRISON STACIE	595 RIVER RIDGE DR UNIT 1	SHALLOTTE	NC	28470-6041

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	MORRISON STACIE		595 RIVER RIDGE DR UNIT 1	SHALLOTTE	NC	28470-6041

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-124

Applicant: Lennar Carolinas, LLC

Project Name: Hickman Farms Planned Development

Property Location: Ocean Hwy (US 17) & Hickman RD NW (SR 1303)

Parcel Numbers: 22500035

Zoning District: R-7500 (Medium Density Residential) and CLD (Commercial Low Density)

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.”*

CLD Density Maximum – 13.6 Dwelling Units per Acre  
*The CLD District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway oriented tourist business.*

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

Proposed Use: Hickman Farms is a proposed planned development, consisting of 216 townhouse units, on 55.1 acres, creating an overall density of 3.92 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consist of multifamily residential, single-family residential, commercial, and vacant land.
- The zoning on the subject parcel has remained unchanged since zoning was adopted in 1994.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential, and OSC-1 (Open Space Conservation).
- All townhomes will have a minimum of 2 non-garage parking spaces.
- 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 11.0 acres. The developer is proposing 41.4 acres of dedicated open space. The developer is also proposing 1.7 acres of recreation space of which 1.7 acres are required.
- The proposed project will generate approximately 1,255 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 school capacity deficiencies within this district.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 41.4 acres of open space where as 11.0 acres are required.
  2. The project will provide 43 additional parking spaces over the minimum required.
  3. The stormwater system will be constructed to the 25-year storm event.
  4. Sidewalks to be provided throughout the project.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- 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 31, 2024.

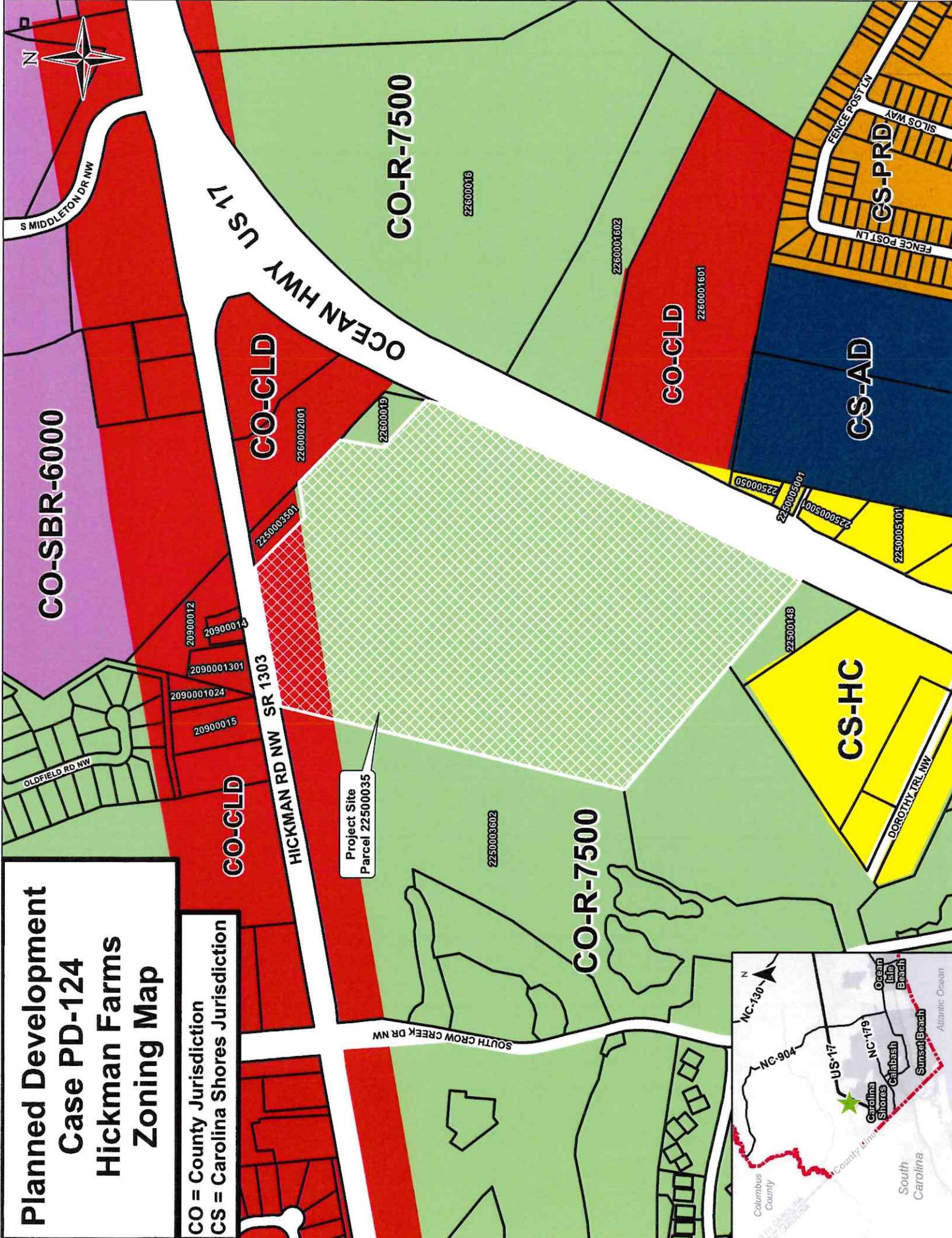
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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.

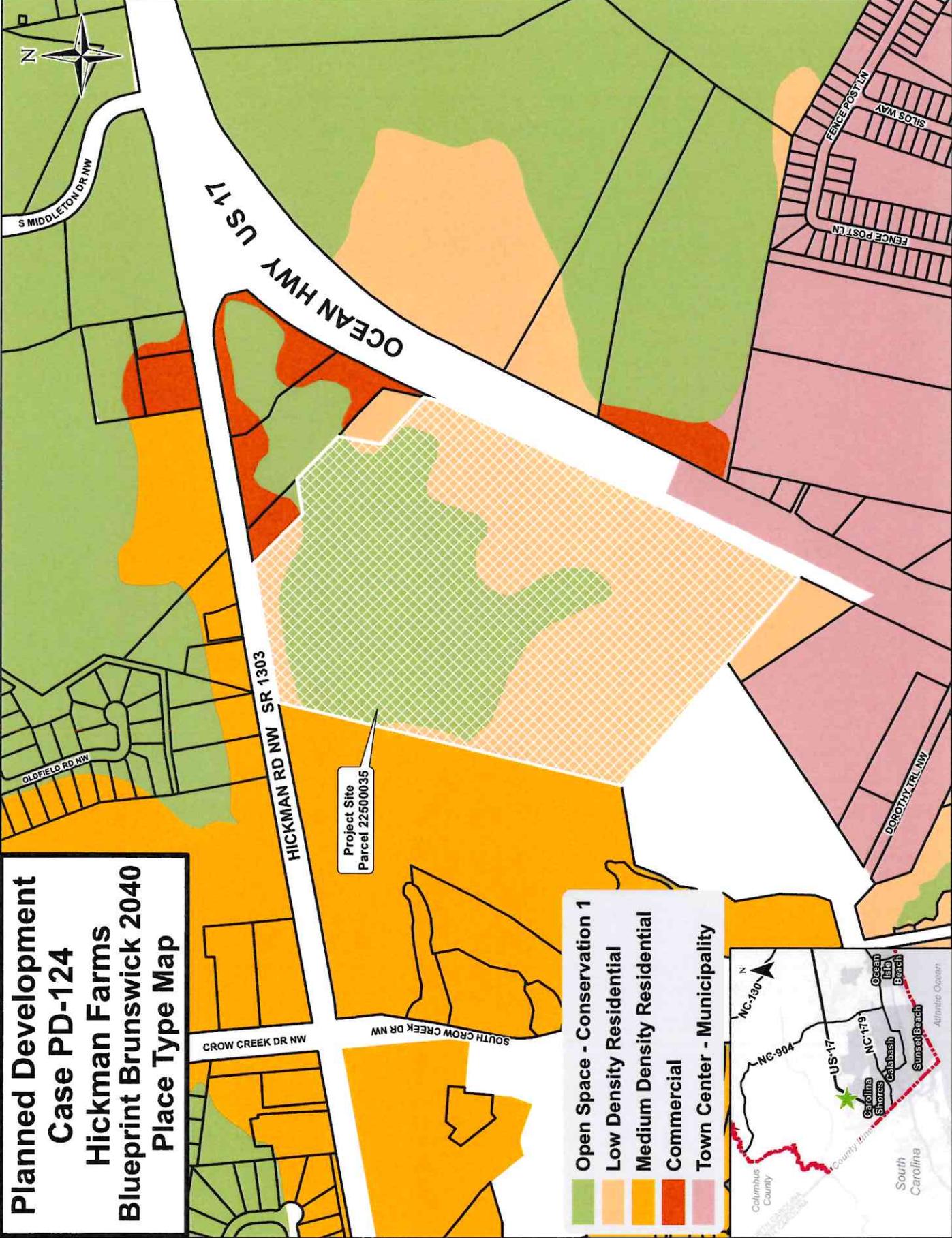
# Planned Development Case PD-124 Hickman Farms Zoning Map

CO = County Jurisdiction  
CS = Carolina Shores Jurisdiction





**Planned Development  
Case PD-124  
Hickman Farms  
Blueprint Brunswick 2040  
Place Type Map**

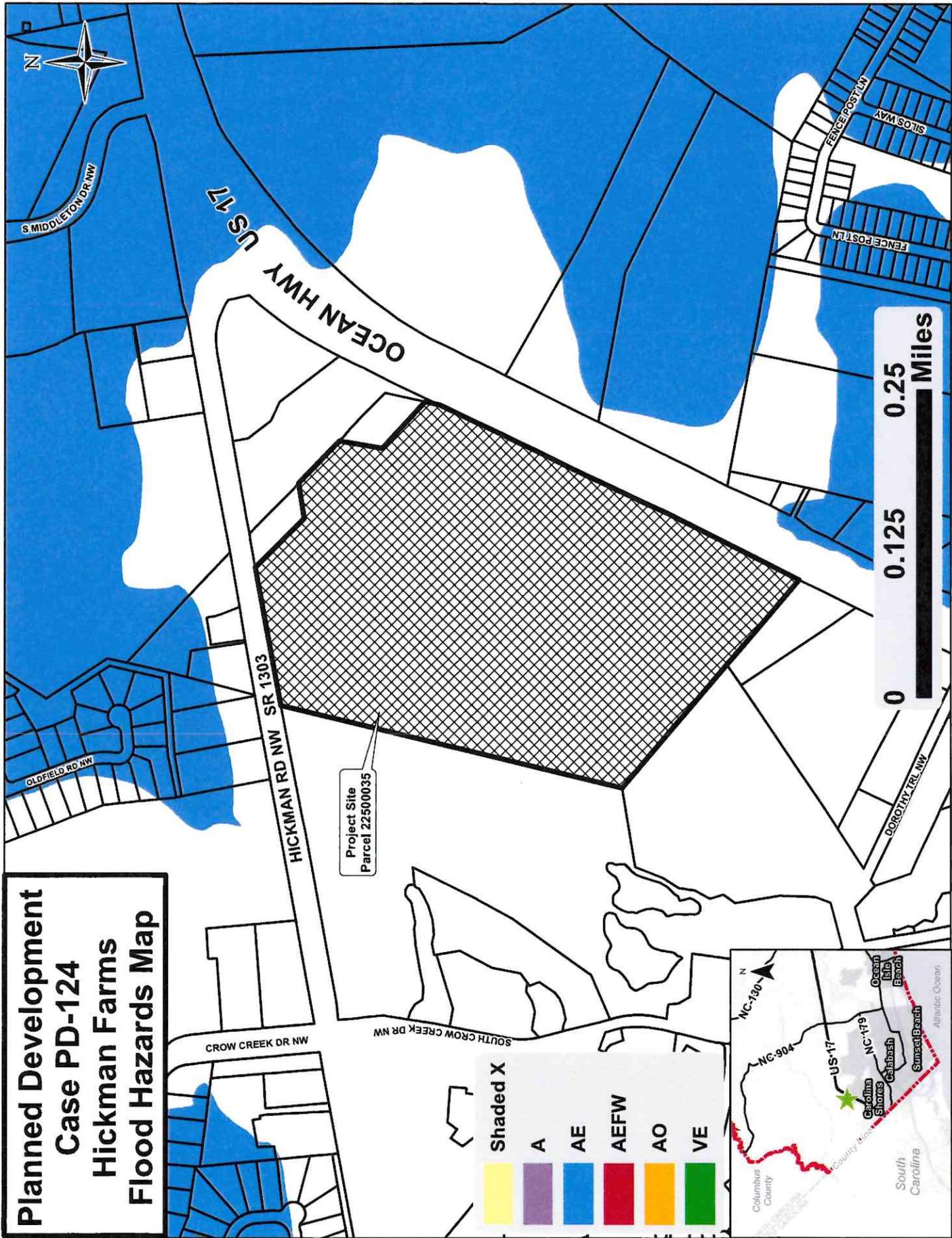


Project Site  
Parcel 22500035

- Open Space - Conservation 1
- Low Density Residential
- Medium Density Residential
- Commercial
- Town Center - Municipality



# Planned Development Case PD-124 Hickman Farms Flood Hazards Map



Project Site  
Parcel 22500035

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







## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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February 2, 2024

Thomas and Hutton  
611 Burroughs and Chapin Blvd. Suite 202  
Myrtle Beach, SC 29588

**RE: Hickman Farms Planned Development  
File # PD-124**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 31, 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](mailto:marc.pages@brunswickcountync.gov)

- Please note that Planning Staff recommends that there be a pedestrian connection from the isolated northwest section of the development through the wetlands to the proposed walking trail.
- Please remove the section of note #16 that references residential lots being exempt from setbacks.
- Please confirm if NCDOT will grant two active entrances onto US 17. If not, please note the secondary entrance shall be emergency access only with gate.
- Please amend note #8 to state each unit shall have 2 non-garage parking spaces.
- Please indicate the drive aisle width between parking spaces shall be a minimum of 25' wide.
- Please note on the plan that all project lighting shall comply with UDO Section 6.9.
- Please note that the pump station and any applicable mechanical equipment will be screened consistent with UDO Section 6.4.
- 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.

Comments from Stormwater

Richard Christensen – 910-253-1716 – [Richard.Christensen@brunswickcountync.gov](mailto:Richard.Christensen@brunswickcountync.gov)

- A State Erosion Control Permit will be required.
- A State Stormwater Permit will be required.
- A County Stormwater Permit will be required. County SW requirements: Post-development peak flow rates shall be less than or equal to the predevelopment conditions for the 1-year, 10-year and 25-year 24-hour design event. SCMs cannot be overtopped during the 100-year design event.

Comments from Engineering

Bill Pinnix – 910-253-2406 – [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov)



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- Existing 12" watermain on Hickman Road and US Hwy 17.
- Existing 12" high pressure forcemain on US Hwy 17 available for connection.
- Watermain and gravity sewer with a pocket of low pressure (off Hickman Road) shown throughout development; Fire hydrants required at subdivision entrances and every 400' throughout multi-family subdivision; ends of lines to have fire hydrants or post flushing hydrants; hydrants may be required per Fire Marshall at the end of the stub-outs and not end in 2" mains.
- Influent manhole and wetwell to be polycrete.
- At current proposed location Pump Station would not require Odor Control, would prefer pump station site to be shifted further away from closest Building.
- A master meter and minimum 6" cleanout required for each building, Duplex Pump station per building in low pressure section.
- NCDOT Encroachment required Primary/Secondary for Hickman Road, Controlled Access for US Hwy 17.

### Comments from Fire Code Official

Joe Oliver – 910-676-4392 – [joseph.oliver@brunswickcountync.gov](mailto: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-marshall/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 February 9, 2024.

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

Sincerely,

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.

<b>Property Owner</b>	<b>Name</b>	Helana W Holden	<b>Phone</b>	
	<b>Address</b>	5365 Mail Street	<b>Fax</b>	
	<b>City, St, Zip</b>	Shallotte, NC 28470	<b>Email</b>	

<b>Applicant or Representative</b>	<b>Name</b>	Lennar Carolinas LLC	<b>Phone</b>	843.901-8360
	<b>Address</b>	1359 21st Ave North, Suite 105	<b>Fax</b>	
	<b>City, St, Zip</b>	Myrtle Beach, SC 29577	<b>Email</b>	Ida Hussey <hussey.i@fandh.com>

<b>Property Information</b>	<b>Address</b>	Hickman Road & US 17
	<b>Tax Parcel(s)</b>	PIN: 102602966912
	<b>Acreage</b>	55.02 AC
	<b>Current Zoning</b>	CO-R-7500
	<b>Public Utilities Available?</b>	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

<b>Project Information</b>	<b>Project Name</b>	Hickman Farms
	<b>Modification or Expansion Of Existing PD?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	<b>Single Family Acre</b>	55.02 AC <sup>C</sup> <b>Lot</b> 197 THs
	<b>Multi-Family Acre</b>	N/A <sup>A</sup> <b>Unit</b> N/A <sup>A</sup>
	<b>Commercial Acre</b>	N/A <sup>A</sup>

<b>Authorization</b>	<b>Property Owner Signature</b>	<u>Helana W. Holden</u>	<b>Date</b>	<u>1-10-23</u>
	<b>Applicant/Representative Signature</b>	<u>[Signature]</u>	<b>Date</b>	<u>1/12/24</u>

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

# Case PD-124

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2260001601	EDGE HOLDINGS LLC		1 SNEAD CT	SHALLOTTE	NC	28470-4519
226000019	PLEASANT GROVE MISSIONARY BAPTIST		8950 OCEAN HWY W	CALABASH	NC	28467
2250003602	CROW CREEK GOLF GROUP LLC		490 S CROW CREEK DR NW	CALABASH	NC	28467-0073
2260001602	SIDELINGER ADRIANNA AND	EDGE JENNINGS GARY	1 SNEAD COURT	SHALLOTTE	NC	28470
2090001024	CROW CREEK LAND DEVELOPMENT LLC		240 HICKMAN RD NW	CALABASH	NC	28467-2017
2250005101	MCDONALD MARK J AND	MCDONALD GABRIELLE AND	1009 ASHWORTH DR	CHELSEA	AL	35043-7252
2250005001	AUSTIN SUE ANN ETALS		105 SHILOH LN	YOUNGSVILLE	NC	27596-8766
22500050	AUSTIN SUE ANN ETALS		105 SHILOH LN	YOUNGSVILLE	NC	27596-8766
225000148	BOSTIC DEVELOPMENT @ CROW CREEK LLC		6260 OCEAN HWY W	OCEAN ISLE BEACH	NC	28469
2250003501	STANLEY EDWARD		51 REAVES WAY NW	SUNSET BEACH	NC	28468-6156
209000015	CROW CREEK LAND DEVELOPMENT LLC		240 HICKMAN RD NW	CALABASH	NC	28467-2017
226000016	SIDELINGER ADRIANNA E AND	EDGE JENNINGS GARY	1 SNEAD CT	SHALLOTTE	NC	28470-4519
2260002001	PLEASANT GROVE MISSIONARY BAPTIST	CHURCH	PO BOX 4375	CALABASH	NC	28467-0575
209000014	MILLER MARVIN		176 HICKMAN RD NW	CALABASH	NC	28467-2004
2090001301	STANLEY B J		180 HICKMAN RD NW	CALABASH	NC	28467
209000012	HICKMAN ROAD BOAT STORAGE LLC		160 HICKMAN RD NW	CALABASH	NC	28467-2004
225EC025	WOODLANDS AT CROW CREEK OA INC & C/O BENCHMARK MANAGEMENT		1612 MILITARY CUTOFF RD STE 108	WILMINGTON	NC	28403
225FB006	JOHN ROMANO TRUST AGREEMENT THE ETALS		22 SHAWNEE LN	MONROE	CT	06468-2163
225FB024	ROONEY ANGELA		250 WOODLANDS WAY UNIT 24	CALABASH	NC	28467-2333
225FB009	STRAYHORN LAUREN		250 WOODLANDS WAY UNIT 9	CALABASH	NC	28467-2333
225FB036	LEEPER JAMES W ETUX	LEEPER JUDY B	240 WOODLANDS WAY UNIT 12	CALABASH	NC	28467-2338
225FB043	QUETSCH JAMES M ETUX	QUETSCH CAROLYN A	4310 POPLAR BRANCH DRIVE	CHANTILLY	VA	20151
225FB022	M & S TERENCE LLC		70 CRESTWOOD DRIVE	STAMFORD	CT	6905
225FB021	DEAN ROBERT A AND	LEWIS DEBORAH	401 ROSLYN DRIVE	SYKESVILLE	MD	21784
225FB020	FROMMEYER RENEE		250 WOODLANDS WAY UNIT 20	CALABASH	NC	28467-2339
225FB014	BIENKOWSKI LEONARD ETUX	STONE HEIDI	29 TREVOR CT	GETTYSBURG	PA	17325-6640
225FB013	THRASHER DANIELA ETUX	THRASHER KAREN A	31 WILLIAMSBURG BLVD	BLOOMSBURG	PA	17815-9201
225FB012	SIANO ANTHONY M ETUX	SIANO ELIZABETH P	1267 MEADOW CHASE DR	LEWISVILLE	NC	27023-6002
225FB011	ISAACMAN KENNETH S ETUX	ISAACMAN ANGELA	11658 MEDITERRANEAN CT	RESTON	VA	20190-3401
225FB005	PRICE BRADLEY A		54750 PIERRE TRAILS DR	OSCEOLA	IN	46561-8787
225FB003	250 WOODLANDS WAY LLC	c/o PATRICIA SHAPIRO	986 MEADOWLANDS TRL	CALABASH	NC	28467-1973
225FB004	AGREEN LINDA K		24891 WOODS DR	DENTON	MD	21629-2326
225FB019	RICHARD A & MARY E YEAGER LIV TRUST THE		18 APRIL SPRINGS CT	LAKEWOOD	NJ	08701-7365
225FB032	ISHOLA HAKEEM		240 WOODLANDS WAY UNIT 8	CALABASH	NC	28467-2332
225FB015	SMITH MICHAEL A		250 WOODLANDS WAY UNIT 15	CALABASH	NC	28467-2333
225FB038	FALLON MARIA TERESA		4124 BENT GRASS DR	FAYETTEVILLE	NC	28312-8712
225FB007	RUPPE JAMES A ETUX	RUPPE WANDA B AND	701 NEAL HAWKINS RD	GASTONIA	NC	28056-6931

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
225FB048	JAROSINSKI RICHARD JOHN ETUX	220 EDGEWOOD DR	SARVER	PA	16055-9262
225FB045	ALICARDI THOMAS ETUX	240 WOODLANDS WAY UNIT 21	CALABASH	NC	28467-2338
225FB042	GUISE BARRY REED ETUX	3558 JEFFERSON ST N APT 123	LEWISBURG	WV	24901-5729
225FB040	BAKER MICHAEL	2640 WYNNHURST CT	GASTONIA	NC	28054-2803
225FB039	FULLERTON JOHN ETUX	1540 BLACK SPRUCE WAY	WILLOW SPRING	NC	27592-7446
225FB037	MCCOOEY KEVIN A	6 ASTER HILL DR	WAPPINGERS FL	NY	12590-1820
225FB035	WILLIS KATHRYN K	240 WOODLANDS WAY UNIT 11	CALABASH	NC	28467-2332
225FB034	HECHT KATHLEEN M ETVR	13 ROBERT RD	CORNWALL	NY	12518-1612
225FB030	MARGHEIM GREGORY ETALS	19 SHAWNEE WAY	STAFFORD	VA	22556-6656
225FB028	NARVELL CAROLYN TRUSTEE	PO BOX 1991	PRNC FREDERCK	MD	20678-1991
225FB027	WELCH CHARLES T JR ETUX	6680 RED BANK RD	GERMANTON	NC	27019
225FB026	LITTLE SISTER BIG DREAMS LLC	1165 CARLYLE ST	CALABASH	NC	28467
225FB025	SCHOMAKER ROBERT W	423 SENECA ST NW #510	CALABASH	NC	28467-1924
225FB018	BRETON RAYMOND A	36 GILDERSLEEVE PL	WATCHUNG	NJ	07069-6307
225FB017	DAVIS MEGAN M ETALS	1763 SANDALWOOD DR SW	OCEAN ISL BCH	NC	28469-4701
225FB016	GILBERT LESLIE L	250 WOODLANDS WAY UNIT 16	CALABASH	NC	28467-2333
225FB010	LATHAM EUGENIA A	250 WOODLANDS WAY UNIT 10	CALABASH	NC	28467-2339
225FB002	BEAIRSTO JOHN D	250 WOODLANDS WAY UNIT 2	CALABASH	NC	28467-2333
225FB001	DAVENPORT MILTON GLENN ETUX	1220 YORKSHIRE DR	HIGH POINT	NC	27262-7344
225FB023	PERRY DALLAS ETUX	13809 DAWN WHISTLE WAY	BOWIE	MD	20721-1226
225FB029	DENISE V FOX REVOCABLE LIV TRUST	240 WOODLANDS WAY UNIT 2	CALABASH	NC	28467-2332
225FB044	LITTLE SISTER BIG DREAMS LLC	PO BOX 6144	CALABASH	NC	28467
225FB047	DICOSTANZO ANNE M	240 WOODLANDS WAY UNIT 23	CALABASH	NC	28467-2332
225FB046	KURDYS WILLIAM ETUX	240 WOODLANDS WAY UNIT 22	CALABASH	NC	28467-2332
225FB033	LYNCH CLAIRE M	240 WOODLANDS WAY UNIT 9	CALABASH	NC	28467-2338
225FB031	ROBERTIELLO DOROTHY A	240 WOODLANDS WAY UNIT 7	CALABASH	NC	28467-2332
225FB041	CARDOZO MICHAEL G ETUX	11210 27TH CT E	PARRISH	FL	34219-8902
225FB008	LEWIS KEVIN ETUX	776 BEAR ISLAND PKWY	ZION CROSSRDS	VA	22942-6999

**OWNER(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
22500035	HOLDEN DELANA W	5365 MAIN ST	SHALLOTTE	NC	28470-4491

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	LENNAR CAROLINAS, LLC	1359 21ST AVE NORTH, SUITE 105	MYRTLE BEACH	SC	29577

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-123

Applicant: Bill Clark Homes of Wilmington, LLC

Project Name: Inland Reserve Planned Development

Property Location: Beach DR SW (NC 179)

Parcel Numbers: 24300008, 2430000801, 243JA002, & 243JA003

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:** OI-C-3 (Ocean Isle Beach Jurisdiction)  
**East:** R-7500  
**West:** R-7500

Proposed Use: Inland Reserve is a proposed planned development, consisting of 457 single family lots and 168 townhouse units, for a total of 625 units on 212.15 acres, creating an overall density of 2.95 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consist of single-family residential, commercial, and vacant land.
- The zoning on the subject parcel has remained unchanged since zoning was adopted in 1994.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential, and OSC-1 (Open Space Conservation).
- All residences shall have a minimum of 2 non-garage parking spaces.
- 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 42.43 acres. The developer is proposing 50.57 acres of dedicated open space. The developer is also proposing 6.93 acres of recreation space of which 6.37 acres are required.
- The proposed project will generate approximately 5,349 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.

- The primary entrance to the development will be through property is located in the Town of Ocean Isle Beach (OIB) off of Eastbrook Avenue SW. Any entrance sign permits, lighting, etc. must be secured through the Town of Ocean Isle Beach. The proposed plans for the project were shared with OIB for comment and no comments were received.
- 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 50.57 acres of open space where as 42.43 acres are required.
  2. The project proposes additional buffer adjacent to the existing concrete plant located on Tax Parcel 2430000901.
  3. Stubouts for future connections shall be provided to Tax Parcels 24300009 and 24300007.
  4. Additional overflow parking to be provided in the townhome areas.
  5. The stormwater system will be constructed to the 25-year storm event.
  6. Sidewalks to be provided on one side of internal roads.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- 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 31, 2024.
- A neighborhood meeting was held on February 7, 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:

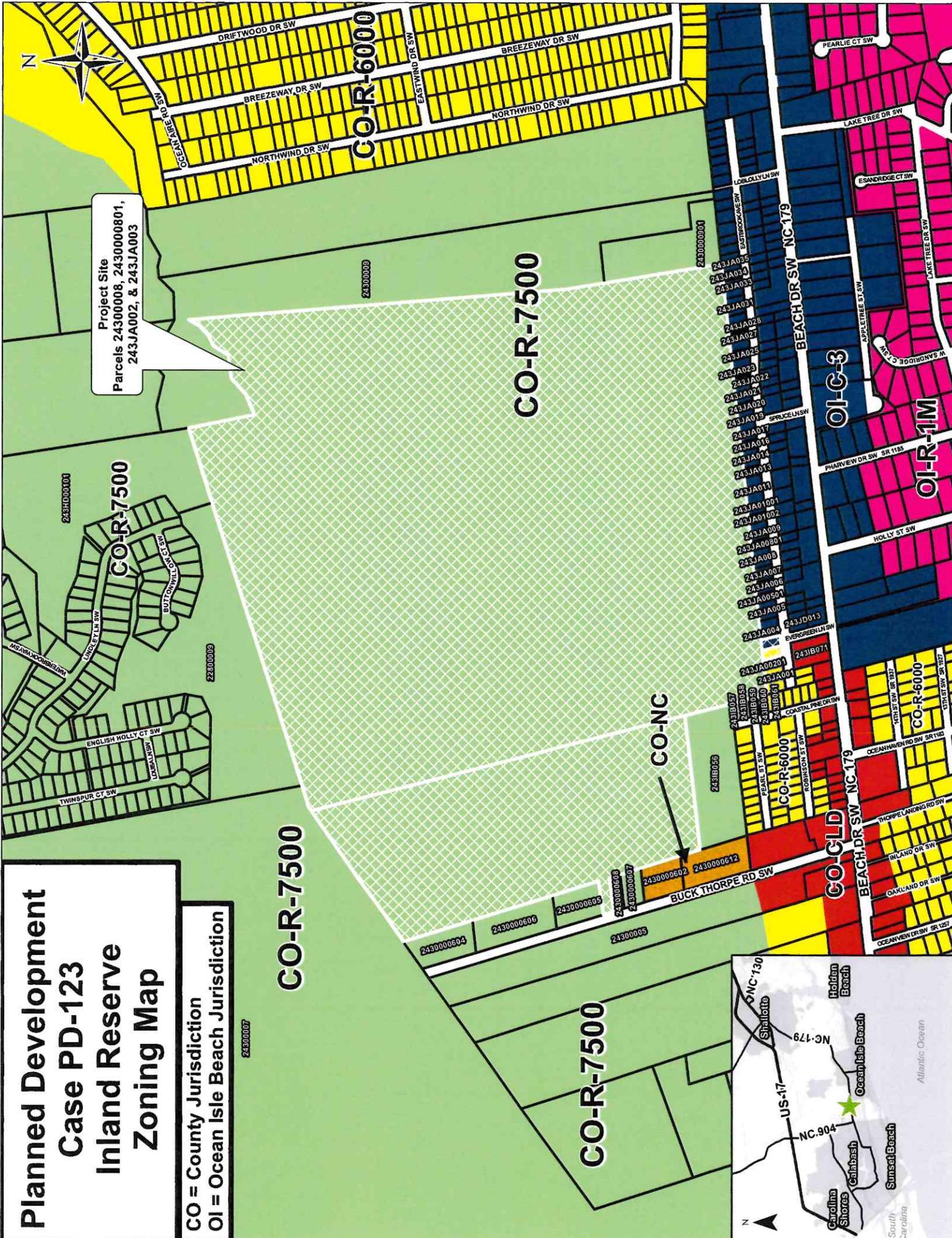
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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-123 Inland Reserve Zoning Map

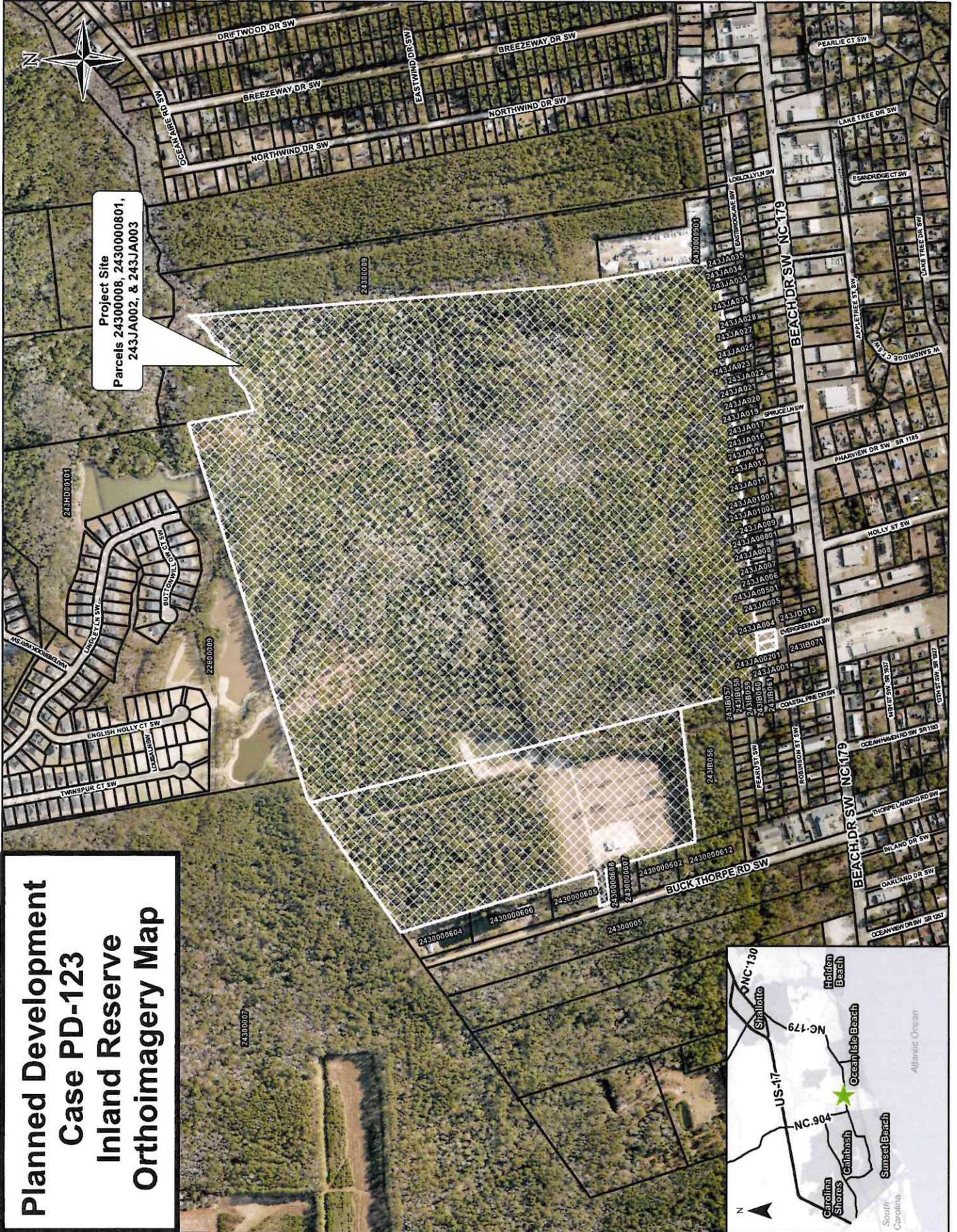
CO = County Jurisdiction  
OI = Ocean Isle Beach Jurisdiction

Project Site  
Parcels 24300008, 2430000801,  
243JA002, & 243JA003



# Planned Development Case PD-123 Inland Reserve Orthoimagery Map

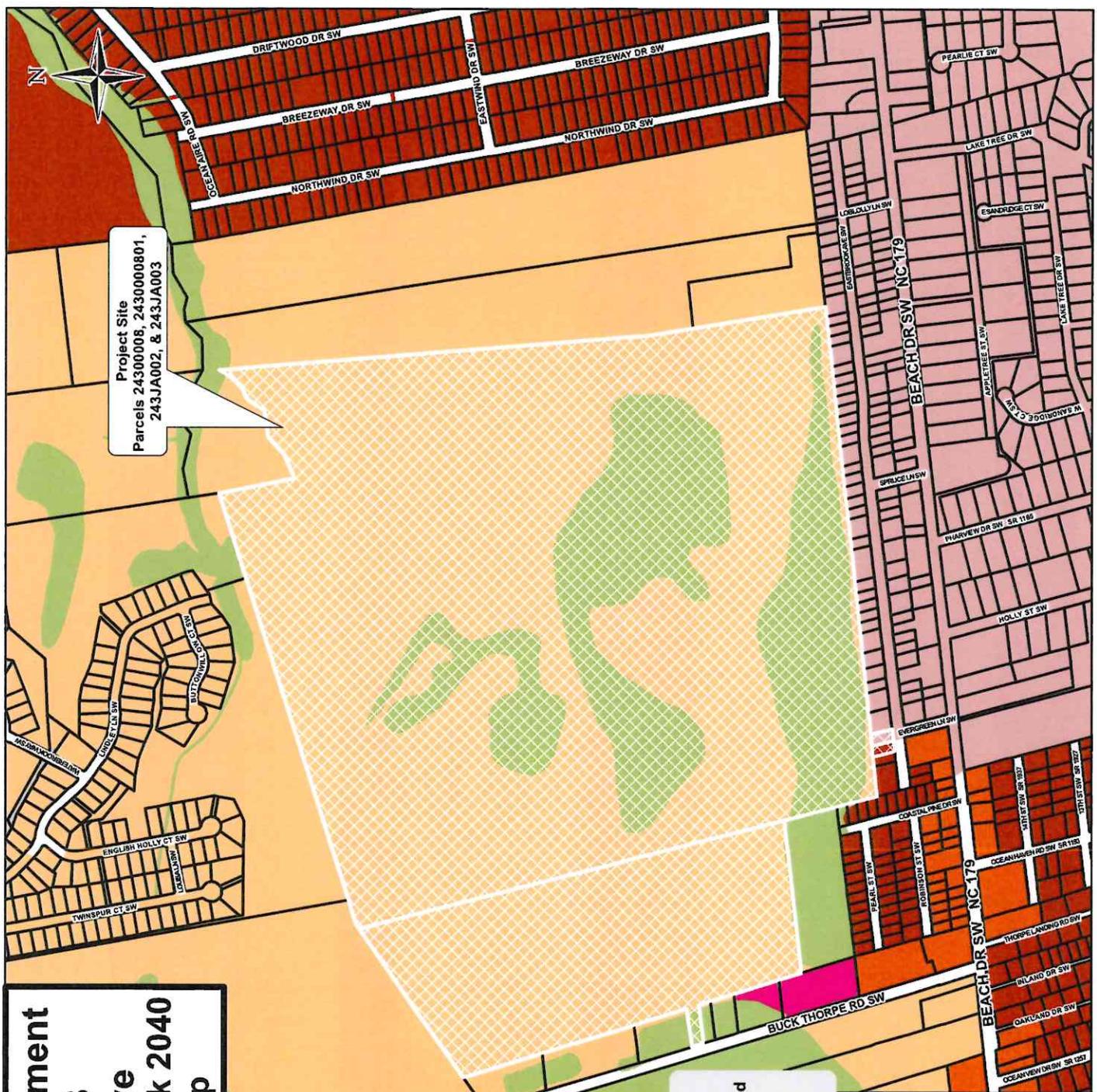
Project Site  
Parcels 24300008, 2430000801,  
243JA002, & 243JA003



# Planned Development Case PD-123 Inland Reserve Blueprint Brunswick 2040 Place Type Map

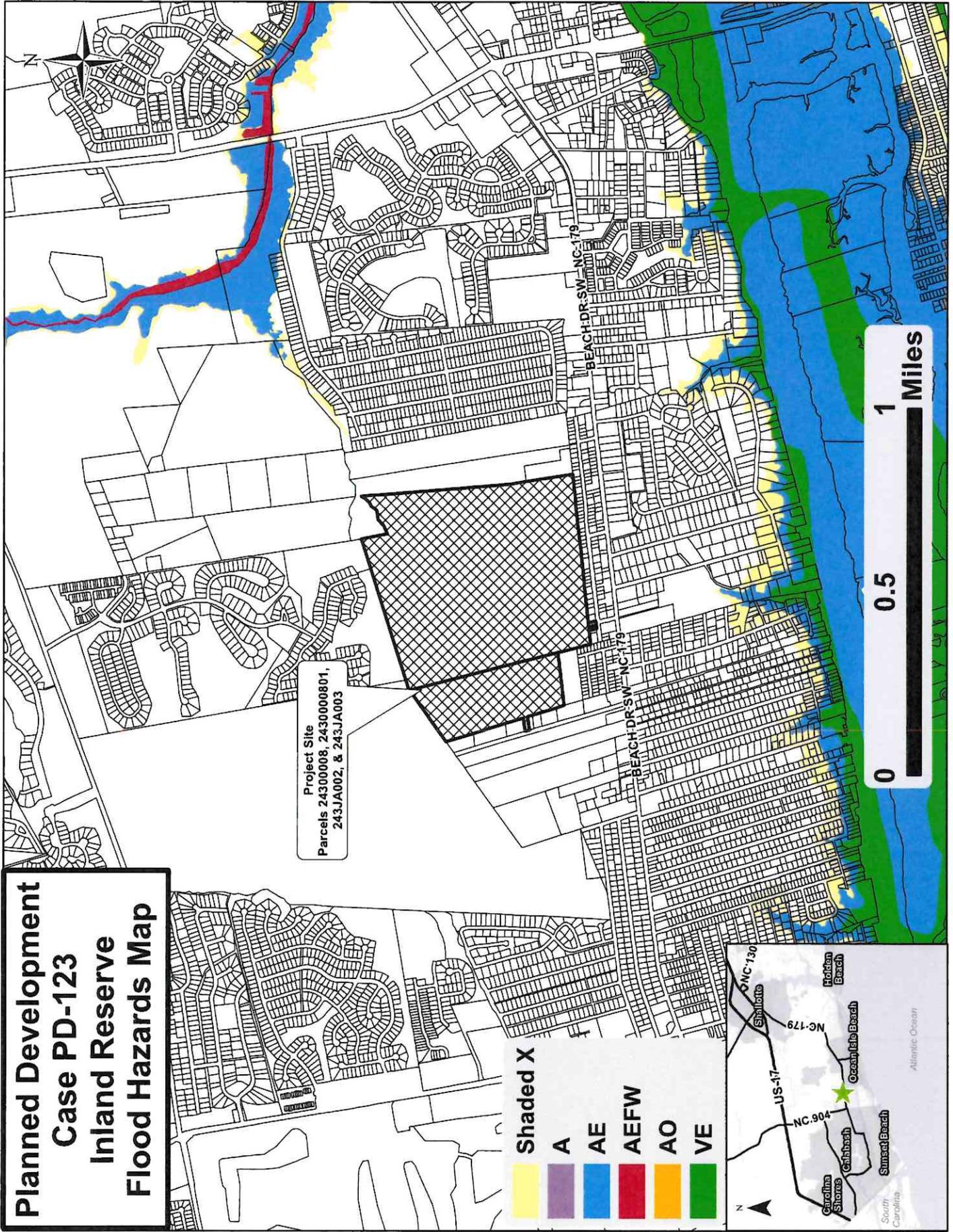
Project Site  
Parcels 24300008, 2430000801,  
243JA002, & 243JA003

- Open Space - Conservation 1
- Low Density Residential
- Medium Density Residential - Mixed
- Commercial
- AC2
- Town Center - Municipality



# Planned Development Case PD-123 Inland Reserve Flood Hazards Map

Project Site  
Parcels 24300008, 243000801,  
243JA002, & 243JA003







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February 2, 2024

Paramounte Engineering  
c/o Allison Engelbretson  
122 Cinema Dr.  
Wilmington, NC 28403

**RE: Inland Reserve Planned Development  
File # PD-123**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 31, 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](mailto:marc.pages@brunswickcountync.gov)

- Please correct the name of the road at the west entrance from Coastal Pine Dr. to Buck Thorpe Rd.
- Please note if the connection to Buck Thorpe Road is to be an emergency connection with gate. Also note that Buck Thorpe Road must meet load standards consistent with NC Fire Code.
- Please provide documentation that the developer has the permission to use Buck Thorpe Road since the road is private.
- Please provide future connection stubouts to Tax Parcels 24300007 and 24300009.
- Please revise plan to show increased buffer adjacent to the existing concrete plant on Tax Parcel 2430000901. Fencing may also be advisable in this area to help increase sound dampening.
- Please specify the specific active space uses.
- Please specify that the stormwater system shall be designed to meet the 25-year storm at a minimum.
- Please note that the pump station will be screened consistent with UDO Section 6.4.
- Please note that sidewalks shall be provided on one side of internal streets.
- 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](mailto:Richard.Christensen@brunswickcountync.gov)

- A State Erosion Control Permit will be required - Brunswick County Stormwater Notes on sheet PD-1.
- A State Stormwater Permit will be required - Brunswick County Stormwater Notes on sheet PD-1.



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- A County Stormwater Permit will be required - Brunswick County Stormwater Notes on sheet PD-1. County SW requirements: Post development peak flow rates shall be less than or equal to the predevelopment conditions for the 1-year, 10-year and 25-year 24-hour design events. SCMs cannot be overtopped during the 100-year design event.

### Comments from Engineering

Bill Pinnix – 910-253-2406 – [william.pinnix@brunswickcountync.gov](mailto:william.pinnix@brunswickcountync.gov)

- Existing 6" watermain on Eastbrook Ave & 8" on Buckthorpe Rd.
- Existing 12" high pressure forcemain on Beach Road.
- Plans show Coastal Pine Drive near Lots 30/54 entrance, should be Buckthorpe??
- Watermain and gravity sewer shown throughout development.
- Fire hydrants required at subdivision entrances and every 500' throughout subdivision; ends of lines to have fire hydrants or post flushing hydrants.
- Influent manhole and wetwell to be polycrete.
- At current proposed location Pump Station would not require Odor Control.
- One double water meter box or (2) single meter boxes required for each single family home unit and each multifamily unit.
- One sewer clean-out required per each single family lot and each multifamily unit.
- Eastbrook, Evergreen and Beach Road are State Roads- NCDOT Encroachment required; Buckthorpe Rd is not a State Road.

### Comments from Fire Code Official

Joe Oliver – 910-676-4392 – [joseph.oliver@brunswickcountync.gov](mailto: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 February 9, 2024.

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

Sincerely,



# 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 HEATHER & SCOTT QUAINANCE	Phone
	6934- Address 6939 BEACH DRIVE SW	Fax
	CITY, ST, ZIP OCEAN ISLE BEACH, NC 28469	Email

Applicant or Representative	Name BILL CLARK HOMES OF WILMINGTON LLC	Phone 910.791.6707 (PARAMOUNT ENGINEERING CONSULTANT REP)
	Address 200 ARLINGTON BLVD, STE A	Fax
	CITY, ST, ZIP GREENVILLE, NC 27850	Email aengebretson@paramounte-eng.com

Property Information	Address 6934 BEACH DR SW
	Tax Parcels 24300008 (PIN 106509262705) 2430000801 (PIN 106509064576)
	Acreage 175.12 AC & 37.03 AC = 212.15 AC IN BRUNSWICK CO.
	Current Zoning RT500
	Public Utilities Available? Water Sewer

Project Information	Project Name INLAND RESERVE
	Modification or Expansion of Existing PD? Yes <input type="radio"/> No <input checked="" type="radio"/>
	Single Family Acres <i>See Plan</i> Lots
	Multi-Family Acres Units
	Commercial Acres

Authorization	Property Owner Signature <i>Heather Quaintance</i>	Date 1-8-24
	Applicant/Representative Signature <i>[Signature]</i>	Date 1/8/24

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



# 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 BARBARA HALL	Phone
	Address 1910 GOOSE CREEK RD SW	Fax
	City, St, Zip OCEAN ISLE BEACH, NC 28469	Email

Applicant or Representative	Name BILL CLARK HOMES OF WILMINGTON, LLC	Phone 910.791.6707 (PARAMOUNT ENGINEERING CONSULTANT REP)
	Address 200 ARLINGTON BLD, STE A	Fax
	City, St, Zip GREENVILLE, NC 27858	Email aengebretson@paramountk-eng.com

Property Information	Address 6878 EASTBROOK AVE SW (BRUNSWICK)	Project Name INLAND RESERVE	
	6876 EASTBROOK AVE SW		
	Tax Parcel(s) 243 JAC02 (PIN 106509154172)		Modification or Expansion Yes <input checked="" type="radio"/> NO
	BRUNSWICK COUNTY		Of Existing PD?
	243 JAC03 (PIN 104509155123) OCEAN ISLE ETS		Single Family Acres SEE PLAN Lots
Acreage 0.13 AC (BRUNSWICK)	0.15 AC (OCEAN ISLE ETS) 0.28 AC	Multi-Family Acres Units	
Current Zoning R6000 (BRUNSWICK)	C3 (OCEAN ISLE ETS)	Commercial Acres	
Public Utilities Available? Water	Sewer		

Authorization	Property Owner Signature <u>Barbara E Hall</u>	Date <u>1-9-24</u>
	Applicant/Representative Signature <u>[Signature]</u>	Date <u>1/8/24</u>

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

# Case PD-123

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
243HD00101	CAMERON WOODS POA INC		4700 HOMEWOOD CT	RALEIGH	NC	27609-0051
243JA010	JLB VENTURES LLC		PO BOX 6834	OCEAN ISL BCH	NC	28469-0834
243JA009	JLB VENTURES LLC		PO BOX 6834	OCEAN ISL BCH	NC	28469-0834
243JA035	ROBERTSON MARK Y AND	ROBERTSON H TODD	PO BOX 6826	OCEAN ISL BCH	NC	28469-0826
243JA034	MCLAMB PAAMELA JOYCE		6736 EASTBROOK AVE SW	OCEAN ISL BCH	NC	28469-4769
243JA033	ROBERTSON MARK Y		P O BOX 6826	OCEAN ISLE BEACH	NC	28469
243JA032	ROBERTSON MARK Y AND	ROBERTSON H TODD	PO BOX 6826	OCEAN ISLE BEACH	NC	28469
243JA031	MILLIKEN PROPERTIES		PO BOX 2267	SHALLOTTE	NC	28459
243JA029	LANDA JOSE G AND	AGUILAR ANA M	6756 EASTBROOK AVE SW	OCEAN ISLE BEACH	NC	28469
243JA028	ROBERTSON MARK Y AND	ROBERTSON H TODD	PO BOX 6826	OCEAN ISL BCH	NC	28469-0826
243JA027	ENZOR SUE GREENE		1737 WACCAMAW SHORES RD	LAKE WACCAMAW	NC	28450
243JA026	ENZOR SHERWOOD SHANE		12 BLACKWELL RD	CHADBOURN	NC	28431
243JA025	ROBERTSON MARK Y AND	ROBERTSON H TODD	PO BOX 6826	OCEAN ISL BCH	NC	28469-0826
243JA024	RUSS STEVEN GREGORY		2226 CEDAR GROVE CHUR RD	CERRO GORDO	NC	28430
243JA023	BURCH JOHN A JR ET	BURCH LEVENA K	293 SOUTH GRANDVIEW ST	CLOVER	SC	29710
243JA022	OVERTON DEBORAH LYNN AND	OVERTON JAMES	120 BEVERLY HILLS LN	CAMERON	NC	28326-6769
243JA021	WADDELL RONALD	ROBERTSON H TODD	267 LAFAYETTE DR	AUGUSTA	GA	30909-2100
243JA020	ROBERTSON MARK Y AND		PO BOX 6826	OCEAN ISL BCH	NC	28469-0826
243JA019	MCCALL MARIE H		11841 CYPRESS DRIVE	LAURINBURG	NC	28352
243JA017	REALSTAR HOMES LLC		2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
243JA016	YOUNG LEANNE M ETALS		343 CROOKED GULLY CIRCLE	SUNSET BEACH	NC	28468
243JA014	PEABODY JAMES A ETUX	BEHRENT PEABODY JO ANN M	183 COOL RUN CT SW	OCEAN ISL BCH	NC	28469-7319
243JA013	SMITH DOROTHY JANE (LT)	% BONITA PRICE PRIDGEN	448 SIKES ROAD	WHITEVILLE	NC	28472
243JA011	MARK LOUNSBURY LLC		638 KINGS TRL	SUNSET BEACH	NC	28468-5316
243JA01002	RUSS GERTRUDE		216 GASTON DR	BLADENBORO	NC	28320-8581
243JA01001	HAMMONDS MISTY DAWN		2895 LAKE COOL RD NW	ASH	NC	28420-2923
243JA00801	TODD ALBERT KEITH		6848 EASTBROOK AVE SW	OCEAN ISLE BEACH	NC	28469
243JA006	HALL BARBARA		1910 GOOSE CREEK RD SW	OCEAN ISL BCH	NC	28469-6522
243JA00501	HALL BARBARA		1910 GOOSE CREEK RD SW	OCEAN ISL BCH	NC	28469-6522
243JA005	HALL BARBARA		1910 GOOSE CREEK RD SW	OCEAN ISL BCH	NC	28469-6522
243JA004	HALL BARBARA		1910 GOOSE CREEK RD SW	OCEAN ISL BCH	NC	28469-6522
243JA00201	BAINES GWENDOLYN IRENE STANLEY		6884 EASTBROOK AVE SW	OCEAN ISL BCH	NC	28469-4771
243IB061	BAINES GWENDOLYN IRENE STANLEY ETVIR	BAINES WILLIAM R	1671 COASTAL PINE DR SW	OCEAN ISL BCH	NC	28469-5751
243IB060	BAINES GWENDOLYN IRENE STANLEY ETVIR	BAINES WILLIAM R	1671 COASTAL PINE DR SW	OCEAN ISL BCH	NC	28469-5751
243IB059	BAINES GWENDOLYN IRENE STANLEY ETVIR	BAINES WILLIAM R	1671 COASTAL PINE DR SW	OCEAN ISL BCH	NC	28469-5751
243IB058	BAINES GWENDOLYN ETVIR	BAINES WILLIAM	1671 COASTAL PINE DR SW	OCEAN ISLE BEACH	NC	28469
243IB056	FISCHER MARY WALL LEDBETTER		PO BOX 7134	OCEAN ISL BCH	NC	28469-1134
24300007	GRAND STRAND NATIONAL LLC	C/O LADANE WILLIAMSON	11 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2430000612	BUTLER DAVID LEE ETUX	1613 SWEETWATER LN	RALEIGH	NC	27610-9412
2430000608	KANIPE GARY S	8434 MT HARMONY ROAD	CONNELLY SPRINGS	NC	28612
2430000607	WHEELER JONATHAN CLAY	13 RED BARN LN	BURNSVILLE	NC	28714
2430000606	THORPE CHARLES L ET	1661 BUCK THORPE RD SW	OCEAN ISLE BEACH	NC	28469
2430000605	THORPE CHARLES L ET	1661 BUCK THORPE RD SW	OCEAN ISLE BEACH	NC	28469
2430000602	BOYS & GIRLS HOMES OF NC INC	PO BOX 127	LAKE WACCAMAW	NC	28450
24300005	MOSHOURES CHRISTOPHER J ET	P O BOX 867	SHALLOTTE	NC	28459
243JA007	HASZ DERON V	6860 EASTBROOK AVE SW	OCEAN ISL BCH	NC	28469-4771
24300009	DUTTON IRIS W	PO BOX 63	LONGWOOD	NC	28452
243JD013	BEAMON JAMES R ET	PO BOX 1403	N WILKESBORO	NC	28659-1403
243IB071	RAMSEY COLEMAN B	2066 INLAND DR SW	OCEAN ISL BCH	NC	28469-5744
243IB057	FISCHER MARY WALL LEDBETTER	PO BOX 7134	OCEAN ISL BCH	NC	28469-1134
243JA001	BAINES GWENDOLYN IRENE STANLEY	6884 EASTBROOK AVE SW	OCEAN ISL BCH	NC	28469-4771
2430000901	SUN VALLEY BUSINESS PARK LP	1901 VALLEY PKWY STE 100	MONROE	NC	28110-6515
2430000604	THORPE CHARLES L ET	1661 BUCK THORPE RD SW	OCEAN ISLE BEACH	NC	28469
22800009	CAMERON WOODS PROPERTY OWNERS ASSOCIATION INC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
243JA018	REALSTAR HOMES LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
243JA008	FARMER DAVID A AND	7205 BEACH DR SW	OCEAN ISL BCH	NC	28469-5515

**OWNER(S)**

PARCEL ID	NAME 2	ADDRESS	CITY	STATE	ZIP
243JA003	HALL BARBARA	1910 GOOSE CREEK RD SW	OCEAN ISL BCH	NC	28469-6522
243JA002	HALL BARBARA	1910 GOOSE CREEK RD SW	OCEAN ISL BCH	NC	28469-6522
2430000801	QUAINTANCE HEATHER	6934-9 BEACH DR SW	OCEAN ISLE BEACH	NC	28469
24300008	QUAINTANCE HEATHER	6934-9 BEACH DR SW	OCEAN ISLE BEACH	NC	28469

**APPLICANT(S)**

PARCEL ID	NAME 2	ADDRESS	CITY	STATE	ZIP
	BILL CLARK HOMES OF WILMINGTON,, LLC	200 ARLINGTON BLVD, STE A	GREENVILLE	NC	27858

# Brunswick County Unified Development Ordinance

## PROPOSED ROADWAYS IN INDUSTRIAL & BUSINESS PARKS TEXT AMENDMENT

(February 22, 2024)

### 1. Amend Section 4.3.1.E. Planned Development Requirements:

#### 5. Roadways in Industrial and Business Parks

*Within Industrial Park and Business Park Planned Developments:*

- i. Subdivision plats may be recorded prior to the installation of roadways.
- ii. With a Shell Building Agreement, shell building and upfit permits are allowed with access that meets or exceeds fire code requirements, including but not limited to road width and cul-de-sacs.
- iii. No Certificates of Occupancy shall be issued until roadways are complete and certified by the design engineer that the road and on-site improvements have been constructed in conformance with the approved plans for the subject parcel.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL ( ) DENIAL of Industrial PD for Roads Text Amendments based upon information provided, and the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan).

### 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 (X) CONSISTENT ( ) NOT CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is (X) REASONABLE ( ) NOT REASONABLE and appropriate based upon the following findings:

- Bring economic development and employment opportunities to the County.
- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support these text amendments.
  - ED-1. Maintain and expand job opportunities in the County.

- |   |   |
|---|---|
| <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 DEPARTMENT

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

[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2025

### MEMO

DATE: February 26, 2024

TO: Planning Board

FROM: Tyler Connor, Planner I

RE: **Voluntary Agricultural District Program Text Amendments**

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The Voluntary Agricultural District (VAD) Board is proposing changes to Section 4.9., Voluntary Agricultural District Program (VAD) & Section 2.5., Agricultural Advisory Board of the Unified Development Ordinance (UDO) to align better with state standards, state model ordinance, and to add an Enhanced Voluntary Agricultural District option known as EVAD. Most proposed amendments are clarifications and housekeeping updates. The biggest change is adding the EVAD option. This will give the agricultural community in Brunswick County the option to have additional benefits for preserving agricultural lands. As with the VAD Program, the EVAD program is voluntary and requires a member to agree to a 10-year irrevocable conservation agreement. After the 10-year term, the member could continue for another 3 years or opt-out. Attached is a copy of the revised Voluntary Agricultural District Program (VAD) Section for your review. For your convenience, changes are highlighted in yellow.

***The VAD Advisory Board at their February 12, 2024, Board Meeting unanimously recommended all changes to Section 4.9. & Section 2.5 of the Unified Development Ordinance (UDO).***

**If you have any questions about the Voluntary Agricultural District Program Text Amendments, please reach out at [tyler.connor@brunswickcountync.gov](mailto:tyler.connor@brunswickcountync.gov) OR 910/253-1746.**

## 2.5 AGRICULTURAL ADVISORY BOARD

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### 2.5.1. Establishment, Membership, and Rules of Procedure

#### A. Establishment

In accordance with N.C.G.S. 106-739, the Board of County Commissioners hereby establishes an Agricultural Advisory Board. This board may also be known as the Advisory Board.

#### B. Membership

##### 1. Appointment

Initially, the Agricultural Advisory Board shall consist of five members approved by the Board of Commissioners. The members shall be appointed in conformance with Section **Error! Reference source not found.**, Appointment of New Advisory Board Members.

##### 2. Membership Requirements

- i. Each Board member shall be a resident of Brunswick County and registered to vote in the County.
- ii. Four of the five members shall be actively engaged in farming.

##### 3. Tenure

- i. Members are to serve for terms of ~~three~~ four years, except that the initial Board is to consist of two appointees for a term of one year, two appointees for terms of two years, and one appointee for a term of three years. Tenures of the initial Board shall be determined by lottery.
- ii. Reappointment to the Board shall be permitted.

##### 4. Vacancies

Any vacancy on the Agricultural Advisory Board shall be filled by the Board of Commissioners for the remainder of the unexpired term following the same procedure as for an initial appointment to the Advisory Board.

##### 5. Removal for Cause

Any member of the Advisory Board may be removed by the Board of Commissioners upon receipt of written charges and after a public hearing before the Board of Commissioners.

##### 6. Funding

###### i. Compensation

The per-meeting compensation of members of the Advisory Board shall be established by the Board of Commissioners.

###### ii. Appropriations for Performance of Duties

Funds shall be appropriated by the Board of Commissioners to the Advisory Board to perform its duties. The Advisory Board shall present an annual budget request to the Board of Commissioners.

#### C. Procedures

The Agricultural Advisory Board shall adopt rules of procedure which are consistent with the enabling legislation and other applicable statutes.

##### 1. Chairperson

The Advisory Board shall elect a chairperson and vice-chairperson each year at its first meeting of the fiscal year. The chairperson shall preside over all regular or special meetings of the Board. In

the absence or disability of the chairperson, the vice-chairperson shall preside and shall have and exercise all the powers of the chairperson. Additional officers may be elected as needed.

## 2. Jurisdiction and Procedures- Supplementary Rules

The Advisory Board may supplement the rules and procedures established in this Section by adoption of additional rules of procedure provided no additional rule shall be inconsistent with this Section or any other applicable laws or regulations.

## 3. Year

The Advisory Board shall use the County fiscal year as its meeting year.

## 4. Meetings

### i. Scheduling

(a) The Advisory Board chairperson shall call all meetings.

(b) The Advisory Board shall hold a called meeting at least once every three months.

(c) Additional meetings may be held at the call of the chairperson or at such times as the Advisory Board specified in the adopted rules of procedure.

### ii. Quorum

A quorum shall consist of a majority of the members of the Advisory Board.

## 5. Voting

The concurring vote of a majority of the members of the Advisory Board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official or agency, to decide in favor of an applicant, or to pass upon any other matter on which it is required to act.

## 6. Records

The Advisory Board shall keep minutes of the proceedings showing the vote of each member upon each item, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the Advisory Board immediately following each meeting. All minutes and other records shall be public record.

## 7. Administrative Services

The North Carolina Cooperative Extension Service shall serve the Advisory Board for record keeping, correspondence, and application procedures of this Section together with such other services the Advisory Board needs to complete its duties.

### 2.5.2. Powers and Duties

The Advisory Board shall have the following powers and duties:

- A. Review and approve applications for qualified farmland and participation in the Agricultural Preservation Program (Section **Error! Reference source not found.**).
- B. Approve, **modify,** or deny applications for implementation and expansion, of a Voluntary Agricultural District. The Advisory Board may only approve applications for withdrawal from an Voluntary Agricultural District (Section **Error! Reference source not found.** through Section **Error! Reference source not found.**);
- C. Advise the Board of Commissioners on projects, programs or issues effecting the agricultural economy or activities within the County and that will effect the Agricultural Preservation Program.
- D. **Study additional methods of protection of farming, horticulture, forestry, and make recommendations.**

## 4.9 VOLUNTARY AGRICULTURAL DISTRICT PROGRAM

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*Commentary: The Voluntary Agricultural District is not an overlay zoning district, and is not implemented in the same way as a zoning district would be.*

### 4.9.1. Authority

The standards and provisions of this Voluntary Agricultural District Program are established pursuant to the authority conferred by N.C.G.S. 106-735 through 106-743 and Chapter 160D.

### 4.9.2. Purpose

The purpose of this Program is to promote the health, safety, rural agricultural values, and general welfare of the county, and more specifically, increase identity and pride in the agricultural community, its way of life, and its importance in preserving the agrarian heritage of the county; encourage the economic and financial health of farming; increase protection from undesirable, non-farm development; and ; increase the protection of farms from nuisance suits and other negative impacts on properly managed farms ; and decrease the likelihood of legal disputes, such as nuisance actions between farm owners and their neighbors.

### 4.9.3. Initial Participation is Voluntary

Nothing contained within this Section shall require a landowner to initiate participation in the Program. Upon participation in the Program, compliance with the requirements of this Section shall be required to maintain status.

### 4.9.4. Implementation of Program

In order to implement the purposes stated in above, this Program provides for the creation of Voluntary Agricultural Districts (VADs) as follows:

**A. Application**

- A. A landowner may apply to participate in the Program by making application to the chairperson of the Advisory Board or a designated staff person. The application shall be on forms provided by the Advisory Board. The application to participate in a VAD may be filed concurrent with the certification for qualifying farmland (see Section 4.9.8).
- B. The Advisory Board shall meet within 90 days of receipt of a complete application to render a decision on the application.

**B. Fees**

Applicants wishing to implement (Section 4.9.4), expand (Section 4.9.5), or withdraw (Section 4.9.6) from a VAD shall pay any administrative fees required for the action. A schedule of the required fees shall be available from the Cooperative Extension.

**C. Criteria for Initial Program Qualification**

A VAD, when initially established, shall contain a minimum of 10 contiguous acres of qualified farmland; or two or more qualified farms which contain a minimum of 10 acres in total and are located within a mile of each other.

**D. Review and Recommendation**

Upon receipt of an application, the chairperson shall forward copies immediately to the following offices for review and comment. Comments, if any, shall be returned to the Advisory Board at least one week prior to the date set for the Advisory Board action on the application.

- A. The Brunswick County Tax Assessor;
- B. Brunswick County Planning Department;
- C. The Brunswick Soil and Water Conservation District office; and
- D. The Natural Resources Conservation Service.

**E. Final Action**

Within 90 days of receipt of the application, the Advisory Board shall vote on the application in conformance with Section 2.5.1.C.

**F. Notification of Decision**

The chairperson shall notify the applicant of the Board's decision by first class mail.

**G. ~~Preservation~~ Conservation Agreement**

The landowner(s) requesting inclusion in a VAD shall execute a ~~Preservation~~ Conservation Agreement with the County to sustain agriculture in the VAD or EVAD in accordance with this Program. The Agreement shall be in a form which is reviewed and approved by the Agricultural Advisory Board (See Section 2.3).

**H. Appointment of New Advisory Board Members**

The following agencies shall appoint a member from each newly created VAD to represent the District on the Agricultural Advisory Board.

- A. Farm Bureau;
- B. Cooperative Extension;
- C. Soil and Water Conservation District;
- D. Farm Service; and
- E. One at-large appointed by Agriculture Board.

**I. Appeal of Advisory Board Decision**

If an application is denied by the Advisory Board, the applicant shall have 30 days to appeal the decision to the Board of County Commissioners. Such appeal shall be presented in writing. The decision of the Board of Commissioners shall be final.

**4.9.5. Expansion of Program**

The Agricultural Advisory Board may decrease or increase the number of Voluntary Agricultural Districts as set forth above in "Implementation," above.

**4.9.6. Withdrawal from Program**

**A. By the Owner**

By written notice to the Advisory Board, a landowner of qualifying farmland may revoke a **Preservation Conservation** Agreement.

**B. By the Agricultural Advisory Board**

The Advisory Board may revoke the Agreement based on noncompliance by the landowner.

**C. Effect on Lands No Longer Included in a VAD**

- A. Revocation shall result in loss of qualifying farm status, and consequently, loss of eligibility to participate in the Program.
- B. Revocation by a landowner of an Agreement shall in no way affect the eligibility of the land to be taxed at its present use value as provided in N.C.G.S. 105-277.2 through N.C.G.S. 105-277.6.

**D. REMOVAL**

**The tract will be removed from public record of the program within a reasonable time period.**

**E. Effect on Lands Remaining in an VAD**

In the event that one or more participants in a VAD withdraw and the remaining acreage becomes less than 10 acres or results in the remaining land being noncontiguous, the **initial VAD Program** will continue to exist so long as there is one qualifying farm located within the District.

**4.9.7. Renewal**

Conservation Agreements shall be deemed automatically renewed for an additional term of ten (10) years, unless either the Advisory Board or the landowner gives written notice prior to the termination date.

**4.9.8. Certification and Qualification of Farmland**

In order for farmland to qualify for participation under the terms of this program, it shall meet the following requirements:

- A. The farmland shall be real property consisting of at least three acres and not located in a planned development (Major Subdivisions, Planned Unit Developments [PUD], and Planned Groups of Structures)

4.9 Voluntary Agricultural District Program

unless the development was originally designed and approved to accommodate agricultural uses and documented on the preliminary plan, site plan, and/or associated plats.

- B. The property must be engaged in agriculture and defined as a Bona Fide Farm per Article 12 (Definitions) of the Brunswick County Unified Development Ordinance (UDO).
- C. The property must be managed, if highly erodible land exists on the property, in accordance with the Natural Resources Conservation Service of the United States Department of Agriculture defined erosion-control practices that addresses highly erodible land.
- D. The property is the subject of a Preservation **Conservation** Agreement, as defined in N.C.G.S. 121-35, between the County and the owner of such land that prohibits non-farm use or development of such land for a period of at least ten years, except for the creation of not more than three lots that meet applicable county watershed and subdivision regulations, or the regulations of any municipality which apply to the farm property. The Conservation Agreement shall be approved by the Advisory Board. The property owner may voluntarily revoke this Preservation Conservation Agreement by submitting a written request to the Advisory Board in accordance with Section 4.9.6.
- E. The property must be located in the unincorporated area of Brunswick County, unless there is an agreement in place with a municipality where the county is authorized to exercise the authority of the municipality on its behalf.

4.9.9. Record Notice of Proximity to a VAD

A. Procedure

When Brunswick County computerizes its County Land Records System, the following requirements outlined in this subsection shall be implemented and enforced upon certification of qualifying farmland and designation of real property as an VAD District, the title to that qualifying farmland and real property within a VAD which is contained in the Brunswick County Land Records System shall be changed to include a notice reasonably calculated to alert a person researching the title of a particular tract that such tract is located within one-half aerial mile of a VAD District.

*Commentary: With the automation of the Land Records System, research on any tract within ½ aerial mile of an VAD should alert a person of the proximity of the District to the tract being reviewed.*

B. Limit of Liability

In no event shall the County or any of its officers, employees, or agents be held liable in damages for any misfeasance, malfeasance, or nonfeasance occurring in good faith in connection with the duties or obligations imposed by this Ordinance.

C. No Cause of Action

In no event shall any cause of action arise out of the failure of a person researching the title of a particular tract to report to any person the proximity of the tract to a qualifying farm or VAD as defined in this Ordinance.

4.9.10. Education

The County may take such action as it deems appropriate through the Advisory Board or other entities or individuals to promote the purposes and objectives of this Program and encourage the formation of VADs including the implementation of a public information program to reasonably inform landowners of the Program.

4.9.11. Abeyance of Water and Sewer Assessments

A. Purpose

The purpose of this section is to help mitigate the financial impacts on farmers by some local and State capital investments unused by such farmers.

**B. Assessment and Abeyance**

- (1) Landowners belonging to voluntary agricultural districts shall not be assessed for, or required to connect to, water and/or sewer systems. Water and sewer assessments shall be held in abeyance, without interest, for farms inside a voluntary agricultural district, until improvements on such property are connected to the water or sewer system for which the assessment was made.
- (2) Assessment procedures followed under 0.5. 153A-185 et seq. shall conform to the terms of this article with respect to qualifying farms that entered into Preservation Conservation agreements while such article was in effect.

**C. Termination of Abeyance**

When the period of abeyance ends, the assessment shall be payable in accordance with the term set out in the assessment resolution

- D. **Suspension of Statute of Limitations**  
Statutes of limitations dependent upon the operation of County ordinances are suspended during the time that any assessment is held in abeyance without interest.
- E. **Other Statutory Abeyance Procedures**  
Nothing in this section is intended to diminish the authority of the County to hold assessments in abeyance under N.C.G.S. 153A-201.
- F. **Conflict with Water and/or Sewer System Construction and Improvement Grants**  
To the extent that this section conflicts with the terms of Federal, State, or other grants under which county water and/or sewer systems are constructed, this section shall not apply.

**4.9.12. Advertisement ~~Public Notification~~ of an Voluntary Agricultural District**

The Advisory Board, in cooperation with the County, shall take measures as set forth below to provide notification to property owners, residents, and other interested persons adjoining any designated VAD with a goal of informing all current and potential residents and property owners in and adjoining the District, that farming and agricultural activities may take place in this VAD any time during the day or night.

The Brunswick County Tax Department/GIS Mapping shall maintain maps of approved Districts within the Geographic Information Mapping System Database as well as an overlay for all tracts located within one-half (1/2) mile of the property line of any tract of land enrolled in VAD.

- A. **Signage**  
Signs identifying an approved VAD shall be placed by the farmer upon the farmowner's property and outside of the NCDOT right of way.
- B. **Maps**  
Maps identifying approved VADs shall be provided to the following:

- A. Number of landowners enrolled;
- B. Number of farms and acres enrolled;
- C. Number of acres for which applications have been made;
- D. Number of acres certified;
- E. Number of acres denied;
- F. Date acres certified;
- G. Copy of any amendments;
- H. Copy of provided report that includes Board of Commissioners, Soil and Water Conservation District, Farm Bureau, Farm Service, Tax Department/GIS Division, and Planning Department.

#### 4.9.15. Condemnation of Qualifying Farmland within a VAD

Pursuant to N.C.G.S. 106-740, no public agency or governmental unit may formally initiate any action to condemn any interest in qualifying farmland within a VAD until such agency or unit has requested the Advisory Board to hold a public hearing on the proposed action. The procedures for such hearings shall be as set forth below.

##### A. Schedule Public Hearing

Upon receipt of a request for a public hearing, the Advisory Board shall have 30 days after receiving a request under this article to hold a public hearing and submit its findings and recommendations to the agency that proposed the condemnation. No formal initiation of condemnation may be initiated while the proposed condemnation is properly before the Advisory Board within the time limitations set forth in this Section.

##### B. Advertise Public Hearing

The Advisory Board shall run a notice of the public hearing in a newspaper having general circulation in Brunswick County at least 10 days prior to the date established for the hearing. The notice shall contain the date, time, and place of the hearing and shall provide the name of the agency requesting the hearing and the purpose of the action. The notice shall also indicate the approximate address of the property(ies) under consideration.

##### C. Conduct Public Hearing

- A. The Advisory Board shall conduct the public hearing and receive information and comments from the agency requesting the condemnation action and the citizens of Brunswick County. Additionally, the Advisory Board shall consider the following:
  - i. Has the need for the project requiring the condemnation been satisfactorily shown by the agency requesting the action?
  - ii. Has a financial impact analysis been conducted by the agency seeking the action?
  - iii. Have alternatives been considered to the proposed action that are less disruptive to the agricultural activities and farmland base of the VAD within which the proposed action is to take place?
- B. The Advisory Board shall invite and allow input by the North Carolina Cooperative Extension Agent, U.S.D.A. Natural Resources Conservation Services, Farm Service Agency Personnel, and may consult with any other individuals, agencies or organizations, public or private, necessary to the Advisory Board's review of the proposed action.

##### D. Findings and Notification

Within 10 days after the public hearing, the Advisory Board shall make a report containing its findings and be conveyed recommendations regarding the proposed action. The report shall be conveyed to the decision-making body of the agency proposing acquisition and made available to

the public for comment.

#### **4.9.16. Enhanced Voluntary Agricultural District(s)**

A landowner may apply to participate in the Enhanced Voluntary Agricultural District (EVAD). Applicants must meet all requirements set forth by the VAD to be considered for the EVAD.

To be approved within the EVAD, the landowner must enter into a conservation agreement approved by the Advisory Board as defined in G.S. 121-35, that meets the condition set forth in G.S. 106-743.2. Such conservation agreement shall be irrevocable for a period of at least 10 years from the date the agreement is executed. At the end of its term, a conservation agreement shall automatically renew for a term of three years, unless notice of termination is given in a timely manner by either party as prescribed in the ordinance establishing the enhanced voluntary agricultural district.

#### **A. Additional Benefits for EVAD**

Land enrolled in the EVAD program is entitled to all of the benefits available under the VAD program, and to the following additional benefits:

#### **B. Sale of nonfarm products.**

Landowners participating in EVAD may receive up to 25 percent of gross sales from the sale of nonfarm products and still qualify as a bona fide farm that is exempt from County zoning regulations under G.S. 153A-340(b). A farmer seeking to benefit from this subsection shall have the burden of establishing that the property's sale of nonfarm products did not exceed 25 percent of its gross sales.

#### **C. Agricultural cost share program.**

Landowners participating in EVAD are eligible under G.S. 143- 215.74(b) to receive the higher percentage of NC Division of Soil and Water Conservation Agriculture Cost Share Program funds for the benefit of that farmland under the agriculture cost share program established pursuant to part 9 of Article 21 of chapter 143 of the General Statutes to benefit that farmland.

#### **D. Priority consideration.**

State departments, institutions, or agencies that award grants to farmers are encouraged to give priority consideration to landowners participating in EVAD.

#### **4.9.17. Conflict with Other Ordinances and Statutes**

Whenever the provisions of this Program (Section 4.9) conflict with other ordinances of Brunswick County, the provisions of this Program shall govern. Whenever the provisions of any Federal or State statute require more restrictive provisions than are required by this Program, the provisions of such statute shall govern.

#### **4.9.18. Amendments to the Voluntary Agricultural District Program**

The provisions of this Program (Section 4.9) may be amended from time to time after a public hearing and in consultation with the Advisory Board to the Board of Commissioners. Notice of the hearing shall be sent to program participants by first class mail at least ~~30~~ 25 days prior to the hearing.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL ( ) DENIAL of VAD Program Text Amendments based upon information provided, the state model ordinance, the current NCGS, the Brunswick County Agricultural Development Plan, and the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan).

### 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 (X) CONSISTENT ( ) NOT CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is (X) REASONABLE ( ) NOT REASONABLE and appropriate based upon the following findings:

- Meets current NCGS for Voluntary Agricultural Districts.
- Consistent with the state model ordinance for Voluntary Agricultural Districts.
- Protect the existing agricultural character of the County.
- Preserve agricultural opportunities in the County
- The Brunswick County Agricultural Development Plan goals & objectives support these text amendments.
  - Goal #1 - Strengthen farm and forestry viability and the agricultural economy through economic development, education, and marketing.
  - Goal #5 – Protect farmland as a valuable natural resource.
  - Goal #6 – Foster greater recognition of public support for agriculture through increases in education and awareness
- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support these text amendments.
  - LU-4. Conserve viable agriculture while facilitating the transition of some existing working lands affected by urbanization.
  - HW-4. Ensure equitable access to healthy food.
    - Support the continuation of viable agriculture as well as programs to connect people with locally-produced, healthy food. (Refer to LU-4)

- |   |   |
|---|---|
| <input checked="" 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: _____                                       |

# Planning Board Public Comment Policy

A public comment period shall be included on the agenda at each Planning Board meeting. There will be no public comment periods held during special meetings or workshops unless otherwise specified by the Board. All comments and suggestions during the public comment period shall be subject to the following guidelines:

- Each person desiring to speak during the public comment period shall sign up to speak prior to the start of the meeting on the form provided at the door, by listing the speaker's name, address, and the topic on which he or she will speak. Any related documents, printed comments, or materials the speaker wishes distributed to the Planning Board shall be delivered to the Planning Staff in sufficient amounts (8 copies) at least fifteen minutes prior to the start of the meeting. Persons wishing simply to speak may sign up at any point before the meeting begins.
- A total of thirty (30) minutes shall be set aside for public comment. At the end of this time, those who signed up to speak but have not yet been recognized may be requested to hold their comments until the next meeting's public comment period, at which time they will be given priority for expression. Alternatively, the Board, in its discretion, may extend the time allotted for public comment.
- Each speaker will have a maximum of three minutes to speak. A speaker may not sign up to speak more than once during the same public comment period. No time may be yielded to a speaker by another speaker. To avoid repetitiveness, groups are encouraged to select a spokesperson to speak on their behalf. At the request of the Board, groups of persons supporting or opposing the same positions may be asked to designate a spokesperson to speak, and the designated spokesperson may be allotted up to 8 minutes. Additional time may be allowed at the discretion of the Board.
- Speakers will be acknowledged to speak in the order in which their names appear on the sign-up sheet. Speakers will address the Board from the lectern and begin their remarks by stating their name and address.
- Public comment is not intended to require the Board to answer impromptu questions. Speakers should expect the Board to refrain from engaging in a dialogue, except to the extent necessary to clarify the speaker's position. The allotted time for speaking from the podium is the method to address the Board during the public comments period. The Board will not entertain questions or comments called out from the audience. The Board will not take action on an item presented during public comment. When appropriate, the Board may refer inquiries and items brought up during public comment to the Planning Staff for follow-up.
- Speakers should at all times maintain proper decorum and shall make their comments in a civil manner. Personal attacks will not be tolerated. No person will be allowed to make obscene, derogatory, or slanderous remarks. Speakers will not discuss matters regarding the candidacy of any person seeking public office, including the candidacy of the person addressing the Board.