



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
May 13, 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 April 8, 2024 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

A. Planned Development – PD-97

Name: Trest Tract (*Tabled at the May 8, 2023 Planning Board Meeting*)
Applicant: Paramounte Engineering
Tax Parcel: 2100001804
Location: Hickman Road (SR 1303)
Description: Trest Tract is a proposed planned development to consist of 182 townhouse units on 34.35 acres, creating an overall density of 5.97 dwelling units per acre.

This project was **Tabled** at the May 8, 2023 Planning Board Hearing due to concerns about potential flood impacts and the board suggested the applicant obtain a CLOMR (Conditional Letter of Map Revision) from FEMA. The project at that time proposed 205 townhomes but has since been amended to propose 182 townhome units.

New Business

A. Planned Development – PD-126

Name: McMullan Tract
Applicant: Norris and Bland Engineering
Tax Parcel: Portions of 2120001803, 21200035, 2130000601, & 2280000101
Location: Ocean Isle Beach Road (SR 1184)
Description: McMullan Tract is a proposed planned development to consist of 550 single family units on 249 acres, creating an overall density of 2.21 dwelling units per acre.

B. Rezoning Z-887

Proposed rezoning of approximately 26.73 acres located on Andrew Jackson Highway (US 74/76) near Northwest, NC from RR (Rural Residential) to IG (Industrial General) for Tax Parcel 0140000201.

PROPOSED LAND USE PLAN AMENDMENT (LUM-887): Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from INDI (Industrial Intensive) and OSC-1 (Open Space Conservation-1) to INDI (Industrial Intensive) for Tax Parcel 0140000201 located south of Northwest Road NE and north of US 74/76 (Andrew Jackson Hwy NE) near Northwest, NC. This Land Use Plan Amendment totals approximately 26.73 acres.

C. Rezoning Z-888

Proposed rezoning of approximately 51.52 acres located on No. 5 School Road (SR 1305) near Ash, NC from RR (Rural Residential) to SBR-6000 (High Density Site Built Residential) for Tax Parcels 20900036, 2090002701, 20900025, 20900027, 2090002702, 20900026, and 2090002402 (Added by staff).

D. Tree and Landscaping – Proposed UDO Text Amendment

E. Transportation Overlay Zone (TOZ) – Proposed UDO Text Amendment

F. Traffic Impact Analysis (TIA) – Proposed UDO Text Amendment

10) Other Business.

- A. UDO Rewrite Update.
- B. Planning Board Case Update.

11) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

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

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Ron Medlin
Richard Leary
Clifton Cheek
Jason Gaver

MEMBERS ABSENT

Harry Richard Ishler, Alternate
William Bittenbender

STAFF PRESENT

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

OTHERS PRESENT

JoAnn Chase
Debbie Smith
Samuel B. Franck, Attorney at Law
Mickey Smith
Phyllis Booth
Jody Bland, Norris & Tunstall Engineering
David Summerlin
John Hankins
Dylan Phillips, Brunswick Beacon

Jim Board
Robert Dieck
Jay Oglesby
Brian Booth
Cat Blankenhorn
Alan Holden
Dana Burrows
Jamey Cross, Star News

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:04 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Harry 'Richard' Ishler and Mr. William Bittenbender were absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 11-MAR-24 MEETING.

Mr. Leary made a motion to approve the 11-Mar-24 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

Ms. JoAnn Chase, 1579 Gate Hill Road SE, addressed the Board. She read a letter (attached) regarding her property being sloped and unsafe for her and her sick husband to enjoy while outside. She felt that the property should be leveled so stormwater will flow appropriately to the ditch in the area. Ms. Dixon asked Ms. Chase to leave her contact information with staff so the matter can be researched in an effort to provide a resolution to the Chases dilemma.

Mr. Jim Board, 3803 Worthington Place, addressed the Board. He read a statement (attached) regarding the Wellhead Protection Overlay District (Wellhead Overlay) that was previously approved without performance standards. He stated that the performance standards provide the teeth to the Wellhead Overlay's authority for managing the types of businesses that can be developed within the overlay district. He further stated that the mean objective was to prevent danger to the Castle Hayne Aquifer (Aquifer) underneath. The Aquifer supplies fresh water to several southeast North Carolina communities such as St. James, Oak Island, Caswell Beach and Southport. Mr. Board felt that water is rapidly becoming a key issue due to the excessive amount of development in the County. As such, he urged the Board to review the performance standards and move forward with a recommendation to the Board of Commissioners to adopt the performance standards. Ms. Dixon interjected that staff anticipates holding a community public meeting 13-May-24 regarding this matter.

Ms. Debbie Smith and Mr. Mickey Smith addressed the Board. Mr. Smith said they have questions regarding Liberty Health Care. Mr. Dunham said this item is on the agenda for consideration and he asked the Smiths to hold their questions and/or comments until this item is up for discussion.

Mr. Robert Dieck addressed the Board. He too was present to discuss Liberty Health Care regarding wetlands adjacent to the project that was previously approved. Mr. Dunham asked Mr. Dieck to hold his comments and/or questions until this matter is up for discussion.

VII. PUBLIC HEARING.

A. Parking Reduction Request – Liberty Health Multifamily at St. James

Request by Liberty Healthcare to reduce the required parking for an age restricted multifamily proposal by 17% from 357 to 305 parking spaces.

Mr. Ron Meredith addressed the Board. Mr. Meredith read the Staff Report (attached). He stated that the Planning Board may reduce the required number of spaces by up to 20% if for reasons of topography, mixes of uses, ride sharing programs, availability of transit, or other conditions specific to the site, provided that the reduction in the required number of parking spaces satisfies the intent of the Brunswick County Unified Development Ordinance (UDO), specifically, Section 6.12.6.C.

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

Mr. Samuel Franck, Attorney at Law with Ward and Smith, PA, addressed the Board on behalf of Liberty Healthcare Nursing Properties of Brunswick County, LLC. Mr. Franck stated that Liberty Senior Living is currently situated in several communities throughout the State. The subject property is located between the Town of St. James and the Town of Oak Island. Mr. Franck said the project was originally planned for up to 800 senior living multifamily homes and it was reduced to a less intense use (204 multifamily and 117 cottages as displayed on the visual map). Mr. Franck discussed a PowerPoint presentation (attached) regarding alternative parking as addressed in the UDO under Section 6.12.7. He further stated that it is not desirable, attractive or a benefit to anyone to have excessive parking because it is not an effective use of the property to have asphalt that sits unused. He stated that his client was advised that a parking ratio of 1:1.2 parking spaces per unit is the right fit to ensure there are enough spaces at the highest demand for the multifamily section of this project. Mr. Franck said the parking standards in the UDO do not accurately apply to this specific development because they address regular multifamily without age restrictions. Mr. Franck reiterated that this parking reduction request only applies to the multifamily and not the cottages because they have individual parking spaces. Mr. Franck proceeded to discuss the PowerPoint presentation that addressed ITE Trip Generation Comparison as well as parking standard examples in comparable developments such as Inspire Briar Chapel (Chatham County), Inspire Futch Creek (New Hanover County), Inspire Brunswick Forest (Leland, NC), and Inspire Royal Park (Matthews, NC).

Mr. Leary asked Mr. Franck if he was aware of the occupancy rate at Inspire Brunswick Forest (Leland, NC)? Mr. Jay Oglesby, Director of Development at Liberty Senior Living, addressed the Board. Mr. Oglesby said Inspire Brunswick Forest (Leland, NC) is 36% occupied. Mr. Franck asked Mr. Oglesby the typical time to achieve balanced occupancy? Mr. Oglesby said, typically, construction will take approximately 20 months and stabilization usually takes approximately 24 months, which equates to approximately 4 years to achieve 96% stabilized occupancy. Mr. Franck reiterated that they are proposing an alternative parking plan and nothing else will be changed on the site plan displayed on the visual map that was initially approved in 2004. Ms. Easley clarified that the cottages will have 2 parking spaces per unit

with an attached garage and this request is only for the non-cottage units (multifamily units) and Mr. Frink concurred.

Mr. Mickey and Debbie Smith, residents of Summerdale Court in the Town of St. James, addressed the Board. Mr. Smith said he and his wife purchased their property in 2008 with the understanding from the realtor and True Homes that this property was unbuildable because there are wetlands on the site. Mr. Smith asked how they are able to develop the subject property if there are wetlands on site? He asked what the minimum buffer will be from the rear of his home, which is currently wooded, and this development? Mr. Smith was also concerned with potential noise associated with developing the property as well as traffic within the project. Mr. Meredith said there is a 30' boundary buffer required for the planned development. Mr. Meredith said this section of the planned development is internal. However, there are a large number of wetlands that create a natural buffer between this development and adjacent properties.

Ms. Smith expressed concern with noise as a result of ambulances and fire trucks because they live within 1½ miles from an assisted living home as well as the potential noises that will be generated from the facility. She further stated that the other facilities constructed by Liberty Healthcare are in commercial areas and not residentially established neighborhoods. Mr. Meredith added that the existing wetlands on the site are approximately 500' from the Smith's home. He said noise abatement is not addressed in the UDO, but there is a lighting plan requirement.

Mr. Smith asked about the minimum buffer requirements. Mr. Meredith said a vegetative buffer is typically required and existing trees are preserved, wherever possible. Mr. Meredith said the applicant shifted the major density and larger structures out toward the main roads to keep them separated from the existing single-family structures. Mr. Smith asked if those structures are 2 stories and Mr. Meredith replied that they are 2 story townhomes.

Mr. Robert Dieck addressed the Board. He wanted assurance that the wetlands remain wetlands and they don't clear-cut the property and plant grass as a substitute for the existing natural vegetation.

Mr. Brian and Phyllis Booth, residents of Summerdale Court in the Town of St. James, addressed the Board. Mr. Booth said the building (4 stories) is directly behind his home. He asked the number of units that will be in the building? Mr. Franck said there will be 204 multifamily units. Mr. Booth asked if there will be activity buses on site? Ms. Easley interjected that the multifamily units will be age restricted. Mr. Batton reminded the Board that this planned development was approved in 2004 and they are entitled to the plan that was approved. Mr. Batton said the only matter before the Board is a request to reduce parking spaces from 357 to 305 parking spaces in the multifamily age restricted area of the planned development. Mr. Booth was concerned with the potential of having wider roads to potentially accommodate public transportation (buses) for the residents as well as emergency vehicles. Mr. Dunham said there was no discussion from the applicant regarding buses. Mr. Booth said the residents will have to leave the facility for whatever reason and they will need some type of transportation. Mr. Dunham said the applicant did not mention widening roads. Mr. Booth felt that, if parking is reduced, the roads will likely be narrower. Mr. Meredith said there is no proposal to change the roads. Ms. Easley added that the roads have been approved and the only change to the plan is a reduction in parking spaces in the multifamily area.

Ms. Booth was concerned with water pressure because there is an existing problem and the proposed project will only increase the water pressure issues. She asked what their recourse is to get their concerns addressed and/or resolved? Ms. Easley said Mr. Meredith indicated that this planned development was approved in 2004. Mr. Meredith said the plan that has been submitted to the Board was modified in 2007. Mr. Meredith said nothing has been approved from the site-specific plan, so the applicant has to know whether or not the parking spaces can be reduced prior to finalizing their comments. Mr. Meredith reiterated that there are no changes to the road(s). Ms. Booth asked about the Town of St. James providing fire services for the 4-story building. Mr. Meredith said the Town of St. James can better address fire service issues because they were involved in the review process of this project. Ms. Booth was concerned with the residents of the Town of St. James being responsible for a fire truck to service this area. Mr. Meredith said there have been no discussions to his knowledge that a new fire truck will be purchased to service this area. Ms. Easley added that fire fees cover fire equipment costs and fire station needs. Mr. Pages reiterated that this project was initially approved for 814 multifamily units. Mr. Booth asked about parking for the building. Mr. Franck said the project is for 55+ years old and there will be surface parking for the multifamily.

Ms. Kat Blankenhorn addressed the Board. She asked how the excessive space will be utilized if the parking spaces are reduced by 17%? Mr. Meredith said this is the proposed parking area, but there was a concept plan approved showing infrastructure, general single-family detached development, and this area was identified as a pod with the number of units and density. Ms. Blankenhorn asked the reasoning to reduce the number of required parking spaces if such was not displayed on the approved plan? Mr. Meredith said the County's parking code requires a minimum of 1.75 spaces per unit, so the applicant is requesting a reduction in parking spaces. Ms. Blankenhorn asked if they will be allowed to have more space later for additional phases? Mr. Meredith said probably not, but impervious coverage will be reduced on the site. Ms. Blankenhorn asked if there will be overflow parking to accommodate holiday visitors when the project reaches 96% buildout? Mr. Meredith said they have no overflow parking indicated on the plan, but there are parking pods throughout the development.

Mr. Franck readdressed the Board. He stated that the villas are designed to be 1 story with a maximum height of 22'. Mr. Franck said there will be no clear-cutting of wetlands. He said the traffic engineers said they need 0.67 parking spaces per home and they are proposing to almost double that number to ensure there is adequate parking to accommodate visitors during holidays or special events (birthdays, anniversaries, etc.). He reiterated they are only asking for a reduction in parking spaces from 357 to 305 parking spaces. Mr. Franck said what they designed for this project is less than initially approved (814 multifamily units) for the planned development.

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

Ms. Easley made a motion to approve the reduction in parking spaces from 357 parking spaces to 305 parking spaces (approximately 17% parking space reduction) and the motion was unanimously carried.

B. Rezoning Z-882 – Douglas Whittington (%J. Phillip Norris – Norris & Tunstall Consulting Engineers).

Request rezoning of approximately 1.49 acres located east of 1116 Sea Way Street SW near Supply, NC from R-6000 (High Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 2160009107.

LAND USE PLAN MAP AMENDMENT (LUM-882):

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from MDR-M (Medium Density Residential-Mixed Use) to LDR (Low Density Residential) for Tax Parcel 2160009107 located east of 1116 Sea Way Street SW near Supply, NC. This Land Use Plan Amendment totals approximately 1.49 acres.

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 staff's recommendation and consistency and reasonableness determination statement (attached).

Mr. Meredith said staff recommends approval from R-6000 (High Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 2160009107 located east of 1116 Sea Way Street SW near Supply, NC in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to LDR (Low Density Residential).

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

Mr. Jody Bland, Norris and Tunstall Consulting Engineering, addressed the Board. Mr. Bland said the applicant has no specific use of the property at this time, but he felt the proposed zoning change will be the highest and best use for the property and there is RR (Rural Low Density Residential) zoning contiguous to the subject property.

Mr. Alan Holden, adjacent property owner on the west side of the subject property, addressed the Board with no objections to the zoning change.

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 Parcel 2160009107 to RR (Rural Low Density Residential) located east of 1116 Sea Way Street SW near Supply, NC in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to LDR (Low Density Residential) 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 NOT 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.
 - The Residential Suitability Map identifies the subject parcel as generally suitable for residential development.
 - Not in a significant heritage natural area.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- Biodiversity and Wildlife Habitat Assessment score of 1 out of 10.

<input type="checkbox"/> <i>Agricultural Development Plan</i> <input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i> <input type="checkbox"/> <i>Brunswick County Trail Plan</i> <input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Unified Development Ordinance</i> <input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i> <input type="checkbox"/> <i>Airport Height Control Ordinance</i> <input type="checkbox"/> <i>Other: _____</i>
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Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

C. Rezoning Z-883 – James Carlisle (%David Summerlin - South Brunswick Development LLC).

Request rezoning of approximately 3.97 acres located at 150 Green Swamp Road (NC 211) near Supply, NC from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1680007101.

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 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 Parcel 1680007101.

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

Mr. David Summerlin addressed the Board on behalf of the owner. He stated that Tax Parcel 16800071, which is adjacent to the subject property, has been rezoned to C-LD (Commercial Low Density). Mr. Summerlin said there are no particular plans for the property at this time.

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 Parcel 1680007101 to C-LD (Commercial Low Density) located at 150 Green Swamp Road (NC 211) and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

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

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

- 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.
 - The Commercial and Residential Suitability Maps identify the subject parcels as more suitable for residential and commercial development.
 - Identified as a Community Center.
 - Not in a significant heritage natural area.
- 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 type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

Mr. Dunham stated that any person with standing may appeal the decision of the Planning Board. If an appeal is received in the allotted time, the case will move forward to the

Brunswick County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

D. Rezoning Z-884 – The Galloway 4 LLC – George Galloway (South Brunswick Development LLC (%David Summerlin)).

Request rezoning of approximately 12.17 acres located at 90 Big Macedonia Road NW (SR 1342) near Supply, NC from RR (Rural Low Density Residential) to NC (Neighborhood Commercial) for Tax Parcels 1520000401 and 1520000406.

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 staff's recommendation and consistency and reasonableness determination (attached).

Mr. Meredith said staff recommends approval from RR (Rural Low Density Residential) to NC (Neighborhood Commercial) for Tax Parcels 1520000401 and 1520000406.

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

Mr. David Summerlin addressed the Board on behalf of the owner. Mr. Summerlin said they initially applied for these parcels to be rezoned to C-LD in February 2024 along with Tax Parcel 1680007103, but staff asked if they would reconsider requesting the subject properties be rezoned to NC (Neighborhood Commercial) to provide for a smoother transition to the residential dwelling nearby.

Mr. Dana Burrows addressed the Board. Mr. Burrows asked about Big Macedonia Road NW (SR 1342) having adequate capacity. Mr. Meredith said road capacity data is received from the North Carolina Department of Transportation (NCDOT). Mr. Burrows asked how often the data is updated? Mr. Pages said road capacity data is updated annually by NCDOT. Mr. Burrows said traffic is very intense and vehicles tend to exceed the posted speed limit on this road. Mr. Meredith said this is a rezoning request and any development will require approval from NCDOT, which will likely require a driveway permit and possibly a traffic study. Mr. Burrows asked about the septic issue and Mr. Meredith said there is a high-pressure force main in the area and they will be responsible for connecting to public sewer if it is made available to the site or on-site wastewater systems will have to be approved by the Brunswick County Environmental Health when the property is developed. Mr. Meredith reiterated that this is a rezoning request. Mr. Burrows asked about the biodiversity numbers and Ms. Dixon stated that the biodiversity information is submitted by North Carolina Wildlife and it identifies areas of high biodiversity, wildlife and specific plants. Mr. Burrows was concerned with what can be developed in this area if the property is rezoned to NC (Neighborhood Commercial). Mr. Pages read some of the uses in the RR zone verses NC. He stated that there are similar uses allowed in both zoning districts. Mr. Burrows was opposed to the zoning change without knowing what will be placed on the property.

Mr. Cheek asked what will be the minimum buffer requirements if the property is rezoned to NC (Neighborhood Commercial)? Mr. Meredith said 0.4 opaque buffer if the adjacent property is vacant and 0.6 opaque buffer adjacent to the RR (Rural Low Density Residential) zoning district or a residential use. Mr. Pages elaborated by saying that the applicant will have to provide a 20' or 30' buffer that will include existing vegetation and possibly additional landscaping to meet the minimum buffer requirements.

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

Mr. Leary made a motion to approve Tax Parcels 1520000401 and 1520000406 to NC (Neighborhood Commercial) located at 90 Big Macedonia Road NW (SR 1342) and adopt the consistency and reasonableness determination statement and the motion carried 5 to 1 with Mr. Cheek opposing.

CONSISTENCY & REASONABLENESS DETERMINATION

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

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

- 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.
 - The Commercial and Residential Suitability Maps identify the subject parcels as more suitable for residential and commercial development.
 - Identified as a Community Center.
 - Not in a significant heritage natural area.
- The NC (Neighborhood Commercial) zoning district will serve as a transition between existing RR (Rural Low Density Residential) zoning districts and the previously approved rezoning Z-880 to the C-LD (Commercial Low Density) zoning districts, allowing a transition in intensity as you move closer to the node.
- 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 type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

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

E. Planned Development – PD-125

Name: Holden Beach Landing (Revision)
 Applicant: Lennar Carolina LLC
 Tax Parcel(s): 21500060, 21600112, 2160011604, 2160011802.
 Location: Holden Beach Road SW (NC 130)
 Description: Holden Beach Landing is a proposed planned development that was approved in March 2022 for 186 single-family lots on a gross site of 109.29 acres creating an overall density of 1.70 units per acre. The applicant is proposing to modify the planned development by adding 109 single family lots for a total of 295 single family lots on 109.29 acres creating an overall density of 2.70 dwelling units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
- 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. Cheek asked if the commercial area was noted on the previously approved plan and Mr. Pages replied, yes. Mr. Cheek asked about the Letter of Map Revision (LOMR). Mr. Pages said FEMA (Federal Emergency Management Agency) has to approve the removal of the lots in the flood zone via a LOMR and the applicant has to prove that there will not be a negative impact or create any additional flooding on any properties downstream.

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

Mr. Nathan Pound addressed the Board. He stated that the eastern portion of the project was listed as future development on the previously approved planned development. Ms. Easley asked if the LOMR request will include fill? Mr. Pound said the area will be filled and there will be no net lost. Mr. Cheek asked about the rear pocket and Mr. Pound said it will remain as open space.

Mr. Gerald Kirby, 1443 Stanbury Road SW (SR 1124), addressed the Board. He stated that the proposed development abuts his property 3 places on the north side and 2 places on the south side. Mr. Kirby said stormwater runoff and drainage is a major concern of his and his neighbors because of the current drainage issues on Stanbury Road SW (SR 1124). Mr. Kirby said he previously presented some of his concerns to the Board regarding the initial planned development (PD-71) in March 2022. He stated that the plans were approved for 186 homes with some noted conditions, which stated, "The existing ditches in the project area will not be dead headed and/or closed; rather, the existing ditches will be rerouted through permitting with the US Army Corps of Engineers". Mr. Kirby said they are asking that the same condition(s) be added to PD-125 so the ditches can drain properly. Mr. Kirby said there are concerns about Bell Run that flows through his property and his brother's property on the south side toward Holden Beach. He further stated that the stormwater from the ponds have to go somewhere when there are major storms in the area. Mr. Dunham added that the applicant is building 4 stormwater ponds and the project is designed to a 100-year storm event. Mr. Kirby said the last stormwater runoff plan from the US Army Corps of Engineers was in April 2023 that allowed for 186 lots. Mr. Kirby concluded that there are a lot of wetlands on the property and he wanted assurance that these concerns are kept in mind when the project is developed.

Mr. Web White, 1529 Stanbury Road SW (SR 1124), addressed the Board regarding potential stormwater drainage issues on the north and south side of the subject property. He was concerned with stormwater from the Cedar Grove area that will be flowing from their parcels through the subject property. Mr. White wanted a public hearing to be required for that portion that will be set aside for a county facility as stated in the staff report. Mr. Pages said permitted uses do not require a public hearing, but buffers (potentially 30') may be imposed.

Ms. Ash Ramos addressed the Board. She asked if the overall footprint will change with the additional 109 units requested? Ms. Ramos asked what are the implications of adding the additional units? Mr. Pages said the original plan had this area labeled as future use, but not specified. He further stated that the lot sizes have been reduced and density increased, wetland delineation is the same and the growth is in the eastern area. Ms. Ramos said stormwater runoff will be increased and Mr. Pages said their stormwater plan will have to be approved by Brunswick County Engineering and information can be obtained from the Stormwater Engineer (Brigit Flora or Richard Christensen). Mr. Pages said the Board can include the condition regarding the ditches in the area as was imposed on the original planned development.

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

Mr. Cheek made a motion to approve PD-125 (Holden Beach Landing Revision Planned Development) with the noted conditions in the Staff Report as well as a fourth condition stating the existing ditches in the project area will not be dead headed and/or closed; rather, the existing ditches will be rerouted through permitting with the US Army Corps of Engineers and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- UDO Rewrite

Ms. Dixon addressed the Board. She stated that staff is in the process of selecting a consulting firm to assist in rewriting the Brunswick County Unified Development Ordinance. Staff anticipates having a contract for approval to the Board of Commissioners either April 15, 2024 or May 4, 2024.

- Trees and Greenspace Unified Development Ordinance Text Amendments

Ms. Dixon addressed the Board. She discussed a PowerPoint presentation (attached) of the overview of the proposed UDO text amendments related to trees and greenspace. She briefly discussed some terminology of opacity, buffers and the zoning overlay districts. Ms. Dixon proceeded to address the proposed tree and landscaping text amendments. Mr. Cheek asked if there is any consideration to exclude wetlands as open space as part of open space calculations. Ms. Dixon said wetlands are considered open space because it is natural space that must be preserved. She further stated that staff is proposing to increase the percentage of open space requirements in the proposed text amendments. Ms. Dixon stated that usable recreation space does not include stormwater ponds or wetlands. Ms. Dixon proceeded to discuss the proposed changes to the UDO that include incentives to meet the recreation area requirements, adding a Transportation Overlay Zone (TOZ), and updating the approved landscaping species recommended by the North Carolina Cooperative Extension. Ms. Dixon encouraged the Board to provide feedback to staff. She concluded that staff anticipates scheduling a public hearing for consideration of the proposed text amendments at the May Planning Board meeting.

- Traffic Impact Analysis (TIA)

Ms. Dixon addressed the Board. She stated that the Board of Commissioners determined that TIA's should be required for projects that have 200 peak hour trips or more per day prior to consideration for approval at the Planning Board meeting. As a result, staff will be presenting a text amendment for consideration at the May 2024 Board meeting regarding this matter.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that there were no appeals submitted for the previously approved cases (4 planned developments and a major subdivision) at the 11-Mar-24 Planning Board meeting, so the Board's decision stands.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-97
Applicant: Paramounte Engineering
Project Name: Trest Tract Planned Development
Property Location: Hickman Road (SR 1303)
Parcel Numbers: 2100001804
Zoning District: CLD (Commercial Low Density) and SBR-6000 (Site Built High Density Residential)

CLD Density Maximum – 13.6 Dwelling Units per Acre
SBR-6000 Density Maximum – 7.3 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."

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

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

Proposed Use: Trest Tract is a proposed planned development to consist of 182 townhouse units on 34.35 acres, creating an overall density of 5.97 dwelling units per acre. This project was **Tabled** at the May 8, 2023 Planning Board Hearing due to concerns about potential flood impacts and the board suggested the applicant obtain a CLOMR (Conditional Letter of Map Revision) from FEMA. *The project at that time proposed 205 townhomes but has since been amended to propose 182 townhome units.*

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial, and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Open Space Conservation 1 and Medium Density Residential (MDR).
- Parking will be outside of the right-of-way 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-to-45-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 8.6 acres. The developer is proposing 14.2 acres of dedicated open space. The developer is also proposing 1.9 acres of recreation space of which 1.29 acres are required.
- The proposed project will generate approximately 1,057 vehicle trips per 24-hour weekday volume. A driveway warrant analysis has been completed and approved by NCDOT (see attached). The project will also have a gated emergency access on to Hickman Road.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 14.2 acres of open space where as 8.6 acres are required.
 2. The stormwater ponds will be constructed to treat the 100-year storm event.
 3. Sidewalks shall be installed throughout the project on one side of the road.
 4. The developer has secured a CLOMR (Conditional Letter of Map Revision) to bring the project site out of the floodplain.
 5. A Turn Lane Warrant Analysis (Traffic Impact Analysis) has been approved by NCDOT.
 6. Increased 45-foot buffer adjacent to Crow Creek.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in setbacks.
- There are significant Flood Zones on the project site. Approximately 83% (28.5 acres) of the property is located in the AE (100-year) Flood Zone. The CLOMR, the "as-built" certification, and the associated request to revise the Flood Insurance Rate Map (FIRM) will remove the developed area of the site from the AE Flood Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- Neighborhood meetings were held on February 23, 2023 and April 24, 2024.
- TRC was held on February 1, 2023.

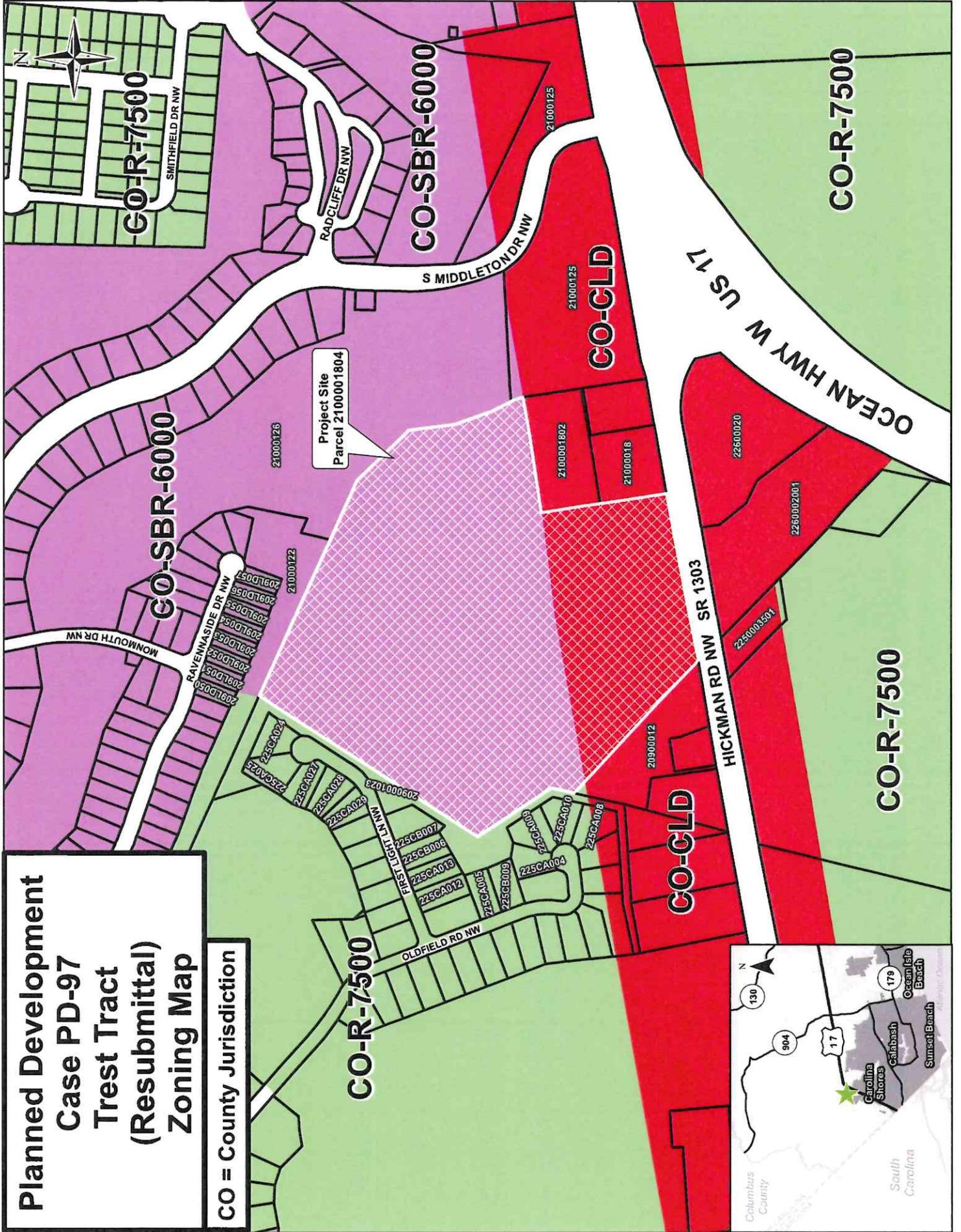
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

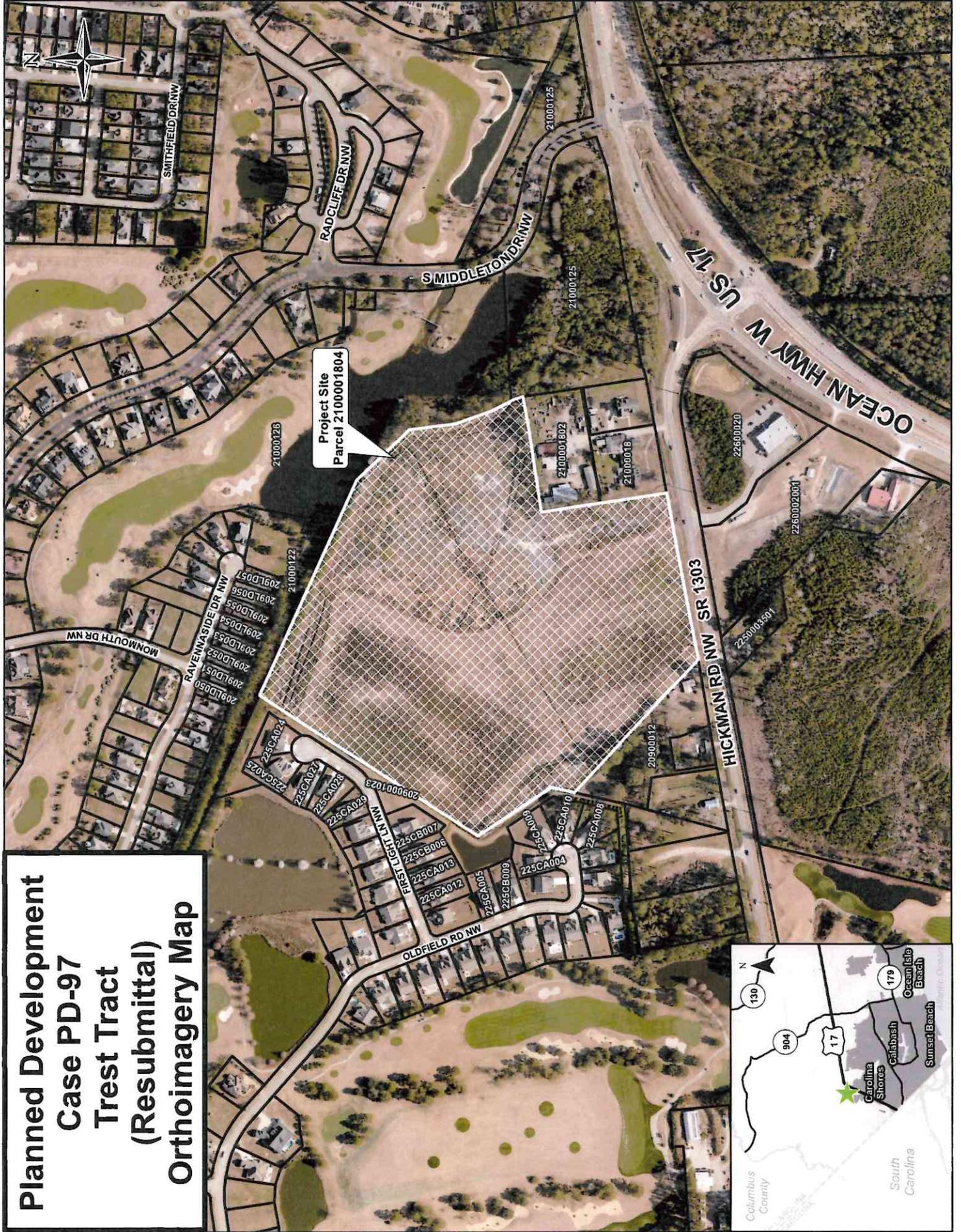
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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. The proposed pump station will require the elevation of control equipment to the 500-year floodplain elevation.
5. A Floodplain Development Permit will be required for all work, roads, fill and other development activities as described by the Flood Damage Prevention Ordinance, prior to the start of any construction.

Planned Development Case PD-97 Trest Tract (Resubmittal) Zoning Map

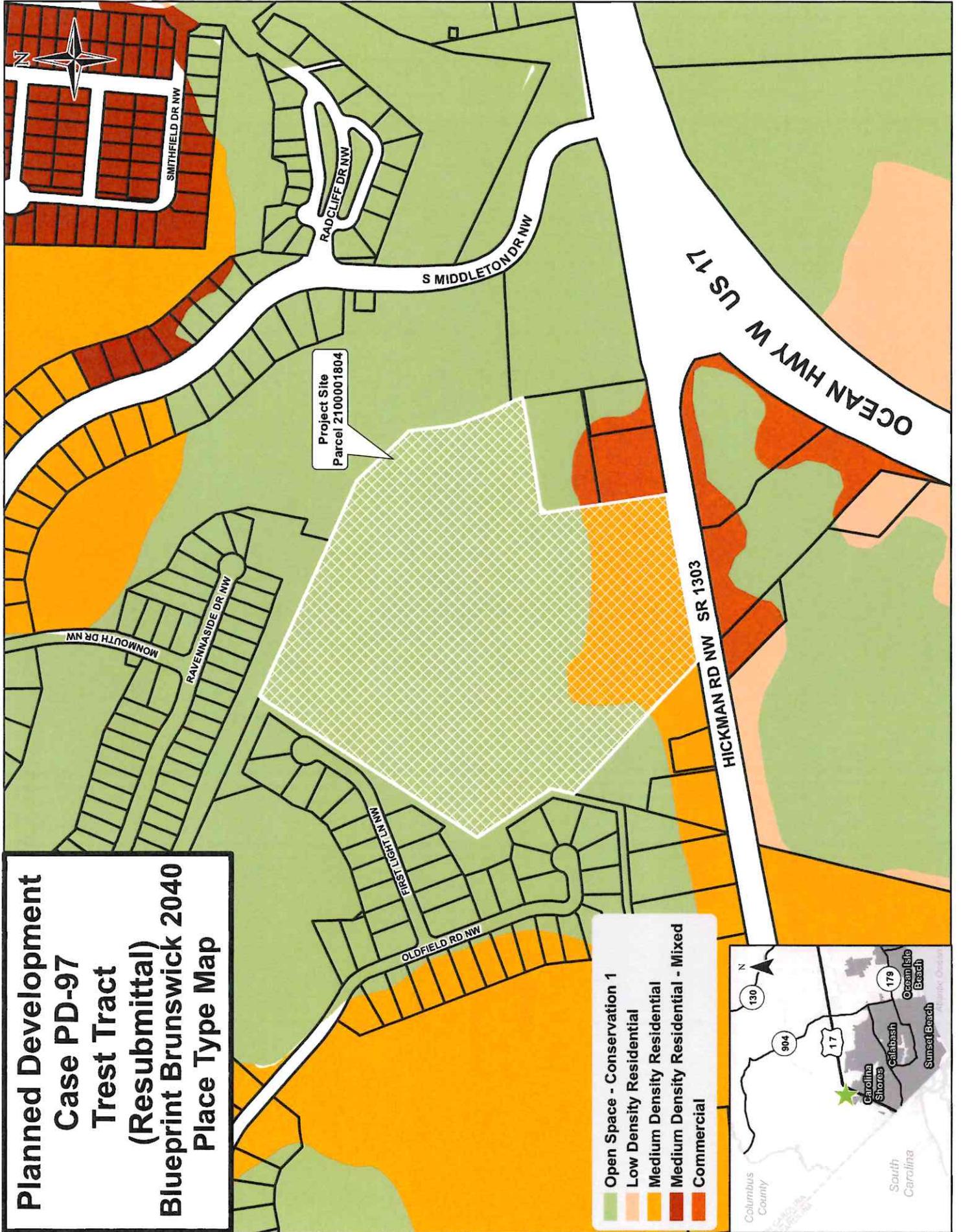
CO = County Jurisdiction



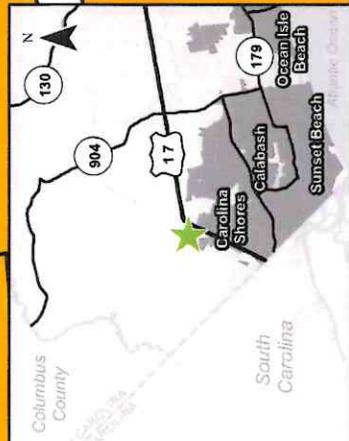
**Planned Development
Case PD-97
Trest Tract
(Resubmittal)
Orthoimagery Map**



**Planned Development
Case PD-97
Trest Tract
(Resubmittal)
Blueprint Brunswick 2040
Place Type Map**



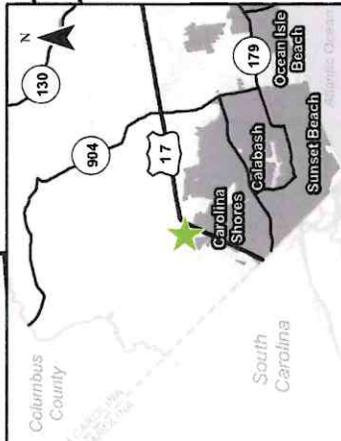
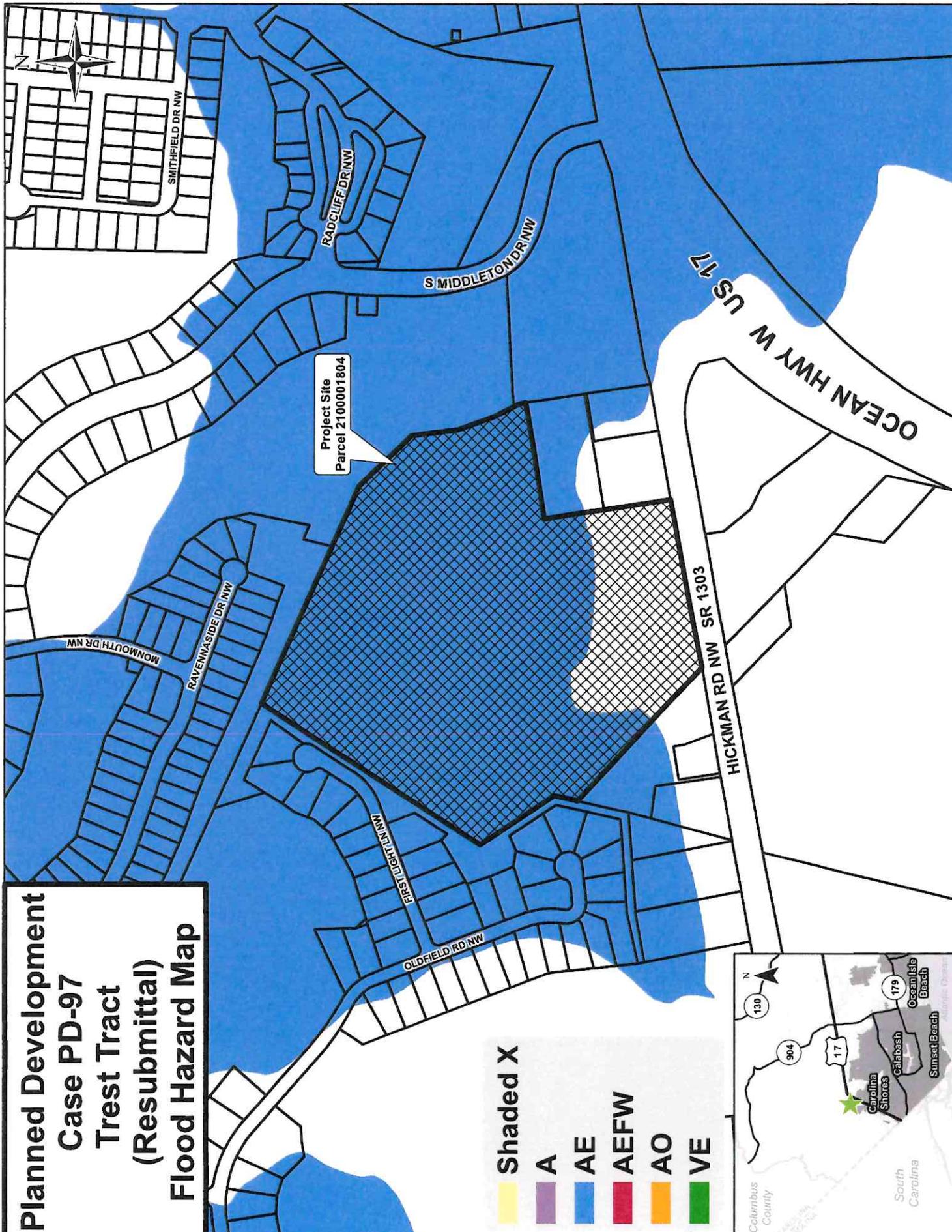
- Open Space - Conservation 1
- Low Density Residential
- Medium Density Residential
- Medium Density Residential - Mixed
- Commercial



**Planned Development
Case PD-97
Trest Tract
(Resubmittal)
Flood Hazard Map**

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

Project Site
Parcel 2100001804





Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BRUNSWICK COUNTY, NORTH CAROLINA (Unincorporated Areas)	A parcel of land, as described in the North Carolina General Warranty Deed recorded in Book 2525, Pages 0176, 0177, and 0178, in the Office of the Register of Deeds, Brunswick County, North Carolina The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 370295	
AFFECTED MAP PANEL	NUMBER: 3720102600K DATE: 8/28/2018	

FLOODING SOURCE: LITTLE CAWCAW SWAMP	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.938526, -78.572779 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83
--------------------------------------	--

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	Hickman Road NW	Portion of Property	X (unshaded)	31.3 feet	--	32.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION STATE LOCAL CONSIDERATIONS
PORTIONS REMAIN IN THE SFHA
CONDITIONAL LOMR-F DETERMINATION

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT A POINT LOCATED ON THE SOUTH WESTERN SIDE OD SAID PARCEL, WITH N.C. GRID COORDIATES N:68197.11, E:2129773.21 AND RUNNING THE THIRTY THREE (33) COURSES: THENCE NORTH 41°45'20" WEST A DISTANCE OF 333.56' TO A COMPUTED POINT; SOUTH 68°02'02" WEST A DISTANCE OF 48.98' TO A COMPUTED POINT; NORTH 28°50'52" WEST A DISTANCE OF 134.94' TO A COMPUTED POINT; NORTH 36°34'04" WEST A DISTANCE OF 123.87' TO A COMPUTED POINT; NORTH 19°28'13" WEST A DISTANCE OF 204.58' TO A COMPUTED POINT; NORTH 05°48'56" EAST A DISTANCE OF 136.65' TO A COMPUTED POINT; NORTH 34°09'54" EAST A DISTANCE OF 457.63' TO A COMPUTED POINT; SOUTH 56°31'05" EAST A DISTANCE OF 174.59' TO A COMPUTED POINT; SOUTH 60°22'31" EAST A DISTANCE OF 51.41' TO A COMPUTED POINT; NORTH 31°03'15" EAST A DISTANCE OF 85.67' TO A COMPUTED POINT; SOUTH 60°33'08" EAST A DISTANCE OF 176.40' TO A COMPUTED POINT; SOUTH 11°14'07" WEST A DISTANCE OF 77.94' TO A COMPUTED POINT; SOUTH 52°08'35" EAST A DISTANCE OF 31.09' TO A COMPUTED POINT; SOUTH 43°50'26" EAST A DISTANCE OF 56.23' TO A COMPUTED POINT; SOUTH 30°44'29" WEST A DISTANCE OF 200.08' TO A COMPUTED POINT; SOUTH 01°14'43" WEST A DISTANCE OF 131.07' TO A COMPUTED POINT; SOUTH 05°36'54" WEST A DISTANCE OF 23.19' TO A COMPUTED POINT; SOUTH 55°17'19" EAST A DISTANCE OF 91.01' TO A COMPUTED POINT; SOUTH 71°09'32" EAST A DISTANCE OF 98.08' TO A COMPUTED POINT; SOUTH 86°24'41" EAST A DISTANCE OF 104.49' TO A COMPUTED POINT; SOUTH 25°04'33" EAST A DISTANCE OF 83.79' TO A COMPUTED POINT; SOUTH 81°55'10" EAST A DISTANCE OF 32.33' TO A COMPUTED POINT; NORTH 09°19'08" WEST A DISTANCE OF 48.65' TO A COMPUTED POINT; NORTH 02°04'35" WEST A DISTANCE OF 42.44' TO A COMPUTED POINT; NORTH 14°28'31" EAST A DISTANCE OF 53.20' TO A COMPUTED POINT; SOUTH 75°40'38" EAST A DISTANCE OF 64.88' TO A COMPUTED POINT; SOUTH 26°16'51" EAST A DISTANCE OF 47.53' TO A COMPUTED POINT; SOUTH 11°14'22" EAST A DISTANCE OF 169.13' TO A COMPUTED POINT; SOUTH 70°34'10" WEST A DISTANCE OF 138.82' TO A COMPUTED POINT; SOUTH 85°48'43" WEST A DISTANCE OF 275.28' TO A COMPUTED POINT; SOUTH 49°07'28" WEST A DISTANCE OF 194.19' TO A COMPUTED POINT; SOUTH 45°59'25" EAST A DISTANCE OF 57.36' TO A COMPUTED POINT; THENCE SOUTH 45°52'46" WEST A DISTANCE OF 103.61' TO THE POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS



T 919 872 5115

5808 Faringdon Pl,
Raleigh, NC 27609

January 31, 2023

Benjamin T. Hughes, PE
NCDOT Division 3, District 3
5501 Barbados Boulevard
Castle Hayne, NC 28429

Subject: **Turn Lane Warrant Letter** - Trest Development
Calabash, NC

Dear Mr. Hughes:

This letter provides a turn lane warrant assessment for the proposed Trest Development, to be located north of Hickman Road, east of Oldfield Road in Calabash, North Carolina. The proposed development is expected to consist of approximately 205 townhomes and is assumed to be completed in 2026. Site access is proposed via one (1) full-movement driveway along Hickman Road. Refer to the attachments for a preliminary site plan. The purpose of this assessment is to review the potential need for a westbound right-turn lane and an eastbound left-turn lane at the intersection of the Hickman Road and Site Driveway based on the proposed development's impact and existing volumes of traffic on the surrounding roadway.

Hickman Road is a two-lane roadway running in an east-west direction with a speed limit of 55 miles per hour (mph) in the vicinity of the site. The site driveway is a two-lane roadway running in a north-south direction with an assumed speed limit of 25 mph. Turning movement counts were conducted at the intersection of US 17 and Hickman Road on a typical weekday in August 2022 to determine the typical weekday AM (7:00 AM - 9:00 AM) and PM (4:00 - 6:00 PM) peak periods. Traffic volumes were grown from 2022 to 2026 utilizing a 2% annual growth rate.

Site Traffic:

The proposed development is assumed to consist of approximately 204 apartments. Average weekday daily trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition.

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Attached Homes (215)	205 D.U.	1512	31	70	68	51

Based on the manual, it is estimated that the proposed development will generate approximately 1512 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volumes, it is anticipated that 101 trips (31 entering and 70 exiting) would occur during the weekday AM peak hour and 119 trips (68 entering and 51 exiting) would occur during the weekday PM peak hour.



Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of the existing traffic patterns, population centers adjacent to the study area, and engineering judgement. A summary of the overall regional site trip distribution is below:

- 30% to/from the north via US 17
- 20% to/from the south via US 17
- 50% to/from the west via Hickman Road

The trip distribution percentages were applied to the total site trips expected to be generated by the proposed development during the weekday AM and PM peak hours site trips. Refer to the attachments for the site trip distribution, site trip assignment, and 2026 build peak hour traffic volumes figures.

Turn Lane Warrants:

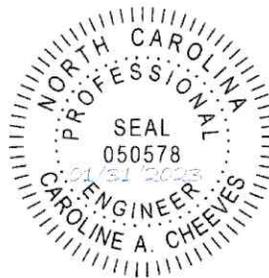
A westbound right-turn lane and an eastbound left-turn lane at the proposed site drive were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). The peak hour traffic volumes were reviewed along with the main line through volumes along Hickman Road. Due to the volume of traffic expected to enter and exit the proposed Site Driveway, the volume of peak hour traffic along Hickman Road, and the speed limits along Hickman Road, a westbound right-turn taper is warranted, an eastbound left-turn lane is not warranted. Turn lane warrant charts are included in the attachments.

Conclusion:

Due to the volume of traffic expected to enter and exit the proposed Site Driveway, the volume of peak hour traffic along Hickman Road, and the speed limits along Hickman Road, a westbound right-turn taper is warranted, an eastbound left-turn lane is not warranted. Turn lane warrant charts are included in the attachments. If you should have any questions regarding this study, please feel free to contact me at (919) 987-1281.

Sincerely,

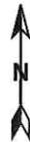
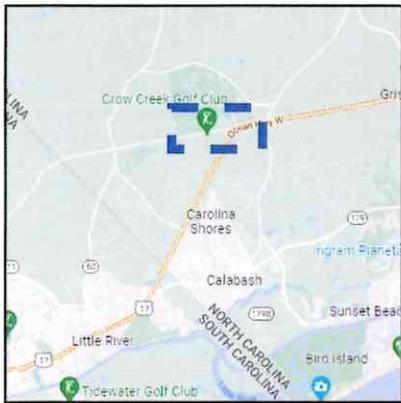
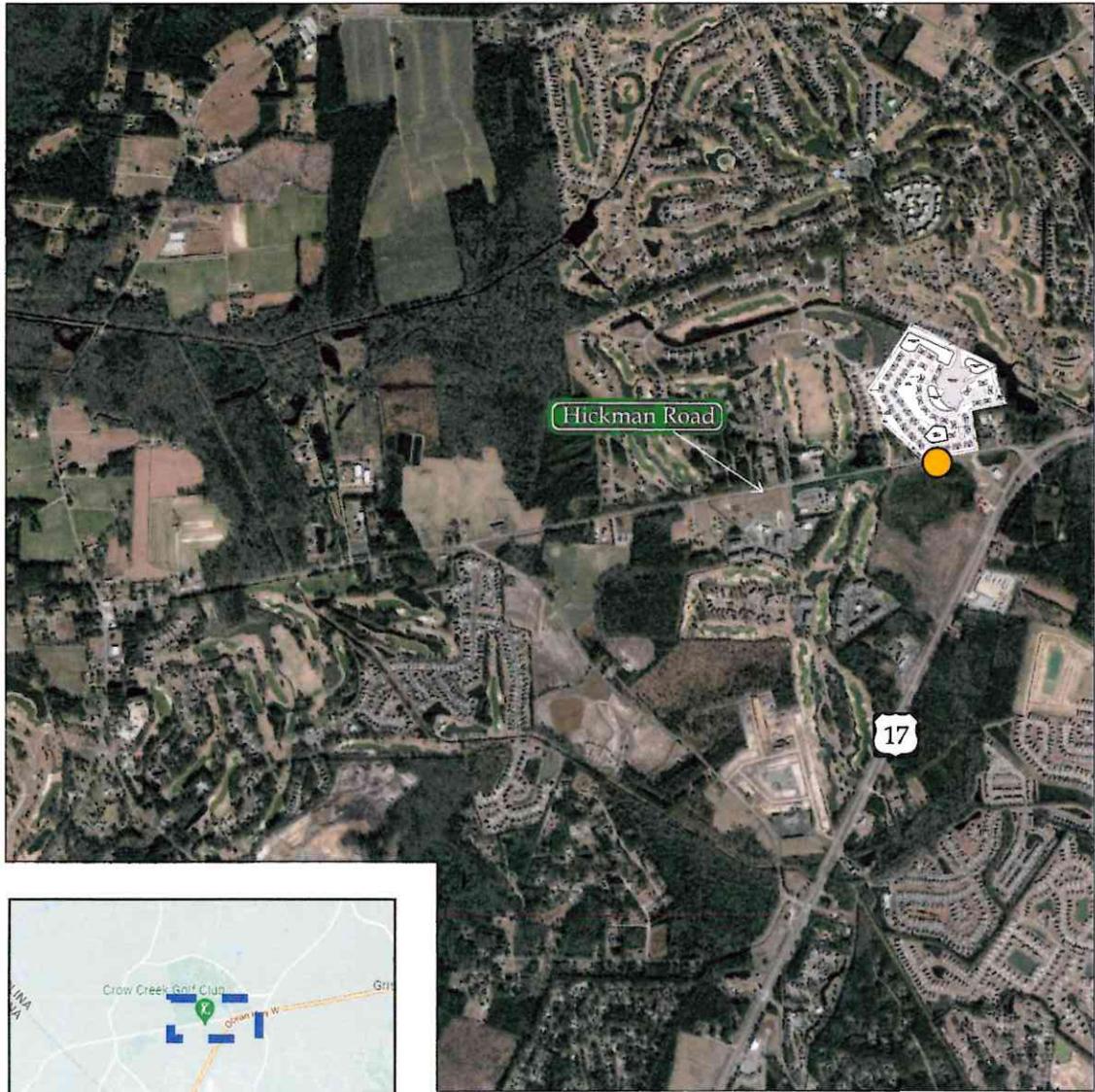
Caroline Cheeves, P.E.
Traffic Engineering Project Manager
Infrastructure Consulting Services, Inc.
dba
RAMEY KEMP ASSOCIATES



NC Corporate License # F-1489

- Attachments: Preliminary Site Plan
 Figures
 Traffic Counts
 Turn Lane Warrant Charts





LEGEND

- Proposed Site Access
- Study Area



Trest Development
Brunswick County, NC

Site Location Map

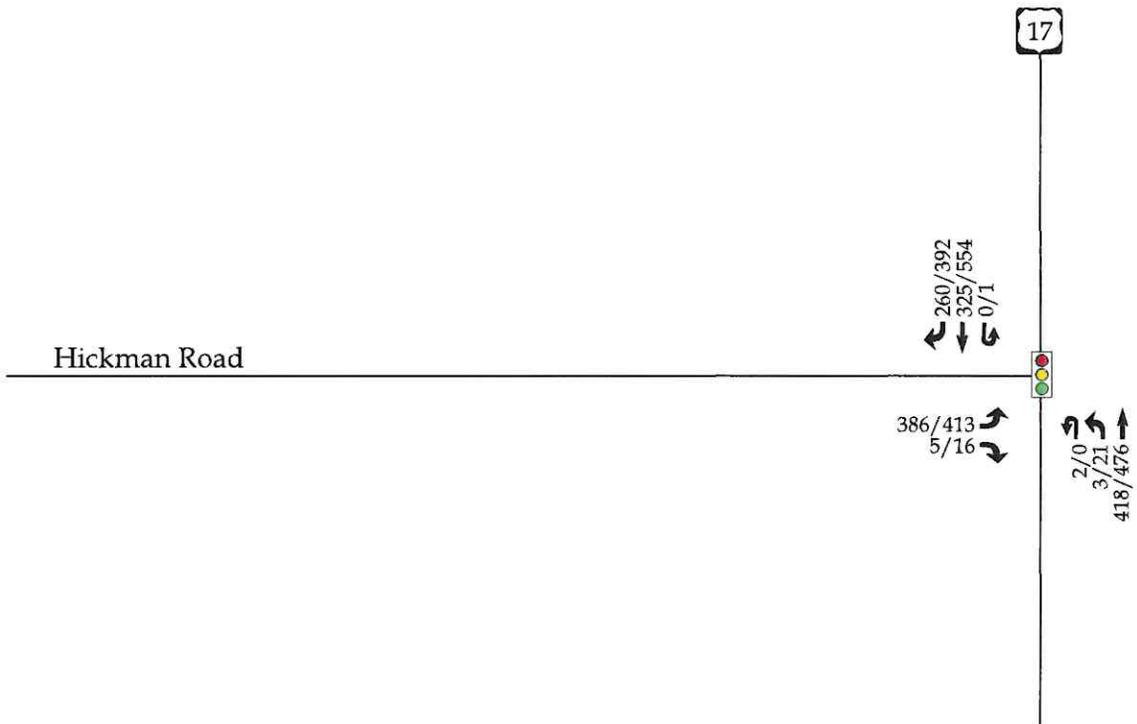
Scale: Not to Scale

Figure 1

LEGEND

 Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



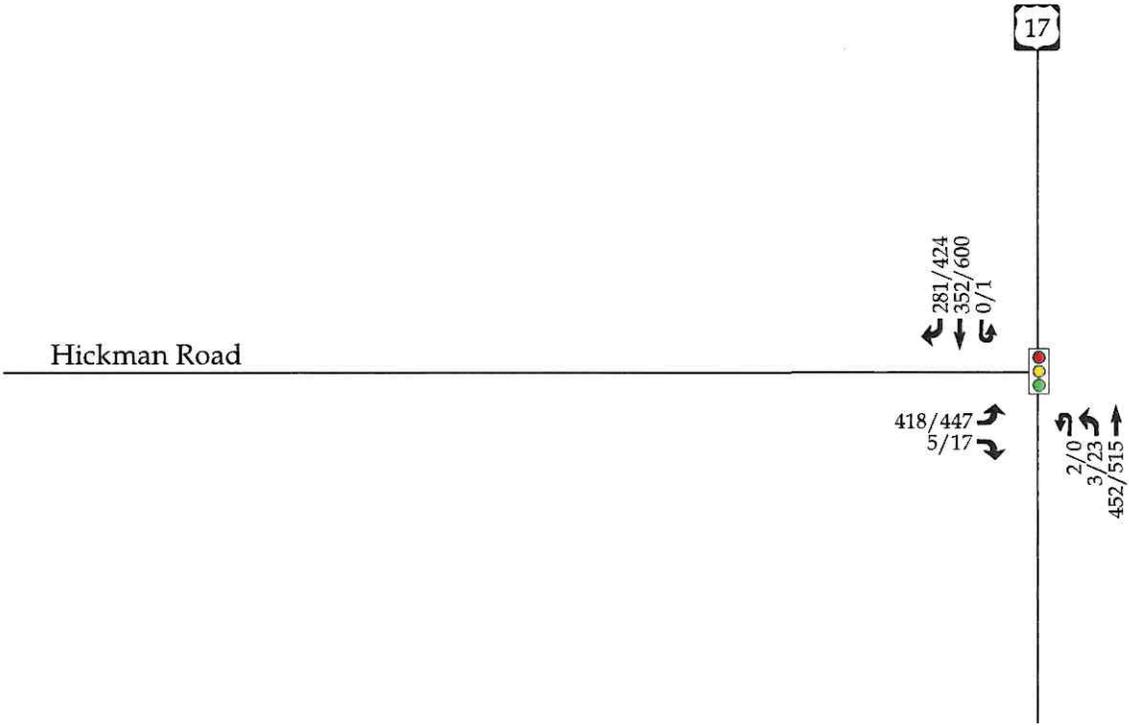
Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	<p>Trest Development Brunswick County, NC</p>	<p>2022 Existing Peak Hour Traffic</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 2</p>

LEGEND

 Signalized Intersection

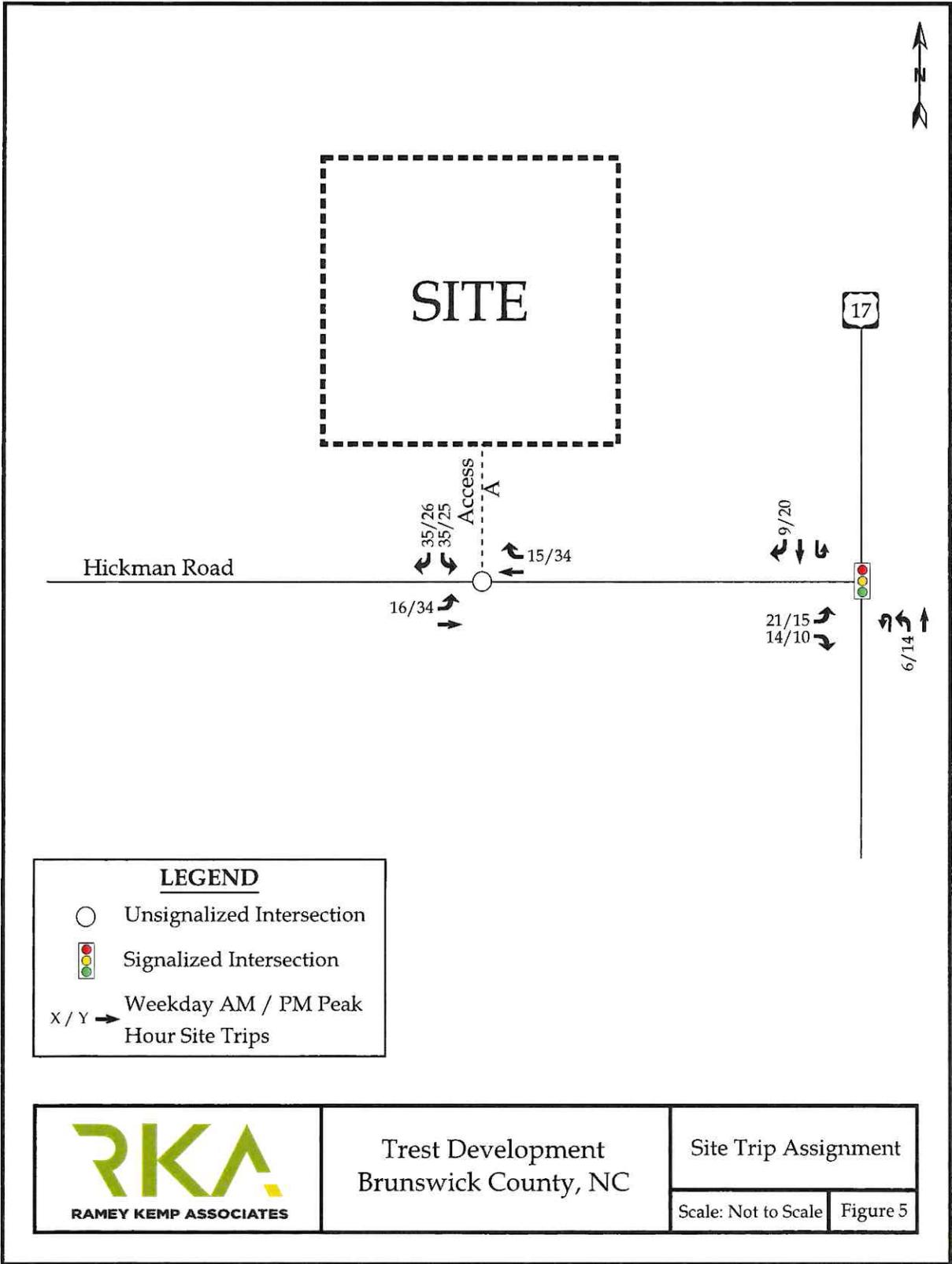
X / Y → Weekday AM / PM Peak Hour Traffic

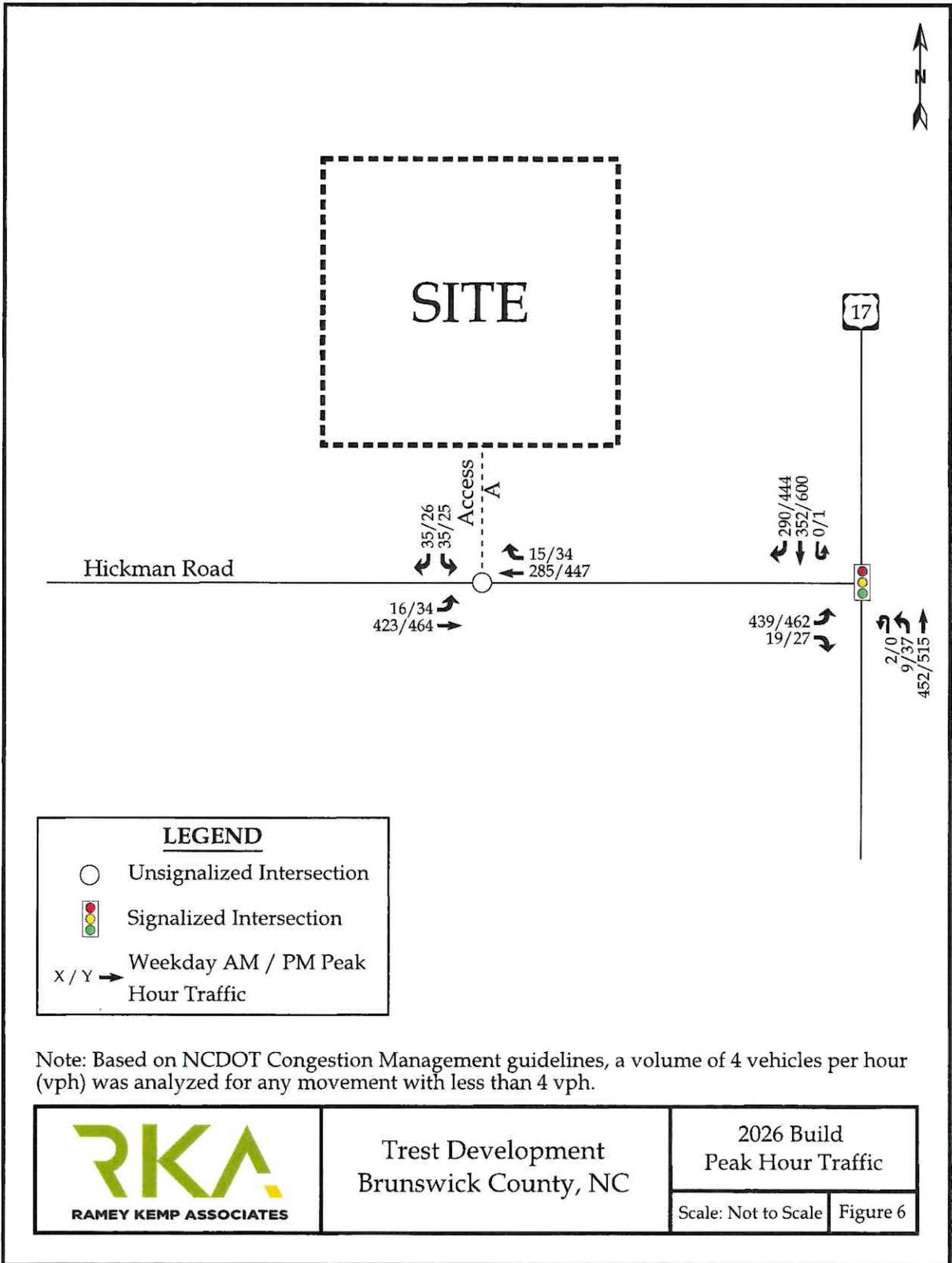


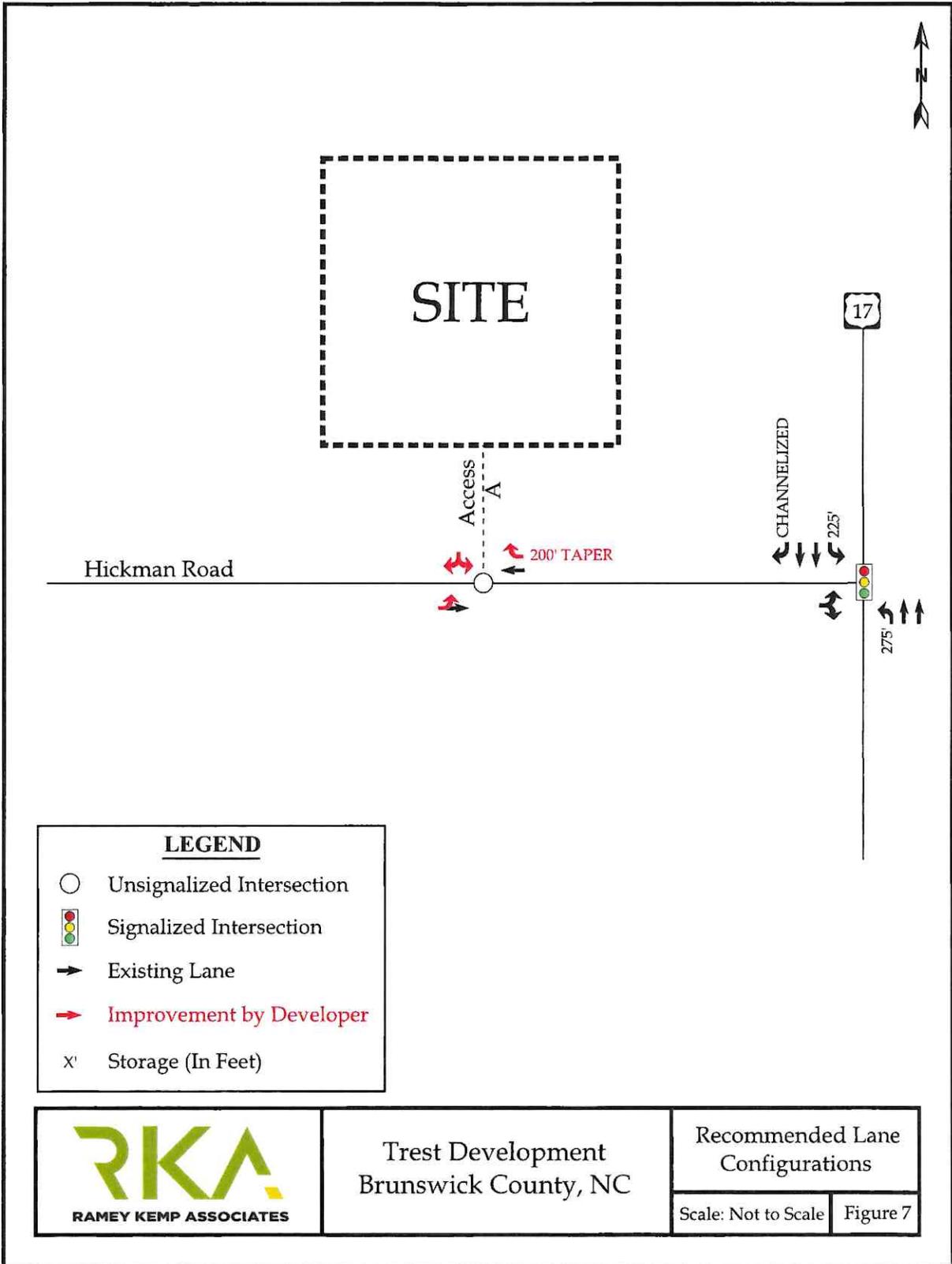
Trest Development
Brunswick County, NC

2026 No-Build
Peak Hour Traffic

Scale: Not to Scale | Figure 3







LEGEND	
○	Unsignalized Intersection
🚦	Signalized Intersection
➡	Existing Lane
➡	Improvement by Developer
x'	Storage (In Feet)



Trest Development
Brunswick County, NC

Recommended Lane
Configurations

Scale: Not to Scale

Figure 7



TRAFFIC DATA COLLECTION

File Name : Brunswick(US 17 and Hickman)AM Peak
 Site Code :
 Start Date : 8/17/2021
 Page No : 1

Groups Printed- Cars + - Trucks

Start Time	US 17 Southbound				US 17 Northbound				Hickman Road Eastbound				Int. Total
	Right	Thru	UTrn	App. Total	Thru	Left	UTrn	App. Total	Right	Left	UTrn	App. Total	
07:00 AM	58	43	0	101	108	5	1	114	0	71	0	71	286
07:15 AM	81	68	0	149	77	1	0	78	0	77	0	77	304
07:30 AM	62	83	0	145	97	2	2	101	1	85	0	86	332
07:45 AM	73	90	0	163	118	0	0	118	1	127	0	128	409
Total	274	284	0	558	400	8	3	411	2	360	0	362	1331
08:00 AM	61	75	0	136	102	0	0	102	1	98	0	99	337
08:15 AM	64	77	0	141	101	1	0	102	2	76	0	78	321
08:30 AM	60	96	0	156	89	3	0	92	3	66	0	69	317
08:45 AM	60	102	1	163	87	3	0	90	1	78	0	79	332
Total	245	350	1	596	379	7	0	386	7	318	0	325	1307
Grand Total	519	634	1	1154	779	15	3	797	9	678	0	687	2638
Apprch %	45	54.9	0.1		97.7	1.9	0.4		1.3	98.7	0		
Total %	19.7	24	0	43.7	29.5	0.6	0.1	30.2	0.3	25.7	0	26	
Cars +	478	605	1	1084	755	15	3	773	9	617	0	626	2483
% Cars +	92.1	95.4	100	93.9	96.9	100	100	97	100	91	0	91.1	94.1
Trucks	41	29	0	70	24	0	0	24	0	61	0	61	155
% Trucks	7.9	4.6	0	6.1	3.1	0	0	3	0	9	0	8.9	5.9



TRAFFIC DATA COLLECTION

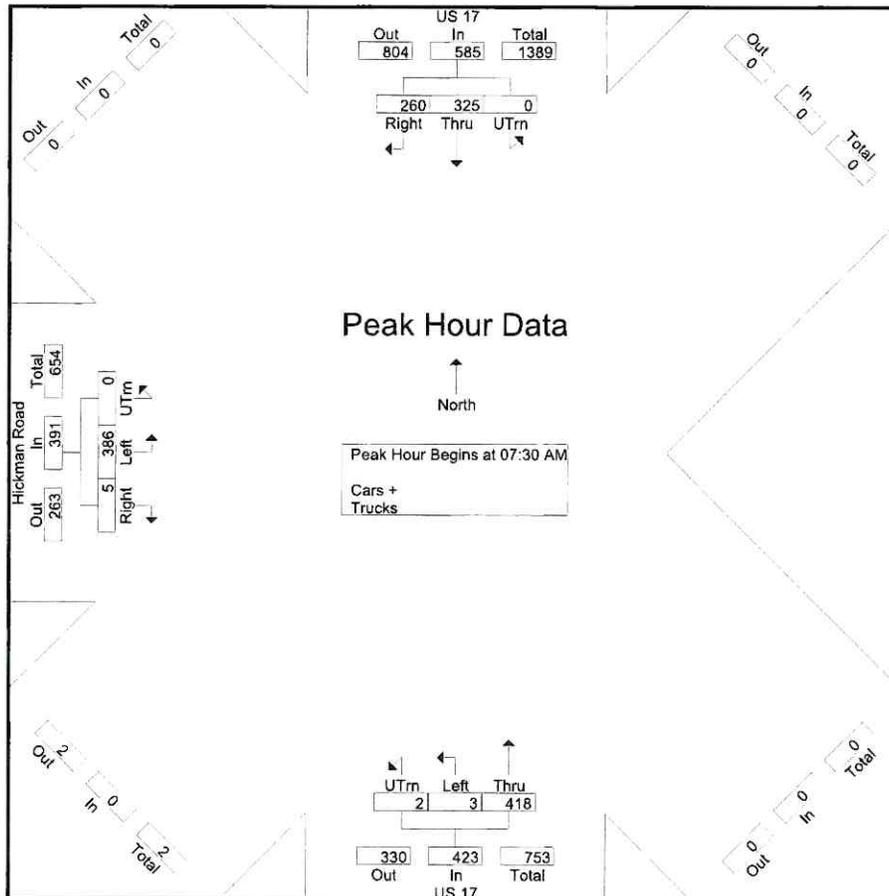
File Name : Brunswick(US 17 and Hickman)AM Peak

Site Code :

Start Date : 8/17/2021

Page No : 2

Start Time	US 17 Southbound				US 17 Northbound				Hickman Road Eastbound				Int. Total
	Right	Thru	UTrn	App. Total	Thru	Left	UTrn	App. Total	Right	Left	UTrn	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:30 AM													
07:30 AM	62	83	0	145	97	2	2	101	1	85	0	86	332
07:45 AM	73	90	0	163	118	0	0	118	1	127	0	128	409
08:00 AM	61	75	0	136	102	0	0	102	1	98	0	99	337
08:15 AM	64	77	0	141	101	1	0	102	2	76	0	78	321
Total Volume	260	325	0	585	418	3	2	423	5	386	0	391	1399
% App. Total	44.4	55.6	0		98.8	0.7	0.5		1.3	98.7	0		
PHF	.890	.903	.000	.897	.886	.375	.250	.896	.625	.760	.000	.764	.855





TRAFFIC DATA COLLECTION

File Name : Brunswick(US 17 and Hickman)PM Peak

Site Code :

Start Date : 8/17/2021

Page No : 1

Groups Printed- Cars + - Trucks

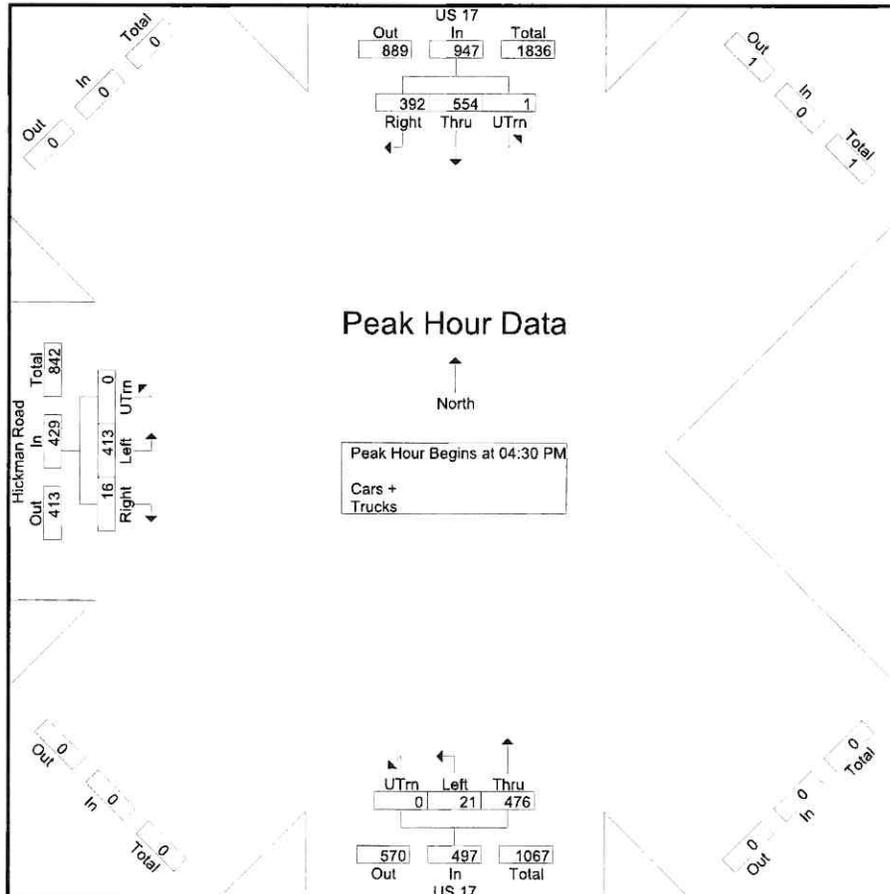
Start Time	US 17 Southbound				US 17 Northbound				Hickman Road Eastbound				Int. Total
	Right	Thru	UTrn	App. Total	Thru	Left	UTrn	App. Total	Right	Left	UTrn	App. Total	
04:00 PM	104	141	0	245	138	2	0	140	4	82	0	86	471
04:15 PM	103	127	0	230	123	1	0	124	2	88	0	90	444
04:30 PM	92	123	0	215	103	4	0	107	6	105	0	111	433
04:45 PM	96	151	1	248	120	1	0	121	3	98	0	101	470
Total	395	542	1	938	484	8	0	492	15	373	0	388	1818
05:00 PM	99	141	0	240	122	12	0	134	2	105	0	107	481
05:15 PM	105	139	0	244	131	4	0	135	5	105	0	110	489
05:30 PM	81	130	1	212	127	8	0	135	6	75	0	81	428
05:45 PM	118	130	0	248	91	3	0	94	6	76	0	82	424
Total	403	540	1	944	471	27	0	498	19	361	0	360	1822
Grand Total	798	1082	2	1882	955	35	0	990	34	734	0	768	3640
Apprch %	42.4	57.5	0.1		96.5	3.5	0		4.4	95.6	0		
Total %	21.9	29.7	0.1	51.7	26.2	1	0	27.2	0.9	20.2	0	21.1	
Cars +	768	1063	2	1833	941	33	0	974	34	703	0	737	3544
% Cars +	96.2	98.2	100	97.4	98.5	94.3	0	98.4	100	95.8	0	96	97.4
Trucks	30	19	0	49	14	2	0	16	0	31	0	31	96
% Trucks	3.8	1.8	0	2.6	1.5	5.7	0	1.6	0	4.2	0	4	2.6



TRAFFIC DATA COLLECTION

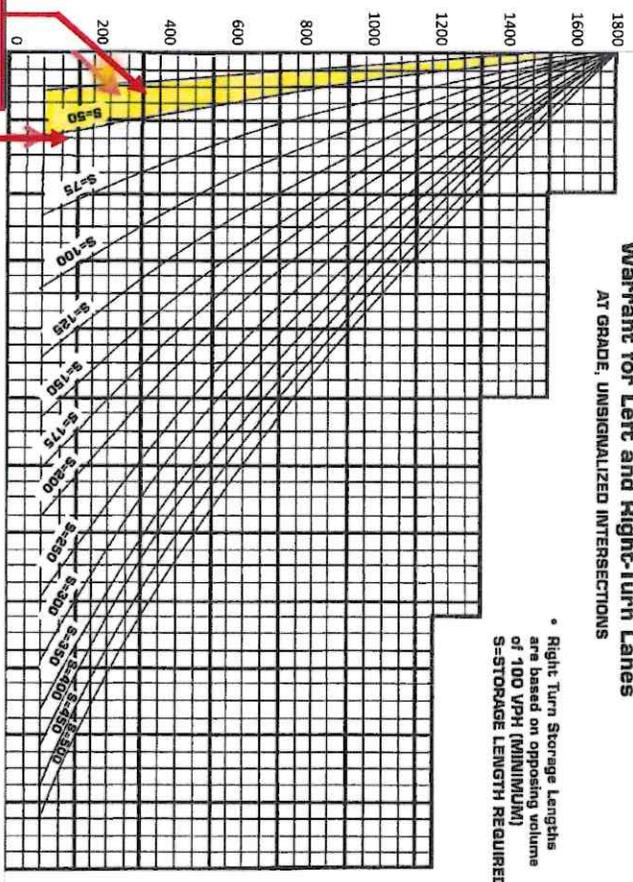
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04:45 PM	96	151	1	248	120	1	0	121	3	98	0	101	470
05:00 PM	99	141	0	240	122	12	0	134	2	105	0	107	481
05:15 PM	105	139	0	244	131	4	0	135	5	105	0	110	489
Total Volume	392	554	1	947	476	21	0	497	16	413	0	429	1873
% App. Total	41.4	58.5	0.1		95.8	4.2	0		3.7	96.3	0		
PHF	.933	.917	.250	.955	.908	.438	.000	.920	.667	.983	.000	.966	.958



AM Peak Hour		
Right Turning Traffic (Horizontal Axis)	Left Turn	Right Turn
Opposing Volume (Vertical Axis)	16 300	15 300

Warrant for Left and Right-Turn Lanes AT GRADE, UNSIGNALIZED INTERSECTIONS



RIGHT TURN TAPER DESIGN SPEED	RIGHT TURN STORAGE LENGTH REQUIRED
30 MPH = 75'	75'
35 MPH = 75'	75'
40 MPH = 100'	100'
45 MPH = 100'	100'
50 MPH = 100'	100'
55 MPH = 150'	150'
60 MPH = 200'	200'

V_L LEFT TURNING VOLUME (VPH)
V_R RIGHT TURNING VOLUME (VPH)

Note: Where adjacent signalization may provide opportunities for gaps in the traffic stream a reduction in the above storage values can be considered on a case by case basis.

NO TURN LANES WARRANTED FOR ROADS WITH LESS THAN 4,000 AADT

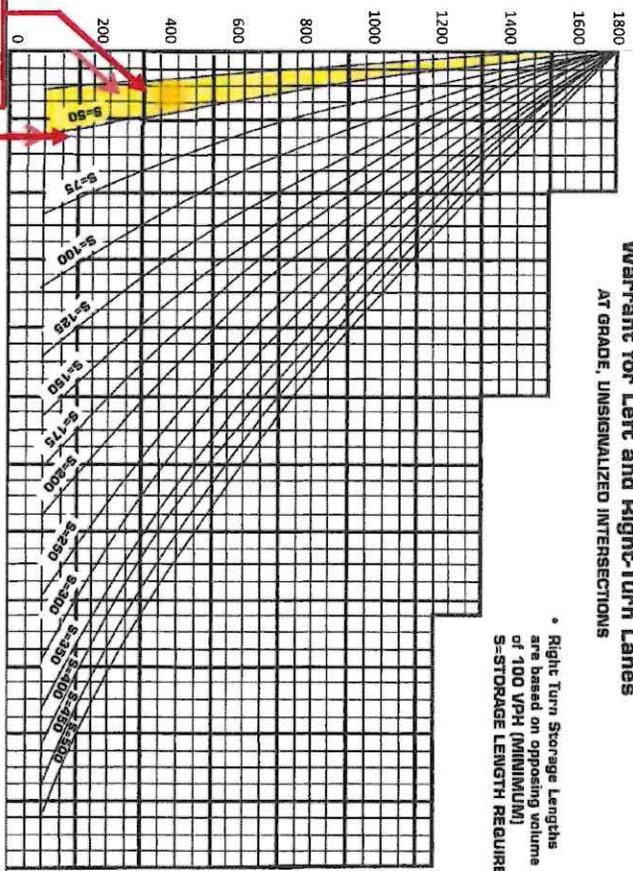
*SPECIAL HIGH SPEED DESIGN REQUIRED. SEE ROADWAY DESIGN MANUAL FIGURE 1

*STORAGE LENGTH(S) DOES NOT INCLUDE DECELERATION LENGTH

RIGHT TURN LANE STORAGE CALCULATION:
 V: OPPOSING VOLUME (VPH) = ADJACENT VOLUME + RIGHT TURN VOLUME (*100 VPH MINIMUM)
 V_R: RIGHT TURNING TRAFFIC

Warrant for Left and Right-Turn Lanes AT GRADE, UNSIGNALIZED INTERSECTIONS

* Right Turn Storage Lengths are based on opposing volume of 100 VPH (MINIMUM)
S=STORAGE LENGTH REQUIRED



RIGHT TURN TAPER DESIGN SPEED
30 MPH = 75'
35 MPH = 75'
40 MPH = 100'
45 MPH = 100'
50 MPH = 100'
55 MPH = 150'
60 MPH = 200'

V_L: LEFT TURNING VOLUME (VPH)
V_R: RIGHT TURNING VOLUME (VPH)

Note: Where adjacent signalization may provide opportunities for gaps in the traffic stream a reduction in the above storage values can be considered on a case by case basis.

NO TURN LANES WARRANTED FOR ROADS WITH LESS THAN 4,000 AADT

*SPECIAL HIGH SPEED DESIGN REQUIRED. SEE ROADWAY DESIGN MANUAL FIGURE 1

*STORAGE LENGTH(S) DOES NOT INCLUDE DECELERATION LENGTH

RIGHT TURN LANE STORAGE CALCULATION:
 V_L OPPOSING VOLUME (VPH) = ADJACENT VOLUME + RIGHT TURN VOLUME (*100 VPH MINIMUM)
 V_R : RIGHT TURNING TRAFFIC

PM Peak Hour		
Right Turning Traffic (Horizontal Axis)	Left Turn	Right Turn
Opposing Volume (Vertical Axis)	34	34
	481	481



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 NC

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	Donna D Trest	Phone	(See Representative)
	Address	9640 Ocean Highway West Calabash, NC 28467	Fax	
	City, St, Zip		Email	(See Representative)

Applicant or Representative	Name	FDCC, LLC (Applicant)	Phone	(910) 791-6707 (Representative)
	Address	182 S. Main St., Suite 2 Summersville, SC 29483	Fax	Allison Engebretson Paramounte Engineering, Inc. aengebreson@paramounte-eng.com
	City, St, Zip		Email	

Property Information	Address	Hickman Rd.
	Tax Parcel(s)	ID 2100001804
	Acreage	34.35 Ac. (Total Property)
	Current Zoning	SBR-6000 & CLD
	Public Utilities Available?	Water Yes Sewer Yes

Project Information	Project Name	Trest Tract Townhomes	
	Modification or Expansion Of Existing PD?	Yes	<input checked="" type="radio"/> No
	Single Family Acres	N/A	Lots N/A
	Multi-Family Acres	34.35	Units 205
	Commercial Acres	N/A	

Authorization	Property Owner Signature		Date	1-9-2023
	Applicant/Representative Signature	 <small>DocuSigned by: 530034AFBF83410...</small>	Date	1/12/2023

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

February 2, 2023

Paramounte Engineering
Attn: Allison Engelbretson
122 Cinema Dr.
Wilmington, NC 28403

RE: Trest Tract Planned Development
File # PD-97

Dear Ms. Engelbretson,

The Technical Review Committee (TRC) at their February 1, 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

- County staff has significant concerns about the buildability of this site with the number of proposed lots that will be located in the AE Flood Zone and adjacent to the Cawcaw Canal. Staff strongly recommends removing all residential units from the flood zone.
- Please more clearly indicate the flood zone boundary and non-encroachment areas.
- Please provide notes/details of whether the developer is pursuing a LOMA/CLOMA.
- Please note that a TIA would be required.
- Please note the location of the mail kiosk.
- Please note if the individual units are to be subdivided.
- Please note that a neighborhood meeting is encouraged per UDO Section 9.2.

Comments from Stormwater

Brigit Flora – 910-253-2405 – brigit.flora@brunswickcountync.gov

1. State and County Stormwater Permits will be required.
2. A State Erosion Control Permit is required before any land disturbance including clearing and/or grading occurs.
3. Due to flooding concerns in this area, the stormwater control measures must be designed to control up to the 100-year 24-hour storm to pre-development conditions.
4. The non-encroachment area (NEA) needs to be shown on the north side of the property and stormwater control measures moved outside of the NEA if they encroach.
5. Location and design of the stormwater control measures must consider floodplain requirements during design.



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Comments from Engineering

Amy Aycock – 910-253-2047 – amy.aycock@brunswickcountync.gov

- Existing 12" watermain on Hickman Rd available for connection.
- Existing 12" high pressure forcemain on Ocean Hwy available for connection.
- Noted on site plan - master meter for water and sewer cleanout for each building.
- Fire hydrants at entrance and 400' maximum throughout.
- Odor Control probably not required at current pump station location.
- NCDOT Encroachment required – Primary/Secondary (may not need Controlled Access, verify with NCDOT).
- All water and sewer design to meet county Engineering Design Manual, Technical Specifications, and Standard Details for water and sewer systems.

Comments from Fire Code Official

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

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.

Questions-

- Are the townhomes being built to Residential Code or the 2018 NC Building and Fire Code?
- Any sprinkler systems for the buildings? If so, Fire department Connections shall be within 100 foot of an FDC and would need to see PIV and backflow devices on utility plan.
- 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.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on February 10, 2023.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner

PD-97

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
225CA029	OCONNER DANIEL GERARD ETUX	OCONNER DEBRA GENE	156 FIRST LIGHT LN	CALABASH	NC	28467-2437
21000122	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
2090001023	CROW CREEK PROPERTY OWNERS ASSOCIATION IN C/O CAMS		1612 MILITARY CUTOFF RD #108	WILMINGTON	NC	28403-5737
21000126	HGC BRUNSWICK PLANTATION LLC		13873 PARK CENTER RD STE 203	HERNDON	VA	20171-3223
2250003501	STANLEY EDWARD		51 REAVES WAY NW	SUNSET BEACH	NC	28468-6156
21000125	CAW CAW LAND CORPORATION	SMITH PAULA M	252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
2100001802	SMITH EARL WAYNE ET		62 HICKMAN RD NW	CALABASH	NC	28467
209LD056	DRAED LLC		77 LINCOLN LAUREL RD	NEWTON	NJ	07860-5501
209LD051	LILLEY RALPH E ET	LILLEY NANCY L	149 RAVENNASIDE DR NW	CALABASH	NC	28467
209LD053	MCGHEE BRIAN ALSTON ETUX	PAVLAK JENETTE	133 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
209LD057	RILEY DANIEL P ETUX	RILEY KRISTAL L	105 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
209LD050	TIPPIE GAYLE H		159 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
209LD052	DIGIACOMO LEONARD M ETUX	DIGIACOMO SUSAN J	139 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
209LD054	MCDERMOTT WILLIAM ETUX	MCDERMOTT DOROTHY	125 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
209LD055	KLICK DANIEL J ETUX	KLICK JANE M	119 RAVENNASIDE DR NW	CALABASH	NC	28467-2121
225CA004	LEWIS CYNTHIA SOFRANKO		9134 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CA009	TAUGHER MICHAEL WAYNE ETUX	TAUGHER MARY LYNN	9130 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CA008	CYR AARON ETUX	CYR MADISON	9133 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CB009	HESS BRIAN ETUX	HESS ROBIN	9162 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CB007	MCLAUGHLIN FRANCIS X ETUX	MCLAUGHLIN JOAN C	163 FIRST LIGHT LN NW	CALABASH	NC	28467-2409
225CB006	KENT JEFFREY R		169 FIRST LIGHT LN NW	CALABASH	NC	28467-2409
225CA013	SCHENK JOHN EDWARD ETUX	SCHENK BARBARA LYN	173 FIRST LIGHT LN	CALABASH	NC	28467
225CA024	VANDEMARK JAMES D ETUX	VANDEMARK SANDRA JEAN	140 FIRST LIGHT LN	CALABASH	NC	28467-2437
225CA025	HAROLD J ANGER JR & CYNTHIA R ANGER REV LIV 1		144 FIRST LIGHT LN NW	CALABASH	NC	28467-2437
225CA028	SMALL GINI WYNNE ETVR	SMALL ANTHONY DALE	152 FIRST LIGHT LN	CALABASH	NC	28467-2437
225CA012	GASKELL JEFFREY ETUX	GASKELL KAREN	865 JEFFERSON HILL RD	NASSAU	NY	12123-9207
225CA005	KIRINCICH RICHARD J ETUX	OSERDZUK LINDA A	9166 OLDFIELD RD NW	CALABASH	NC	28467
2260002001	PLEASANT GROVE MISSIONARY BAPTIST	CHURCH	PO BOX 4375	CALABASH	NC	28467-0575
22600020	NAZARIAN FRANK ETUX	NAZARIAN EMY	2440 AGNES WAY	PALO ALTO	CA	90230
20900012	HICKMAN ROAD BOAT STORAGE LLC		160 HICKMAN RD NW	CALABASH	NC	28467-2004
225CA010	TOMCZAK THOMAS S AND	PUTNEY DEANNA MARIE	9129 OLDFIELD RD NW	CALABASH	NC	28467-2315
21000018	SMITH EARL WAYNE ET	SMITH PAULA M	62 HICKMAN RD NW	CALABASH	NC	28467
225CA027	FRISLID JOHN ETUX	FRISLID LOUISE	148 FIRST LIGHT LN	CALABASH	NC	28467-2437

OWNER(S)

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225CA008	CYR AARON ETUX	CYR MADISON	9133 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CB009	HESS BRIAN ETUX	HESS ROBIN	9162 OLDFIELD RD NW	CALABASH	NC	28467-2315
225CB007	MCLAUGHLIN FRANCIS X ETUX	MCLAUGHLIN JOAN C	163 FIRST LIGHT LN NW	CALABASH	NC	28467-2409
225CB006	KENT JEFFREY R		169 FIRST LIGHT LN NW	CALABASH	NC	28467-2409
225CA013	SCHENK JOHN EDWARD ETUX	SCHENK BARBARA LYN	173 FIRST LIGHT LN	CALABASH	NC	28467
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21000018	SMITH EARL WAYNE ET	SMITH PAULA M	62 HICKMAN RD NW	CALABASH	NC	28467
225CA027	FRISLID JOHN ETUX	FRISLID LOUISE	148 FIRST LIGHT LN	CALABASH	NC	28467-2437

2100001804 TREST DONNA D 9640 OCEAN HWY WEST CALABASH NC 28467

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
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	FDCC, LLC		182 S. MAIN ST., SUITE 2	SUMMERSVILLE	SC	28483
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**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-126

Applicant: Norris and Bland Engineering

Project Name: McMullan Tract

Property Location: Ocean Isle Beach Road (SR 1184)

Parcel Numbers: Portions of 2120001803, 21200035, 2130000601, & 2280000101

Zoning District: R-7500 (Medium Density Residential) and CLD (Commercial Low Density)
CLD Density Maximum – 13.6 Dwelling Units per Acre
R-7500 Density Maximum – 5.8 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.”
“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-6000 (High Density Residential) and MR-3200 (Multifamily Residential)
South: R-7500
East: R-7500
West: CLD and R-7500

Proposed Use: McMullan Tract is a proposed planned development to consist of 550 single family units on 249 acres, creating an overall density of 2.21 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Plan denotes this area as LDR (Low Density Residential) and OSC-1 (Open Space Conservation 1).
- Parking will be outside of the right-of-way 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. A 50-foot street buffer will be installed along Ocean Isle Beach Road.
- An emergency road connection via a siren activated gate will be installed to Lakewood Drive.

- The required Open Space for the development is approximately 49.8 acres. The developer is proposing 100.25 acres of dedicated open space. The developer is also proposing 13.86 acres of recreation space of which 7.47 acres are required.
- The proposed 550 lots will generate approximately 5,263 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) and driveway permit from NCDOT will be required prior to the recording of the individual lots. *Note that this application was submitted prior to the recent changes to when a TIA is required.*
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 100.25 acres of recreation space where as 49.8 acres are required.
 2. The developer is proposing 13.86 acres of recreation space where as 7.47 acres are required.
 3. A 50-foot street buffer shall be installed along Ocean Isle Beach Road.
 4. A 10' wide access easement shall be provided along Ocean Isle Beach Road for a future greenway.
 5. Sidewalks shall be provided along one side of all interior roadways.
 6. The stormwater ponds shall be designed to accommodate the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- No proposed structures are to be in a flood zone and all wetlands have been indicated on the site plan.
- The proposed project lies within a half mile of a Voluntary Agricultural District.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on April 29, 2024.
- TRC was held on April 3, 2024.

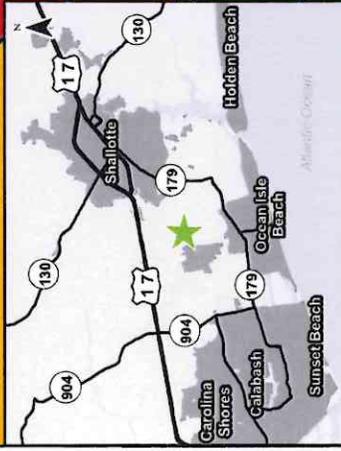
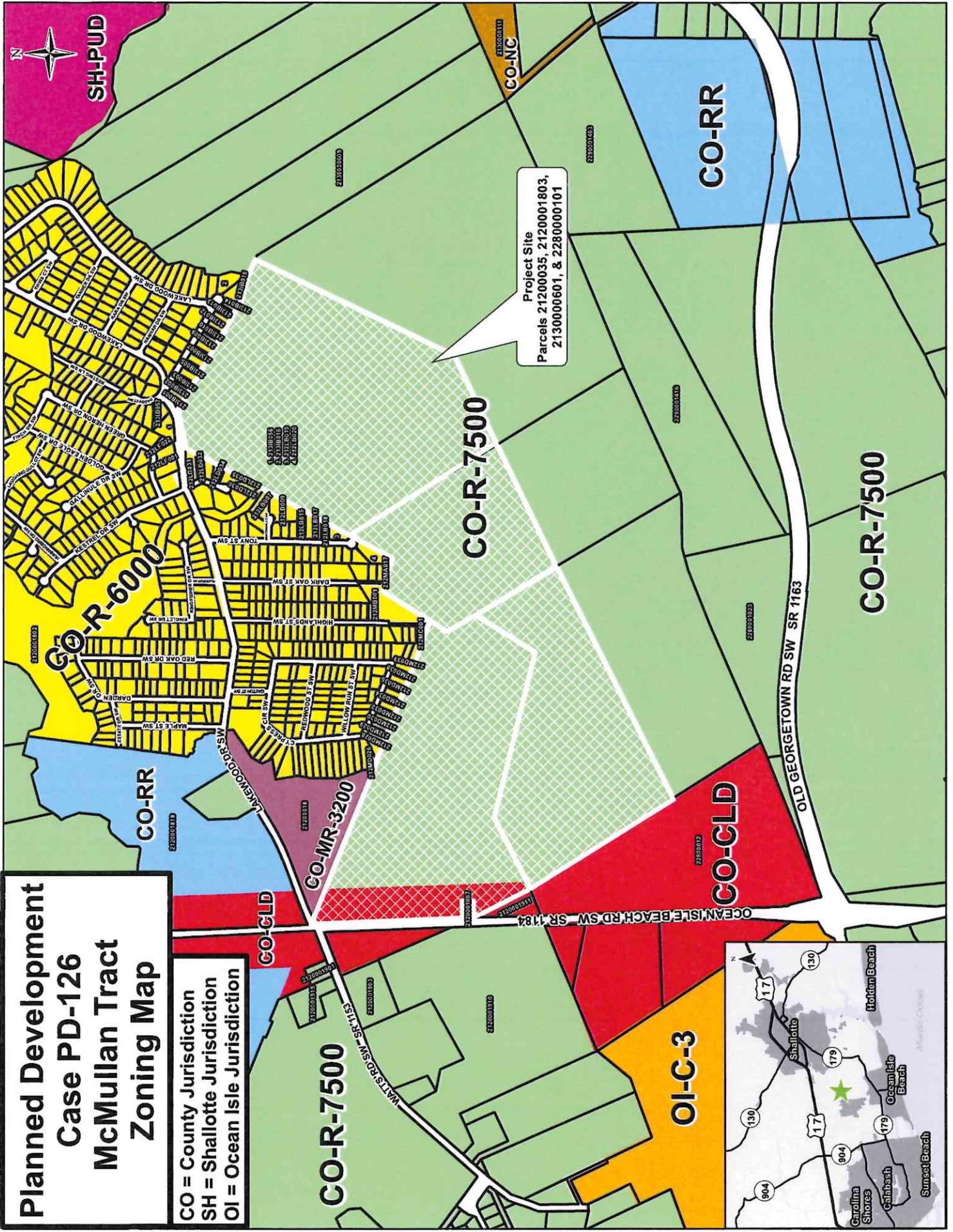
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

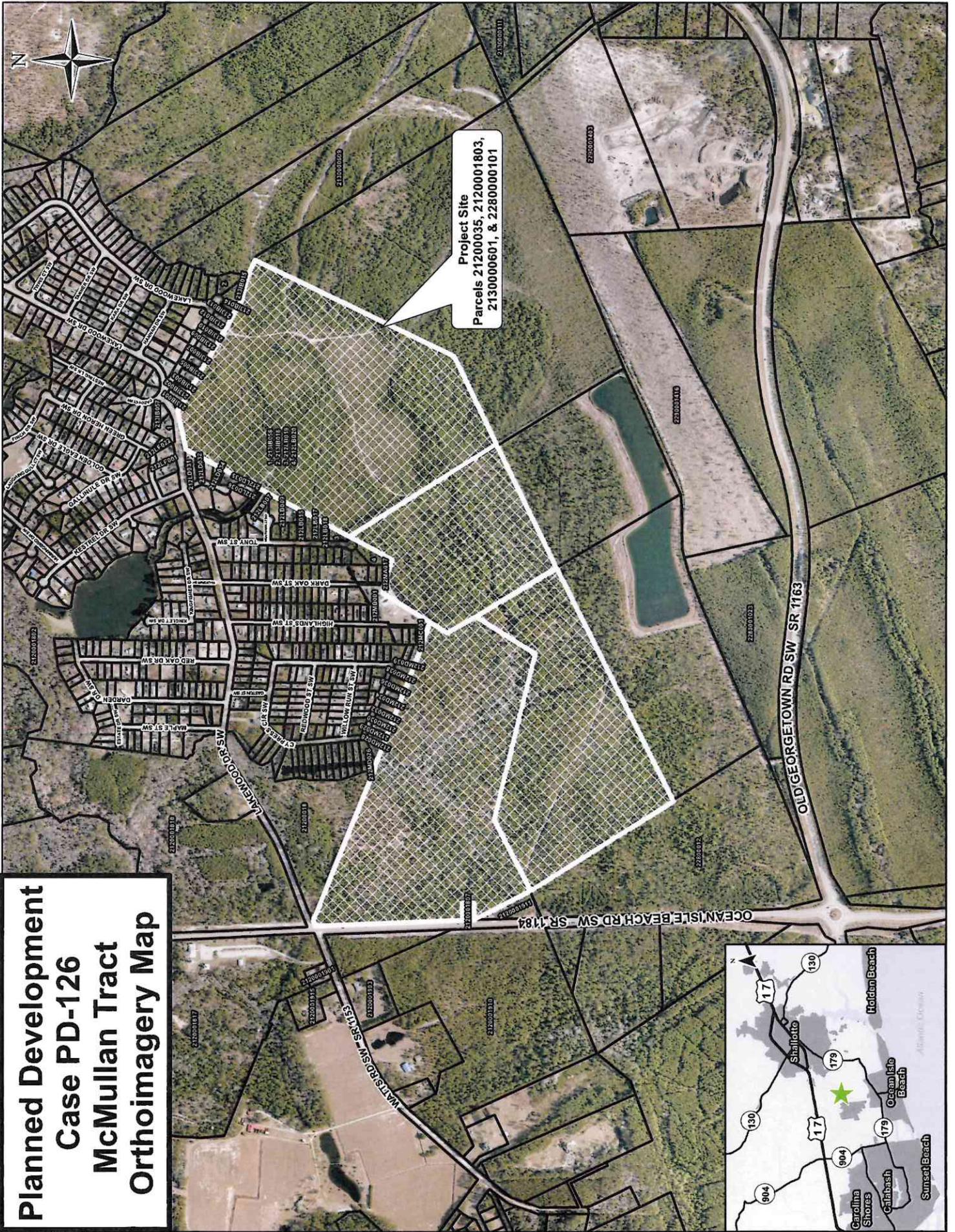
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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-126
McMullan Tract
Zoning Map**

CO = County Jurisdiction
SH = Shalotte Jurisdiction
OI = Ocean Isle Jurisdiction



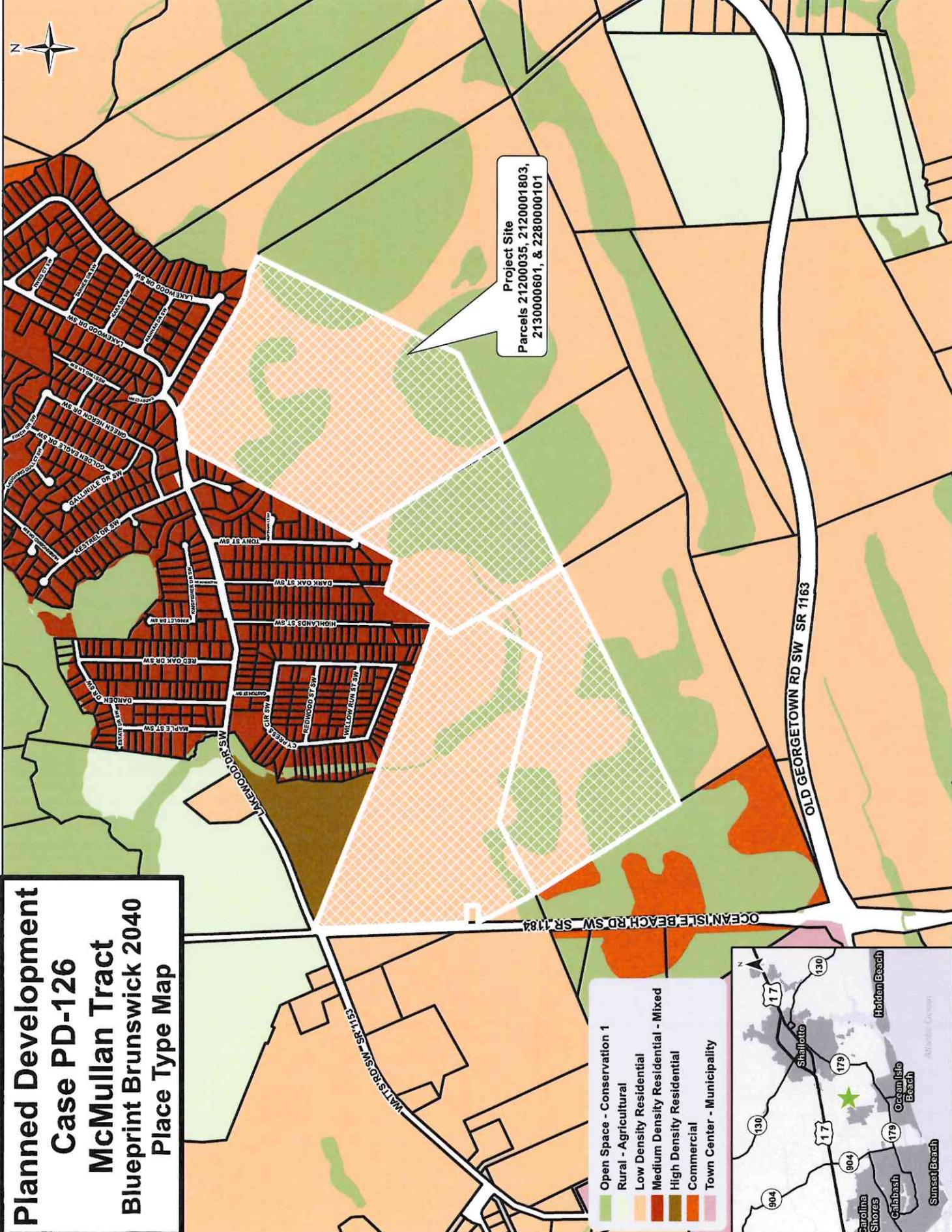
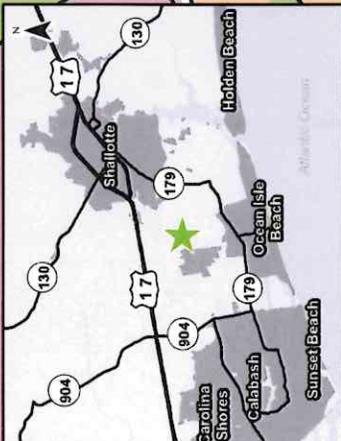
Planned Development Case PD-126 McMullan Tract Orthoimagery Map



**Planned Development
Case PD-126
McMullan Tract
Blueprint Brunswick 2040
Place Type Map**

- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Medium Density Residential - Mixed
- High Density Residential
- Commercial
- Town Center - Municipality

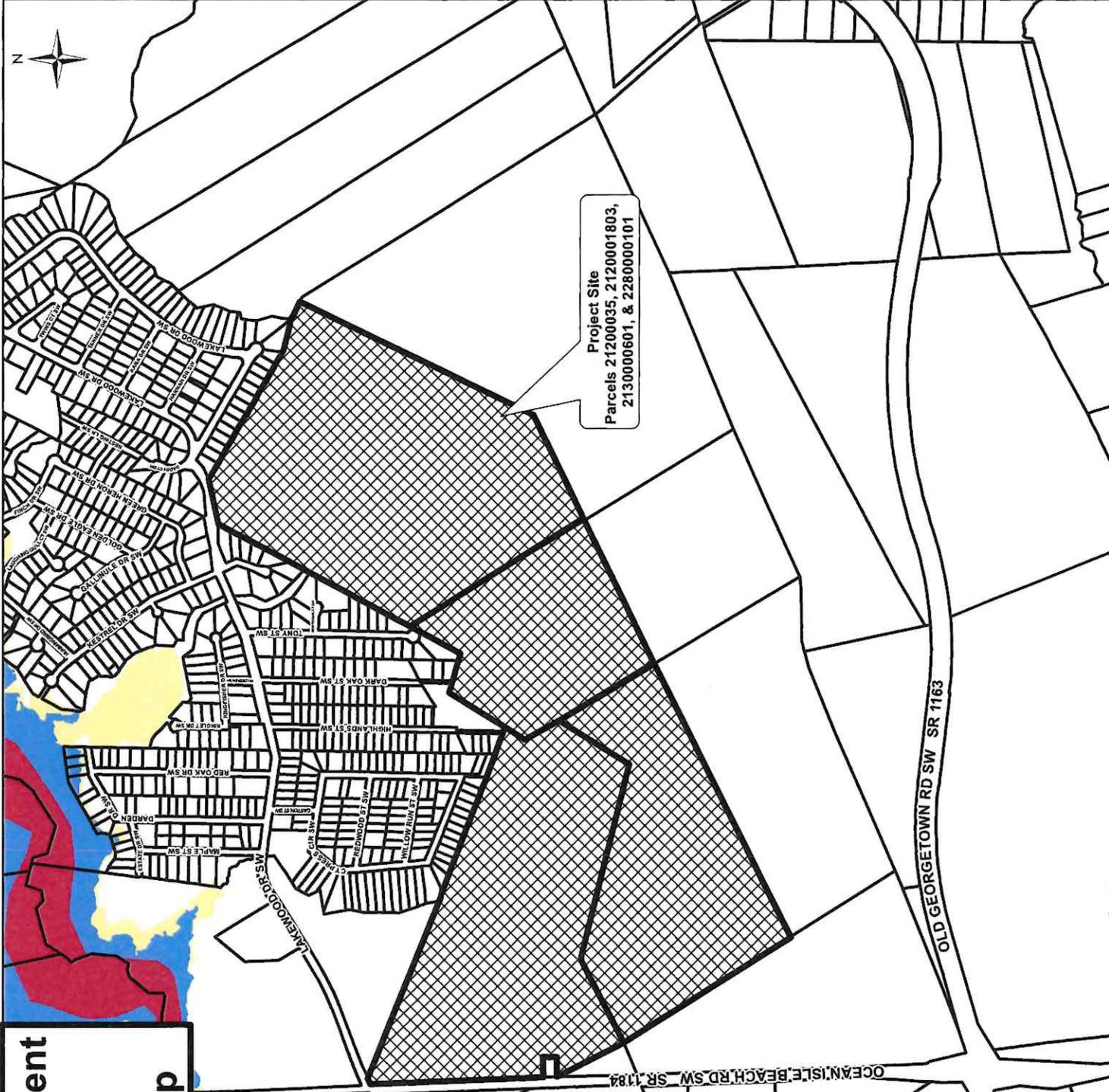
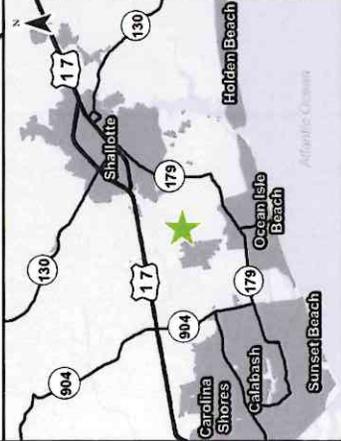
Project Site
Parcels 21200035, 2120001803,
2130000601, & 2280000101



Planned Development Case PD-126 McMullan Tract Flood Hazard Map

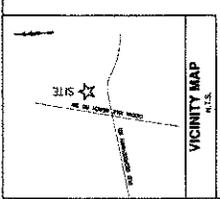
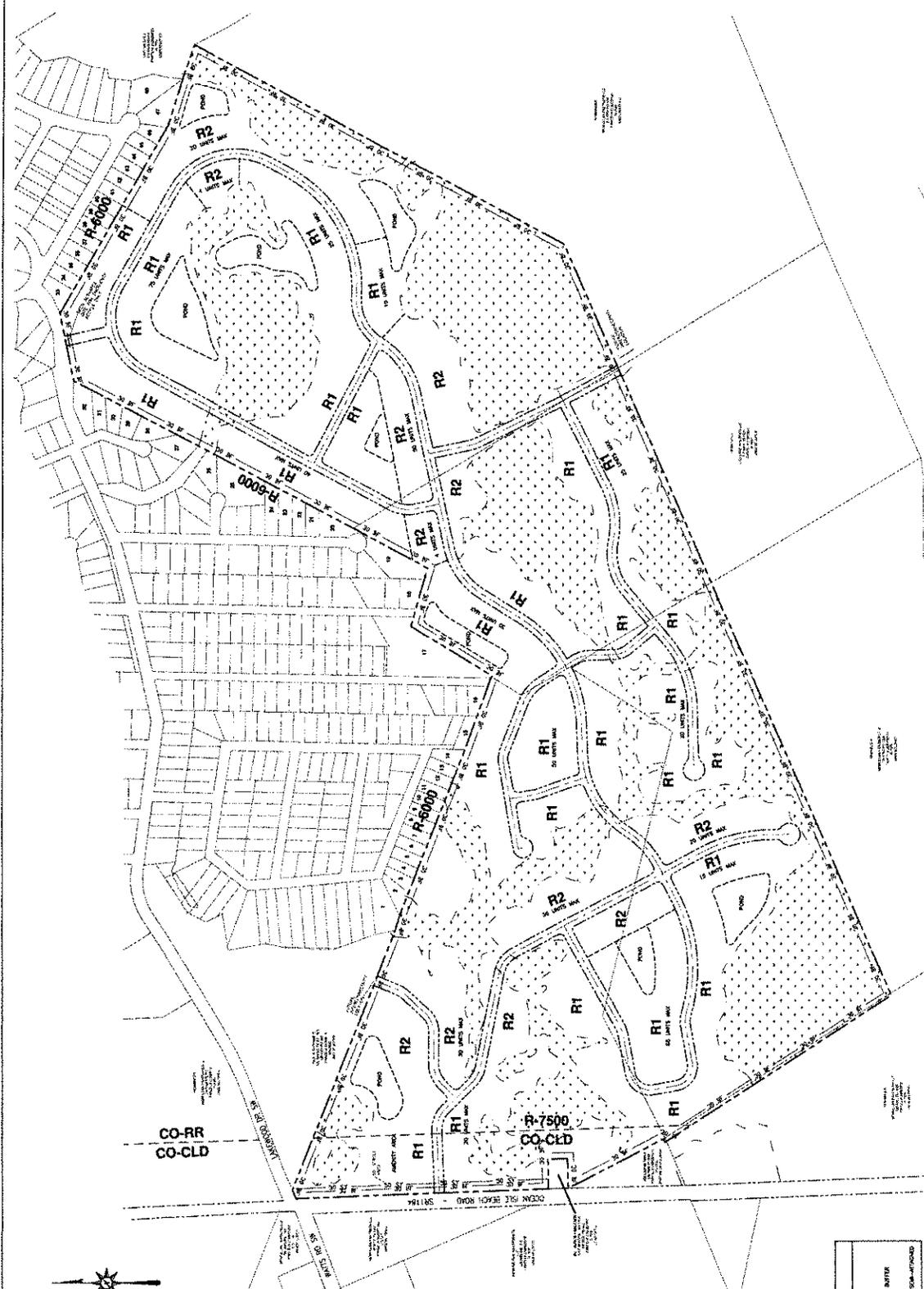
Project Site
Parcels 21200035, 2120001803,
2130000601, & 2280000101

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



OWNER

SYMBOL	DATE	DESCRIPTION



SCALE: 1" = 200'

VICINITY MAP
 N.T.S.

SITE DATA
 PROJECT: McMILLAN TRACT
 LOCATION: OCEAN ISLE BEACH ROAD, BRUNSWICK COUNTY, NC
 CLIENT: [REDACTED]
 DESIGNER: NORRIS & BLAND CONSULTING ENGINEERS, P.C.
 DATE: 10/10/03

LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- 30' PERMITS/NOTICE
- R1 SINGLE FAMILY
- R2 SINGLE FAMILY SUB-APARTMENT



NO.	DESCRIPTION	REMARKS
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BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

April 4, 2024

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

**RE: McMullan Tract Planned Development
File # PD-126**

To Whom It May Concern:

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

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

Comments from Planning:

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

- Please work with the community of Lakewood Estates to agree on a road maintenance agreement or similar arrangement to make the connection to Lakewood Drive a active connection between the two developments.
- Please clarify whether the proposed attached homes are to be Semi-Attached or Townhomes.
- Please correct the development summary to indicate which sections (R1 or R2) are to be SFR.
- Please provide borders between R1, R2, and open space areas. Indicate proposed unit counts and acreage in those individual areas. Consider providing a more spread distribution of recreation/open space areas.
- Please connect the cul-de-sacs in the vicinity of the Lakewood Drive connection and provide another internal connection on the very long cul-de-sac road that's located on the southern portion of the project.
- Please provide a 50' wide street buffer along Ocean Isle Beach Road.
- Please correct the project Tax Parcel IDs.
- Please revise the required open space is a minimum of 30% of the gross area as required in the SBR-6000 district. Due to this change the required active open space is at least 4.92 acres. Please be sure all of the individual active open space areas add up to what is provided in the site data table.
- Please note that all lots will be outside of any jurisdictional wetlands. Planning staff encourages an additional buffer around any wetlands.
- Please add a stubout to Tax Parcels 21200018. Additionally, provide a stubout to either Tax Parcel 21200035 or 2130000601.
- Please consider providing a number of the homes for workforce housing.
- Please note on the plan that there will be a 10' access easement along all NCDOT roads for future sidewalks/greenways.
- Please note that the project is within ½ mile of a Voluntary Agricultural District.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Comments from Stormwater

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

- A State Stormwater Permit will be required.
- A State Sedimentation & Erosion Control Permit will be required.
- A County Stormwater Permit will be required.
- The post-development peak discharge rate of the 1-year, 10-year, and 25-year storms for this project shall not exceed the predevelopment peak runoff discharge rate for the same storms.
- Overtopping of Stormwater Control Measures during the 100-year design storm will not be allowed. An emergency outlet or overflow shall be provided to pass the 100-year storm event.

Comments from Engineering

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

- Correct parcel 21200035? (listed as 212000356 on site plan).
- Existing 16" watermain on Ocean Isle Beach Rd & 8" on Lakewood Dr available for connection.
- Existing 14" high pressure forcemain available for connection on Ocean Isle Beach Rd.
- No proposed lots or utilities shown on site plan.
- Fire hydrant required every 500 LF for single family homes and every 400 LF for multi-family and at all entrances.
- Double water meter box or (2) single water meter boxes required per lot/unit.
- Influent manhole and wetwell to be polycrete.
- Gravity sewer to be designed to furthest extent possible with one gravity clean-out per lot/unit.
- If low pressure system sections, one sewer service box and simplex grinder station required for each lot/unit.
- NCDOT encroachment required for Ocean Isle Beach Rd (SR 1184) for water and sewer connection; Lakewood Dr is a private road.

Comments from Fire Code Official

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

- Please indicate all cul-de-sacs will have a 96' minimum diameter.
- Please indicate all roads will have a 26' minimum width.
- 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



NT# 24013

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 # <u>PD-126</u>	Invoice # <u>000296</u>
Date Received: <u>3/15/24</u>	
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" 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	McMullan Partners, LLC	Phone	404-372-5523
	Address	570 Old Canton Road	Fax	N/A
	City, St, Zip	Marietta, GA 30068	Email	RubeMc@att.net

Applicant or Representative	Name	Joseph K. Bland, P.E. Norris & Bland Consulting Engineers P.C.	Phone	910-287-5900
	Address	1429 Ash-Little River Rd. NW	Fax	N/A
	City, St, Zip	Ash NC 28420	Email	jbland@nbengr.com

Property Information	Address	None Assigned
	Tax Parcel(s)	Portions of: 2120001803, 2280000101, 212000035, and 2130000601
	Acreage	249 AC
	Current Zoning	CLD & R7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	McMullan Tract		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	249 AC	Lots	550
	Multi-Family Acres	0	Units	0
	Commercial Acres	0		

Authorization	Property Owner Signature	<u>[Signature]</u>	Date	<u>3/6/24</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>3/18/24</u>

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

Marc Pages

From: Jody Bland <jbland@nbengr.com>
Sent: Tuesday, April 30, 2024 2:20 PM
To: Marc Pages; Blue Born; Joseph Oliver
Cc: bradley.harrell@pultegroup.com; paul.michael@pultegroup.com
Subject: McMullan Tract - Neighborhood meeting
Attachments: 24013.pdf

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

Hi Marc,

We had the voluntary neighborhood meeting for the subject project yesterday evening. There is a lot of misinformation regarding the project and what is the actual project. There were probably 50 people in attendance. Attached is the sign in sheet for those that chose to sign in.

The main concerns were the following:

1. Clear cutting of the site
 - a. We explained that there would be a 30' vegetated buffer around the entire property. We indicated that the lot areas, roadway areas, & pond areas would need to be cleared and graded to ensure property stormwater drainage and catchment. We explained that all wetland areas (excluding required crossings) would be preserved. We indicated that upland greenspace would be preserved where possible.
2. Stormwater impacts to downstream/ adjacent properties.
 - a. We explained that the BC requirement was for the 25yr storm. We explained that we are required to capture and treat all runoff from new impervious surfaces onsite prior to release. We indicated that we planned to over-treat stormwater to the 100yr storm.
3. The emergency connection with Lakewood Estates
 - a. Huge concerns from the neighbors regarding this required connection.
 - i. First, this is a privately owned and maintained roadway and they've indicated that they do not want to participate in any interconnection. They also indicated that if connection were to be allowed that there would be large maintenance requests of the developer to bring the current subdivision road(s) up to standards (paving, drainage, etc.).
 - ii. They indicated that there is a major issue between the developer and the HOA @ Lakewood. They indicated that the developer has been collecting dues but will not provide necessary maintenance.

Joe/ Chief Blue...

Regarding secondary access.

Can you point me to the code/ ordinance that identifies this requirement?

When would the secondary access be required? Is there a unit count trigger?

What other options are available if a secondary access location cannot be obtained? In the past, we were able to provide a widened divided entrance in case one lane was blocked then the other lane could be rerouted to temporarily accommodate two way travel.

Lastly, regarding requested roadway width of 26'. Can you provide us with the code/ ordinance section for this requirement? Typically, we see this when an aerial truck is required in a multifamily project not in a single family subdivision.

VOLUNTARY NEIGHBORHOOD MEETING NOTICE
 McMullan Tract P.D. /File # PD-126
 N&B Project No. 24013
 Sign in Sheet

NAME ADDRESS PHONE NUMBER OR EMAIL

Joy Bland N&B Engineering jbland@NBENGR.COM
 Deborah Bentley 5199 Coker Eagle Dr SW Nannybent123@gmail.com
 David Way 511 Cloe Dare Dr. SW Charlotte ncdaveo5@yahoo.com
 Nancy Smith 521 Cloe Dare Dr. SW Charlotte Overdrive Transport@yahoo.com
 George Lewis 5209 Nighthawk Rd Charlotte 910 579-2479
 Dale + Cheryl Kilpatrick 4941 Lakewood Dr SW Charlotte drk351@aol.com
 610-657-0981
 Mark + Tami Frink 5153 Lakewood Dr. SW Charlotte, NC sixfrinks@atmc.net
 Cheryl + Rick Ruiz 452 Tanner Dr Bentonswood
 Cynthia Radke 4949 Peregrine Dr. SW Charlotte
 SUSAN + ANGEL VERA 314 KESTREL DR SW ALVERA1227@gmail.com
 Robin Moody 5045 Lakewood Dr. robinmoody39@yahoo.com
 Bob + Karyn George 403 Gallinule Dr SW bobkaryng21@gmail.com
 Andrew + Drake Burgg 462 KESTREL DR EL94L9@aol.com
 Maria Machado 460 Kestrel dr. sw. shallotte n.c. 910 368 5721
 antonia_mbedoya@hotmail.com
 Sera_pet@hotmail.com
 Seraphin Molina 460 Kestrel dr. sw shallotte n.c. 910 368 5728.
 Shawn Stevens 565 Park olte RD.
 Rick West 523 Cloe Dare Dr. SW Charlotte
 David DeGunnle 4955 Peregrine Pr Shallotte NC
 Ron Locklear 295 Grebe CT SW shallotte, NC ronlocklear07@yahoo.com
 Linda + Michael Roth 5006 Peregrine Dr. lindaroth11@yahoo.com

All for it!

PD-126

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
21200018	PAUL S & STEPHANIE R TALTAVALL REV ETALS		PO BOX 6531	OCEAN ISL BCH	NC	28469-0531
2130000609	TRIPP MILDRED I		314 HOLMES STREET	SHALLOTTE	NC	28470
2120001903	SMITH AMANDA S		1766 E SEA AIRE CANAL SW	SUPPLY	NC	28462-2378
2120001901	FULFORD TERRY W (LT) AND	FULFORD PEGGY SUE (LT)	PO BOX 1526	SHALLOTTE	NC	28459
2120001818	MCMULLAN PARTNERS LLC		870 OLD CANTON ROAD	MARIETTA	GA	30068-2363
2290001403	WILLIAMSON GLEN NORWOOD JR		PO BOX 742	SHALLOTTE	NC	28459-0742
2120001807	WILLIAMSON FAMILY NON GST IRREVOC TR ETALS		2618 NEW VILLAGE WAY	WILMINGTON	NC	28405-7426
212MD030	GREGORY COLE L JR		509 LUMBEE ROAD	SOUTHPORT	NC	28461
212LD034	GENTRY ROBERT E ET	GENTRY NANCY D	1212 MORNING STAR LANE	WINSTON SALEM	NC	27107
212LB020	B C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LB019	B C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LB018	B C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LB017	B C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LB016	B & C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LB015	STANALAND JAMES C		1741 LONGWOOD RD NW	ASH	NC	28420-2224
2131B014	B&C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
2131B013	B&C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212MD040	RUSS ROBERT J ETUX	RUSS MARTHA M	654 CYPRESS CIRCLE SW	SHALLOTTE	NC	28470
212MD039	RUSS ROBERT J ETUX	RUSS MARTHA M	654 CYPRESS CIRCLE SW	SHALLOTTE	NC	28470
212MD034	HERNANDEZ CHARLES		2918 TALLEYWOOD LANE	CHESTER	VA	23831
212MD033	NALL TERRY RALPH		PO BOX 4282	ARCHDALE	NC	27263
212MD032	GERDES SIEBELT B		165 BAILEY BROWN RD	EASLEY	SC	29640-9246
212MC001	RUSS ROBERT J ETUX		654 CYPRESS CIR SW	SHALLOTTE	NC	28470-5100
212MA017	CREECH GENE RAY JR		554 DARK OAK ST SW	SHALLOTTE	NC	28470-5145
2131B015	B&C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
2131B016	B&C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LD035	MCLAURIN MARY H		PO BOX 6400	SHALLOTTE	NC	28470
212LD033	BARTLEY JAMES R (LT) AND	BARTLEY CAROLYN (LT)	219 UNION AVE	OCEAN ISL BCH	NC	28469-0400
212LD032	LOCKLEAR JAMES E AND	MORGA PATRICIA A	3410 WHIPPERWILL DR	LYNBROOK	NY	11563-4251
212LB009	LEWIS GEORGE R ET	LEWIS JOYCE G	5269 NIGHTHAWK COURT SW	FAYETTEVILLE	NC	28306
2131B006	GREEN SANDRA WORKMAN		5177 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LF001	WHITE LARRY EUGENE ETUX	WHITE BETH AVANT	5602 SOUTH GARDEN RD	SHALLOTTE	NC	28470-5268
2131B056	SANCHEZ SALVADOR		5216 LAKEWOOD DRIVE	SHALLOTTE	NC	28470
2131B012	FRINK MARK O ET	FRINK TAMERA	PO BOX 2438	SHALLOTTE	NC	28459-2438
2131B011	ELDRED PAUL A ET	ELDRED DEBORAH	5157 LAKEWOOD DR	SHALLOTTE	NC	28470
2131B010	GUILLEN JESUS		4124 RIVENDELL LANE	MINT HILL	NC	28227
2131B009	BOLANOS HIGINIO ETUX	OLMEDO RICARDA	5165 LAKEWOOD DR SW	SHALLOTTE	NC	28470-5268

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
213B008	GASKINS HARVEY W III ETUX	GASKINS ROBIN R	5169 LAKEWOOD DRIVE SW	SHALLOTTE	NC	28470
213B007	MAY TROY E ETUX	MAY ANGELA R	5173 LAKEWOOD DR SW	SHALLOTTE	NC	28470-5268
213B005	ORDILE KENNETH E ETUX	ORDILE SANDRA L	5217 GREEN HERON DR SW	SHALLOTTE	NC	28470-5157
213B004	WATTS DAVID D		8705 CLYDESDALE COURT	KANNAPOLIS	NC	28081
213B002	HARLAND HANNAH LEIGH		3804 BILL HOLDEN RD SW	SHALLOTTE	NC	28470-4625
213B001	HAWKS WANDA JOHNSON		9475 CASTOR RD	SALISBURY	NC	28146-9117
212MD035	HERNANDEZ CHARLES		2918 TALLEYWOOD LANE	CHESTER	VA	23831
212L8007	RESENDE MANUEL ETUX	RESENDE SIDONIA	5268 NIGHTHAWK CT SW	SHALLOTTE	NC	28470
213B003	PADILLA JOSE L AND	PALMA GABRIELA	5189 LAKEWOOD DR SW	SHALLOTTE	NC	28470-5268
2280001023	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
2120001817	MCMULLAN PARTNERS LLC		PO BOX 895	SHALLOTTE	NC	28459-0895
2290001416	WILLIAMSON GLEN NORWOOD JR		PO BOX 742	SHALLOTTE	NC	28459-0742
2120001802	B&C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
2120001915	TREXLER DUANE L ETUX	TREXLER PATRICIA C	5590 WATTS RD SW	OCEAN ISLE BEACH	NC	28469
2130000111	WHITE R D III		PO BOX 40	SHALLOTTE	NC	28459-0040
2120001910	REMUDA RUN INVESTMENTS LLC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
212MD026	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
212MD027	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
212MD028	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
212MD029	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
212MD031	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
212MD036	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
212MD037	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
212MD038	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
212LD036	LOCKLEAR ESTHER AND	LOCKLEAR GLESIA	3537 SEAWELL STREET	FAYETTEVILLE	NC	28306
212LD031	MOLINA SERAFIN ETUX	MACHADO MARIA ANTONIA	460 KESTREL DR SW	SHALLOTTE	NC	28470-5147
212LF022	JOSEPH R OCHS REVOCABLE TRUST		5256 MERLIN CT SW	SHALLOTTE	NC	28470-5170
213B057	SMITH JOHN C ETUX	SMITH LINDA F	509 MAPLEWOOD DR NW	CALABASH	NC	28467-1818
212MB001	STEVENS SHAWN CURTIS		50 SHAMROCK DR SW	SUNSET BEACH	NC	28468-5604
22800012	MCMULLAN PARTNERS LLC		870 OLD CANTON ROAD	MARIETTA	GA	30068
2120001911	AXELSSON TINA S		650 OCEAN ISLE BEACH RD SW	SHALLOTTE	NC	28470-6140

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
21200035	MCMULLAN PARTNERS LLC		870 OLD CANTON ROAD	MARIETTA	GA	30068
2280000101	MCMULLAN PARTNERS LLC		870 OLD CANTON ROAD	MARIETTA	GA	30068
2130000601	MCMULLAN PARTNERS LLC		870 OLD CANTON RD	MARIETTA	GA	30068-2363
2120001803	MCMULLAN PARTNERS LLC		PO BOX 895	SHALLOTTE	NC	28459-0895

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	NORRIS & BLAND CONSULTING ENGINEERS P.C.	ATTN: JOSEPH K. BLAND, P.E.	1429 ASH-LITTLE RIVER RD NW	ASH	NC	28420

REZONING STAFF REPORT



Prepared by Marc Pages, Deputy Director
Rezoning Case#: Z-887
May 13, 2024

APPLICATION SUMMARY

The applicant, Brunswick County, requests to rezone Tax Parcel 0140000201 from RR (Rural Residential) to IG (Industrial General). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location

Andrew Jackson Highway (US 74/76)
near Northwest, NC.

Tax Parcel

0140000201

Current Zoning

RR

Proposed Zoning

IG

Surrounding Zoning

RR and IG

Current Use

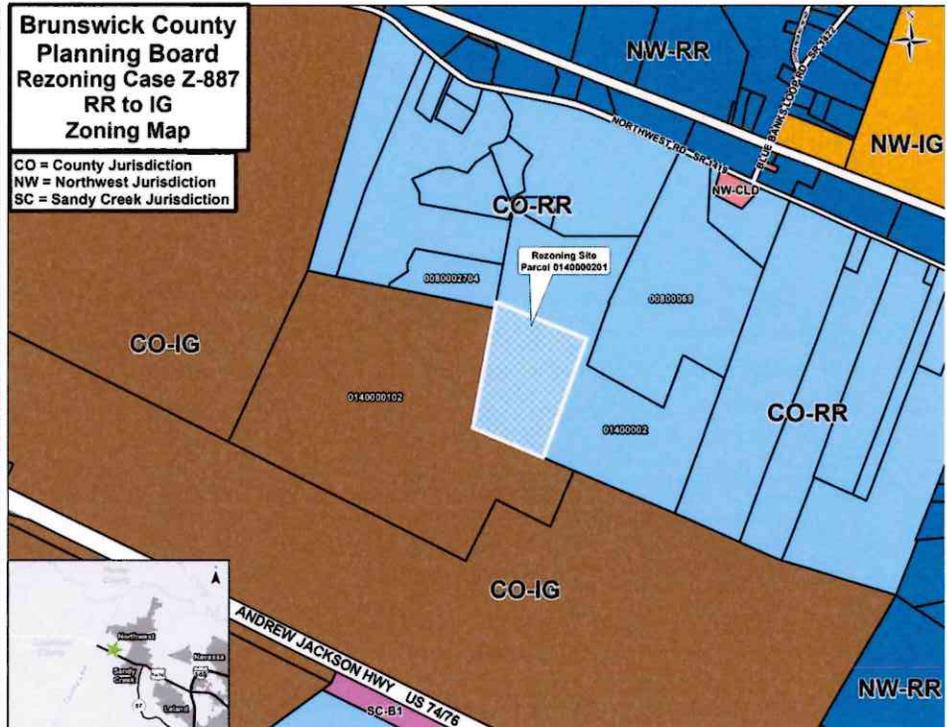
Vacant

Surrounding Land Uses

Agricultural and Undeveloped

Size

26.73 Acres



SITE CONSIDERATIONS

Zoning History: The zoning designation on this property was changed from RU (Rural) to RR (Rural Residential) as part of the mass rezonings during the 2007 UDO adoption.

Buffers: If rezoned to IG, all uses will require a 0.8 opaque buffer if vacant and a 1.0 opaque buffer if developed adjacent to the RR zoning districts. A peripheral buffer will not be required adjacent to parcels zoned IG.

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

Utilities: Water and wastewater are available from Brunswick County Utilities. Utility connections will require developer responsibility to connect to the water and wastewater systems.

Schools: Lincoln Elementary School, Leland Middle School, and North Brunswick High Schools, and have adequate capacity.

CIP Projects in Area: Northwest District Park upgrade (FY 2027), New K-8 School (FY 2025).

Traffic: There are no capacity deficiencies for this section of Andrew Jackson Highway (US 74/76)..

NCDOT Road Improvement Projects in Area: Pavement rehabilitation for sections of I-140 (TIP Project # I-6036).

Environmental Impacts:

- The site is not located within the Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 5 out of 10.
- The rezoning site is located within a half mile of a Voluntary Agricultural District (VAD).

ANALYSIS

Proposed Zoning District:

The I-G District is intended to provide locations for enterprises engaged in a broad range of manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise or equipment. Lands in this District are to be located on or near Major Thoroughfares as identified in the Brunswick County Comprehensive Transportation Plan; to rail service; and to in-place infrastructure such as water, sewer, and/or natural gas.

Existing Blueprint Brunswick 2040 Plan Place Types:

***Open Space-Conservation 1,** these areas consist primarily of undisturbed open space: floodways and floodplains, high-risk flood areas, publicly protected lands (e.g., state-maintained sanctuaries), CAMA setbacks, privately protected lands (i.e., conservation easements), NC Natural Heritage Conservation Program areas, and historically or culturally significant areas/properties. Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space (i.e., game lands for hunting, nature preserves for education and passive recreation) and natural resource management. Maintaining environmental integrity or historic value are major considerations in land-disturbing activities.*

***Industrial Intense,** This area generally accommodates manufacturing and production uses, including heavy manufacturing, light manufacturing, warehousing, distribution, assembly operations, water and sewer treatment plants, major power plants, and landfills. They are found close to major transportation corridors and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Typically, both parcels and building footprints are large. Most of the open space is on site, privately managed, and intended for use by the building occupants. Most streets are private, designed for truck access, and access is limited by security mechanisms (gates, etc.).*

- Consistent with the Blueprint Brunswick 2040 Plan Place Type.
- Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type. If the place type is not consistent, a land use amendment is required.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-887 based upon the existing land use classification as Industrial Intense, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

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

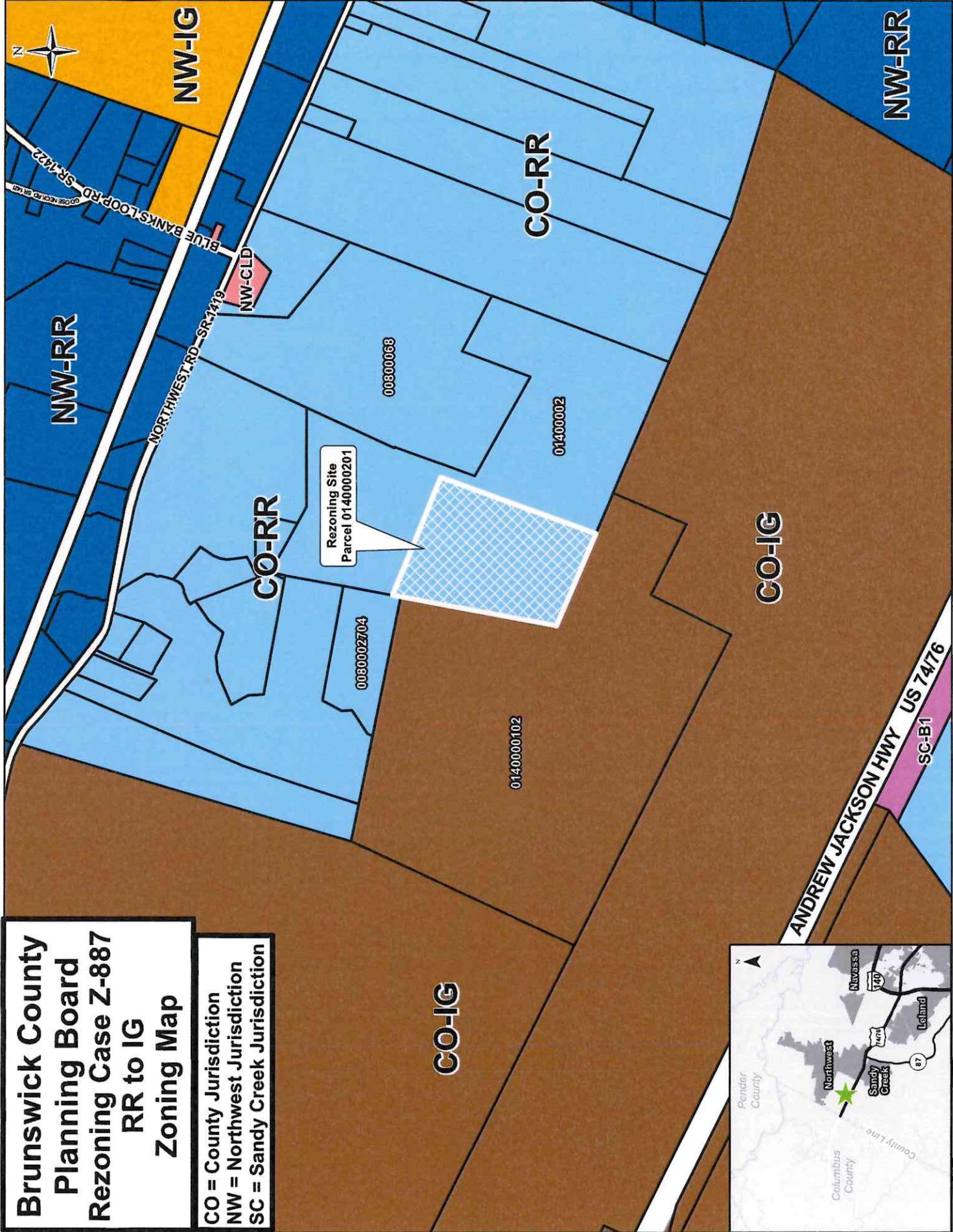
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public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

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - ED-1. Maintain and expand job opportunities in the county.
 - The Industrial Suitability Map identifies the subject parcels as generally suitable for industrial development.
 - Not in a significant heritage natural area.
2. The proposed site is directly adjacent to the Mid-Atlantic Industrial Rail Park.
3. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
4. Biodiversity and Wildlife Habitat Assessment score of 5 out of 10.

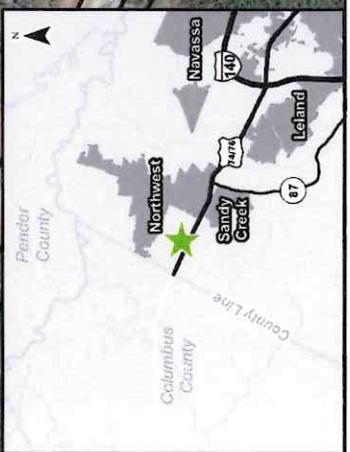
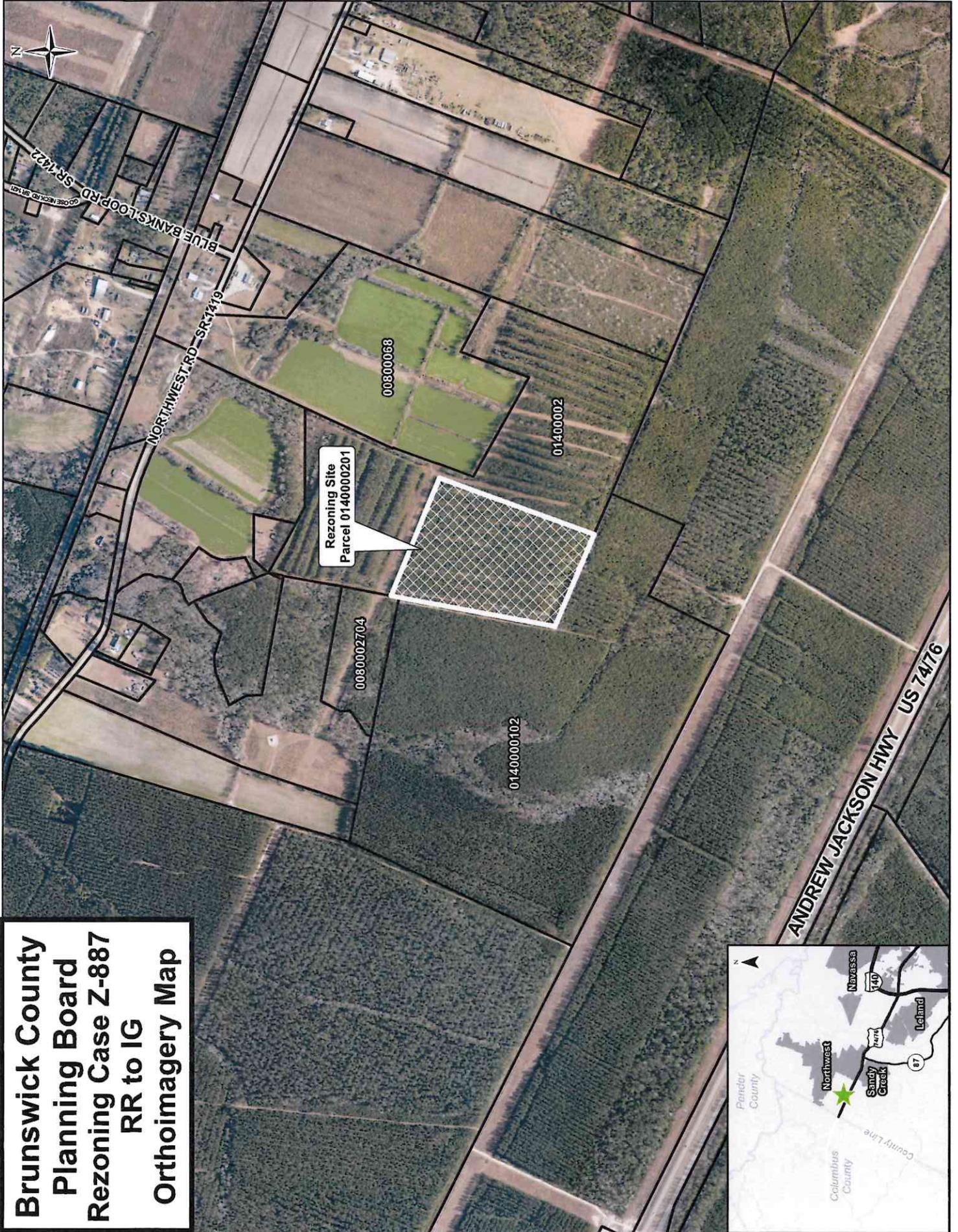
<input type="checkbox"/> <i>Agricultural Development Plan</i>	<input type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input 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>

**Brunswick County
Planning Board
Rezoning Case Z-887
RR to IG
Zoning Map**

CO = County Jurisdiction
 NW = Northwest Jurisdiction
 SC = Sandy Creek Jurisdiction

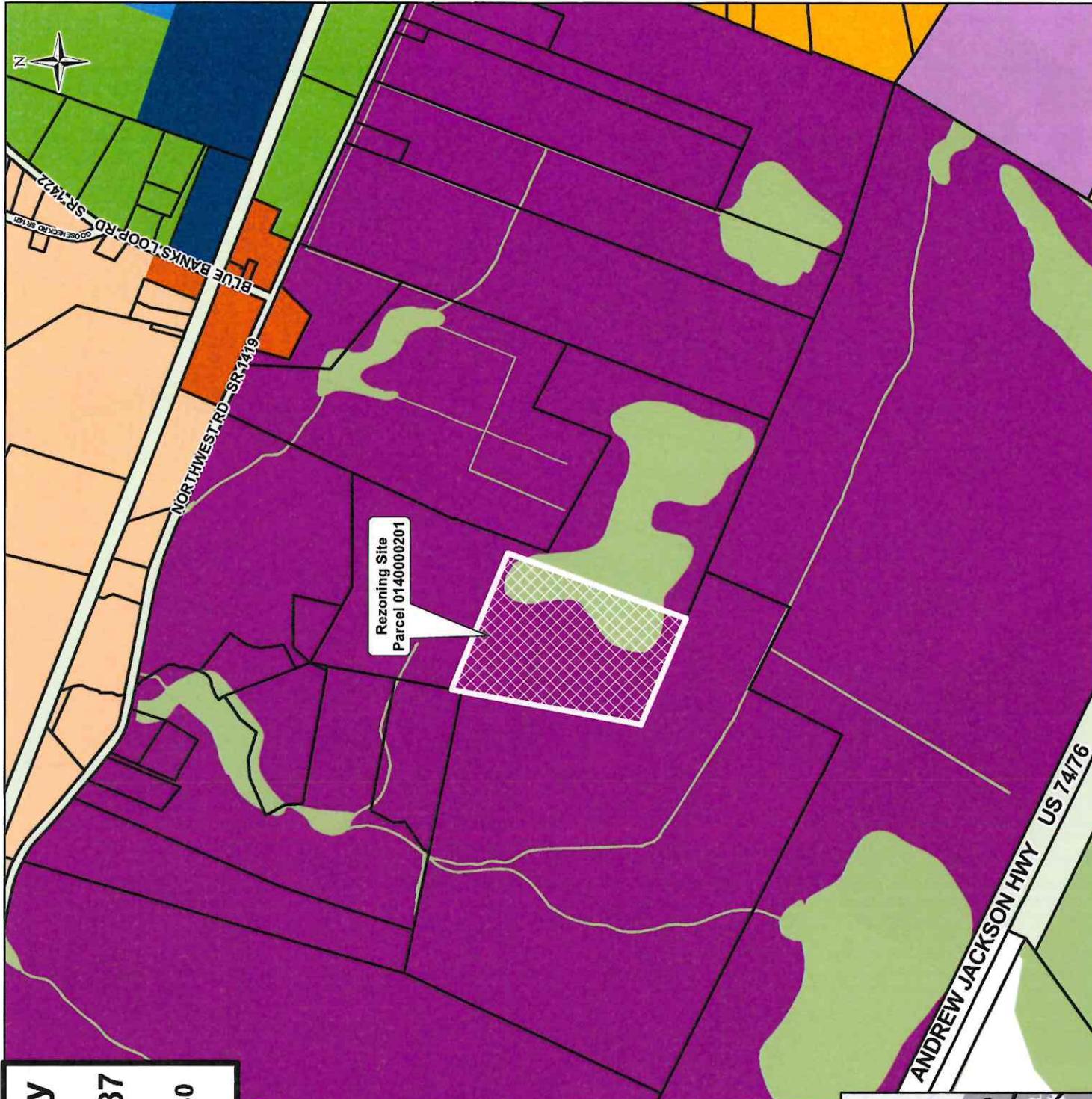


**Brunswick County
Planning Board
Rezoning Case Z-887
RR to IG
Orthoimagery Map**



**Brunswick County
 Planning Board
 Rezoning Case Z-887
 RR to IG
 Blueprint Brunswick 2040
 Place Type Map**

- Open Space - Recreation
- Low Density Residential
- Medium Density Residential
- Commercial
- Institutional
- Employment Center
- Industrial - Light
- Open Space - Conservation 1
- Rural - Agricultural
- Industrial - Intense



Rezoning Site
 Parcel 0140000201



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- 887	Invoice # _____
Date Received 3/8/2024	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

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

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)

Applicant Name(s): Brunswick County Government

Mailing Address: Brunswick County Government
30 Government Center Drive NE
Bolivia, NC 28422

Phone: _____

Email: Marc.pages@BrunswickcountyNC.gov

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): MARK STANALAND

Mailing Address: 4019 BLADENBORO RD
BLADENBORO, NC 28320-5825

Phone: _____

Email: _____

PROPERTY INFORMATION

Property Address and/or Description of Location:

Parcel Tax ID #(s): 0140000201

Total Site Acreage: 26.73

Current Zoning District(s): RR

Proposed Zoning District(s): IG

Conditional Zoning Request YES NO

Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

STATEMENT OF REASONABLENESS

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

Property is directly adjacent to existing designated industrial park and the area is in transition.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

The Majority of the site is has a future land use classification of Industrial Intensive the comp plan has labeled a small internal portion as open space conservation.

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: Kristi Dief

Date: 4/1/24

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

Z-887

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
800068	CARROLL CHARLES L ET	CARROLL SUSAN S	5014 NORTHWEST RD NE	REIGELWOOD	NC	28456
80002704	SCHEDLER BETTY MEDLIN ETVIR	SCHEDLER TIMOTHY	1120 SLATER WAY	LELAND	NC	28451
140000102	GRAINGER WILLIAM L		PO BOX 7267	SAVANNAH	GA	31418-7267
1400002	STANALAND MARK		4019 BLADENBORO RD	BLADENBORO	NC	28320-5825

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
140000201	STANALAND MARK		4019 BLADENBORO RD	BLADENBORO	NC	28320-5825

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	BRUNSWICK COUNTY		30 GOVERNMENT CENTER DR NE	BOLIVIA	NC	28422

REZONING STAFF REPORT



Prepared by Marc Pages, Deputy Director
Rezoning Case#: Z-888
May 13, 2024

APPLICATION SUMMARY

The applicant, Norris and Bland Consulting Engineers, requests to rezone Tax Parcels 20900036, 2090002701, 20900025, 20900027, 2090002702, 20900026, and 2090002402 (Added by staff) from RR (Rural Density Residential) to SBR-6000 (High Density Site Built Residential). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location

No. 5 School Road NW (Sr 1305) Near Ash, NC

Tax Parcels

20900036, 2090002701, 20900025, 20900027, 2090002702, 20900026, and 2090002402

Current Zoning

RR (Rural Density Residential)

Proposed Zoning

SBR-6000 (High Density Site Built Residential)

Surrounding Zoning

SBR-6000 (High Density Site Built Residential), RR (Rural Density Residential) and CLD (Commercial Low Density)

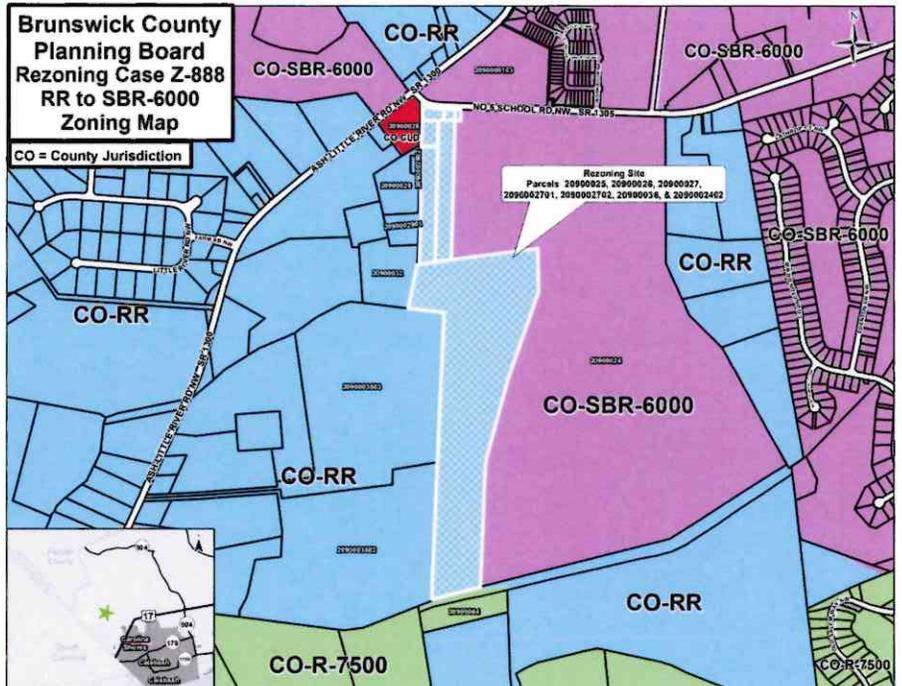
Current Use

Residential and Vacant Lands

Surrounding Land Uses

Residential and Vacant Lands

Size 51.63 acres



SITE CONSIDERATIONS

Zoning History:

- The zoning of the subject parcel was changed in 2007 from RU (Rural) to RR (Rural Density Residential) with the adoption of the Brunswick County Unified Development Ordinance (UDO).
- On December 13, 2021, the Planning Board approved a rezoning for Tax Parcels 20900054 and 2090005403 (Case Z-829), consisting of approximately 42.5 acres located northwest of the subject parcel from RR (Rural Residential) to SBR-6000 (Site Built Residential).
- On July 10, 2023, the Planning Board approved a rezoning for Tax Parcels 2090005402 and 2090005401 (Case Z-868), consisting of approximately 22.6 acres located northwest from the subject parcel from RR (Rural Residential) to SBR-6000 (Site Built Residential).
- On September 11, 2023, the Planning Board approved the Planned Development, McLamb Farm (PD-113) for Tax Parcel 20900024, consisting of 319 single family lots on 82.36 acres located immediately east of the subject parcels..

Buffers: If rezoned to SBR-6000, no buffer is required adjacent to SBR-6000. If adjacent to RR, all uses will require a 0.2 opaque buffer if vacant and a 0.2 opaque buffer if developed. If adjacent to CLD, all uses will require a 0.2 opaque buffer if vacant and a 0.6 opaque buffer if developed.

Street Yard Buffers: A 20-foot Street Yard Buffer may be required depending on the design of any future development.

Utilities: Water and wastewater are available from Brunswick County Utilities. Utility connections will require developer responsibility to connect to the water and wastewater systems.

Schools: Jessie Mae Monroe Elementary School, Shallotte Middle School, and West Brunswick High School have adequate capacity.

CIP Projects in Area: No capital improvement projects are located within this area.

Traffic: There are no capacity deficiencies for this section of No. 5 School Road NW (SR 1305).

NCDOT Road Improvement Projects in Area:

- Carolina Bays Parkway (R-5876) – Planning and Design Phase; Smith Avenue and US 17 (U-5862)–Upgrade to interchange (2027).
- Bridge Replacement 090126 – recently completed; over Cawcaw Swamp (B-5996).

Environmental Impacts:

- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 5 out of 10 due to potential wetlands on the site.
- All of the requested parcels are located within a half mile of a Voluntary Agricultural District property.

ANALYSIS

Proposed Zoning District:

"The 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."

Existing Blueprint Brunswick 2040 Plan Place Types:

Open Space-Conservation 1, these areas consist primarily of undisturbed open space: floodways and floodplains, high-risk flood areas, publicly protected lands (e.g., state-maintained sanctuaries), CAMA setbacks, privately protected lands (i.e., conservation easements), NC Natural Heritage Conservation Program areas, and historically or culturally significant areas/properties. Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space (i.e., game lands for hunting, nature preserves for education and passive recreation) and natural resource management. Maintaining environmental integrity or historic value are major considerations in land-disturbing activities.

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

Blueprint Brunswick 2040 Plan Place Type: MDRM (Medium Density Residential Mixed) and Open Space-Conservation 1 Place Types

- Conditionally consistent with the Blueprint Brunswick 2040 Plan Place Type.
- Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type. If the place type is not consistent, a land use amendment is required.

The majority of the site is designated as MDRM Place Type. Pockets of environmental features such as wetlands and sensitive habitats may exist on the subject parcels and are classified in the Open Space-Conservation 1 Place Type. Additionally, these parcels are located in a designated "Neighborhood Center" per the Blueprint Brunswick Future Land Use Map. Staff finds the applicant's request reasonable and in the public's interest because the request for the SBR-6000 zoning district is similar to the parcels directly adjacent to the subject parcel.

Applicable Blueprint Brunswick 2040 Plan Policies:

- LU-2. Support development in areas that are best suited for future development.
- The Residential Suitability Map identifies the subject parcels as generally suitable for residential development.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-888 based upon the existing land use classification as Medium Density Residential Mixed, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

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

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

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with following Goals and Objectives
 - LU-2. Support development in areas that are best suited for future development.
 - The proposal is not located within a significant heritage natural area.
 - The subject property is designated as generally suitable on the Residential Suitability Map.
2. Consistent with the characteristics of the area and the previous rezonings and planned developments to similar districts within the immediate vicinity.

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

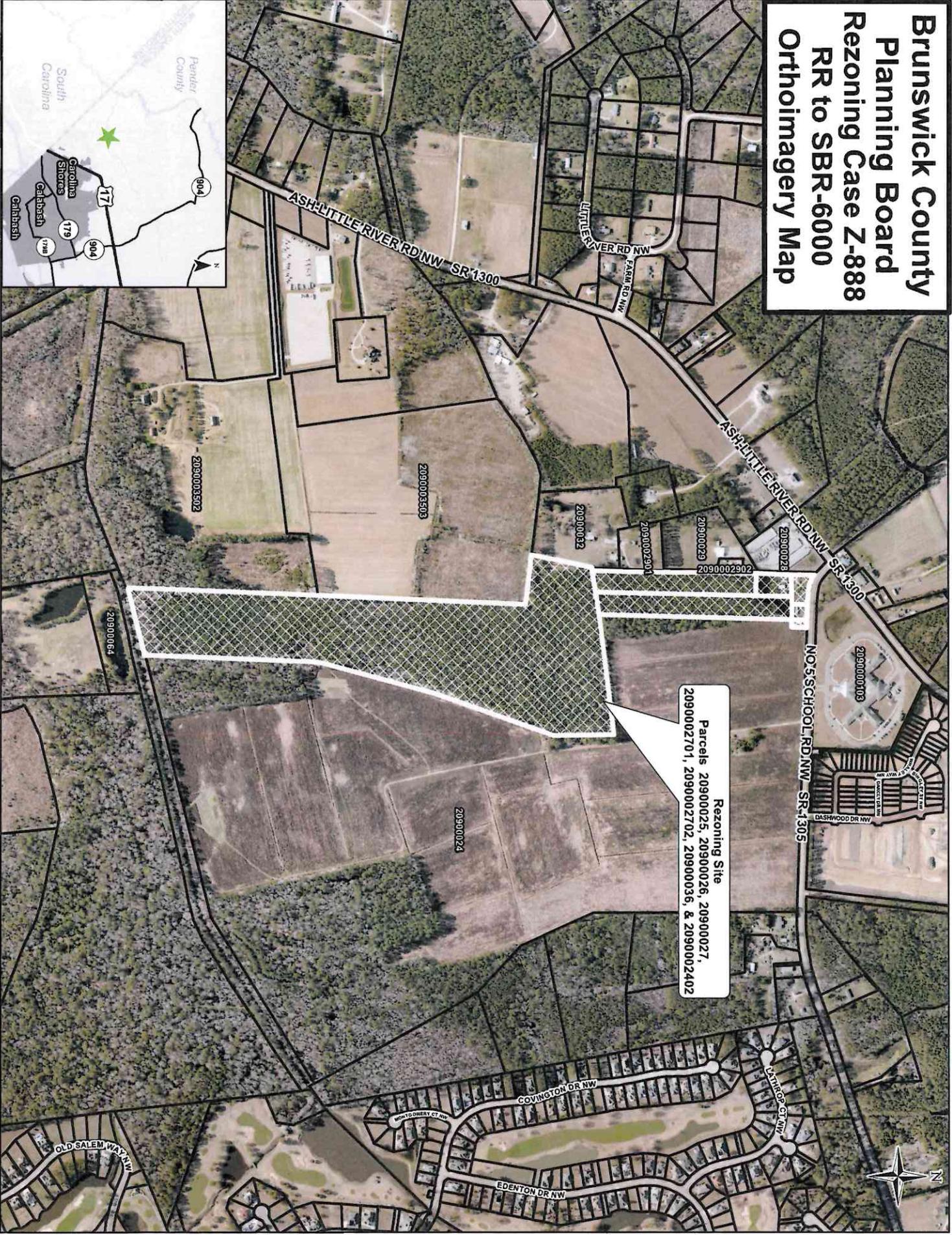
**Brunswick County
Planning Board
Rezoning Case Z-888
RR to SBR-6000
Zoning Map**

CO = County Jurisdiction

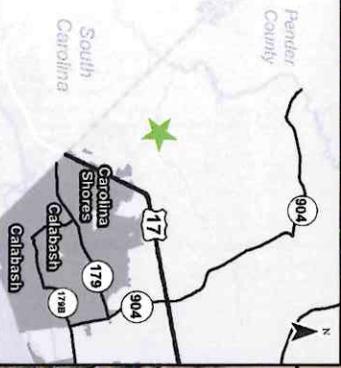


Rezoning Site
 Parcels 20900025, 20900026, 20900027,
 2090002701, 2090002702, 20900036, & 2090002402

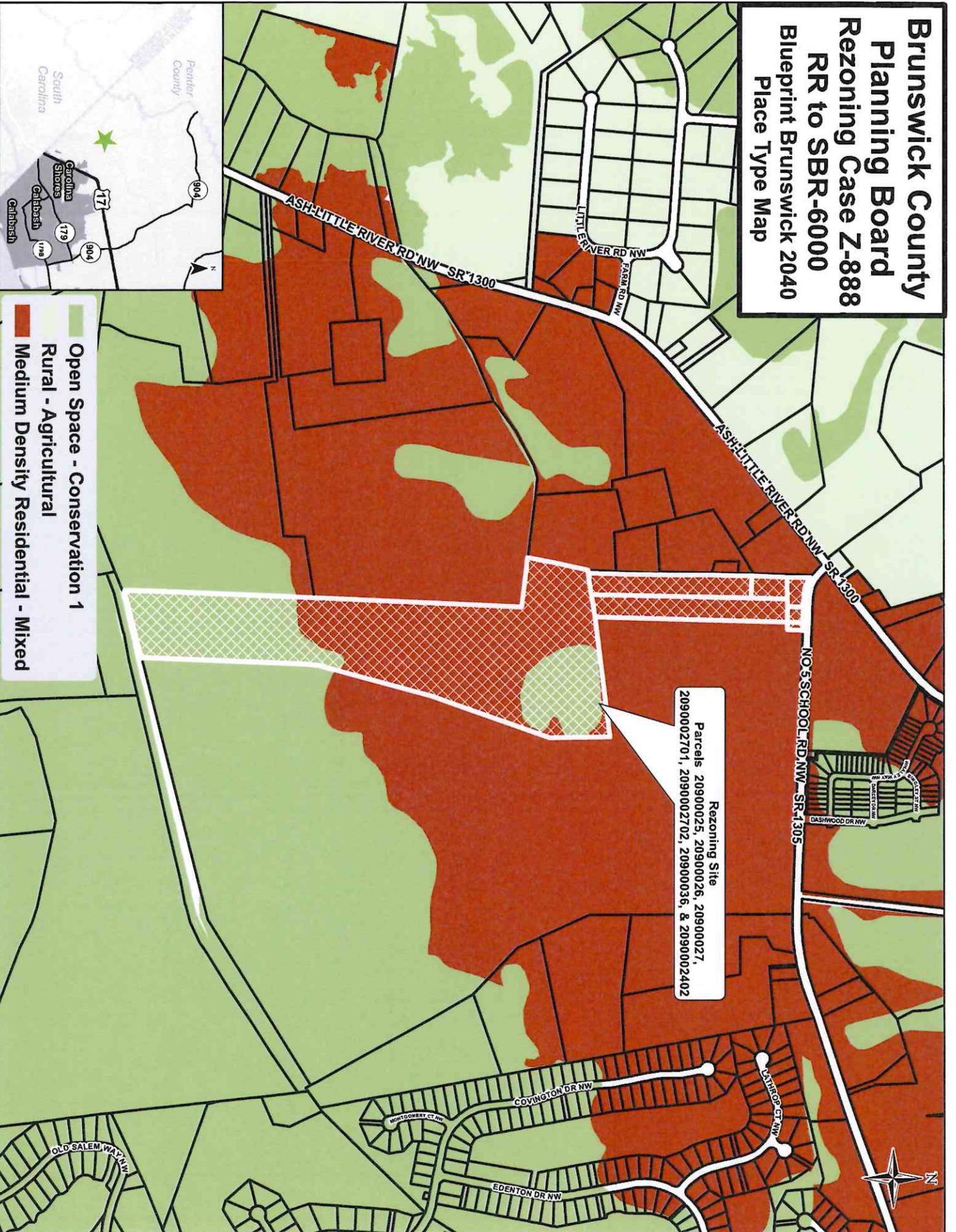
**Brunswick County
Planning Board
Rezoning Case Z-888
RR to SBR-6000
Orthoimagery Map**



Rezoning Site
Parcels 20900025, 20900026, 20900027,
2090002701, 2090002702, 20900036, & 2090002402

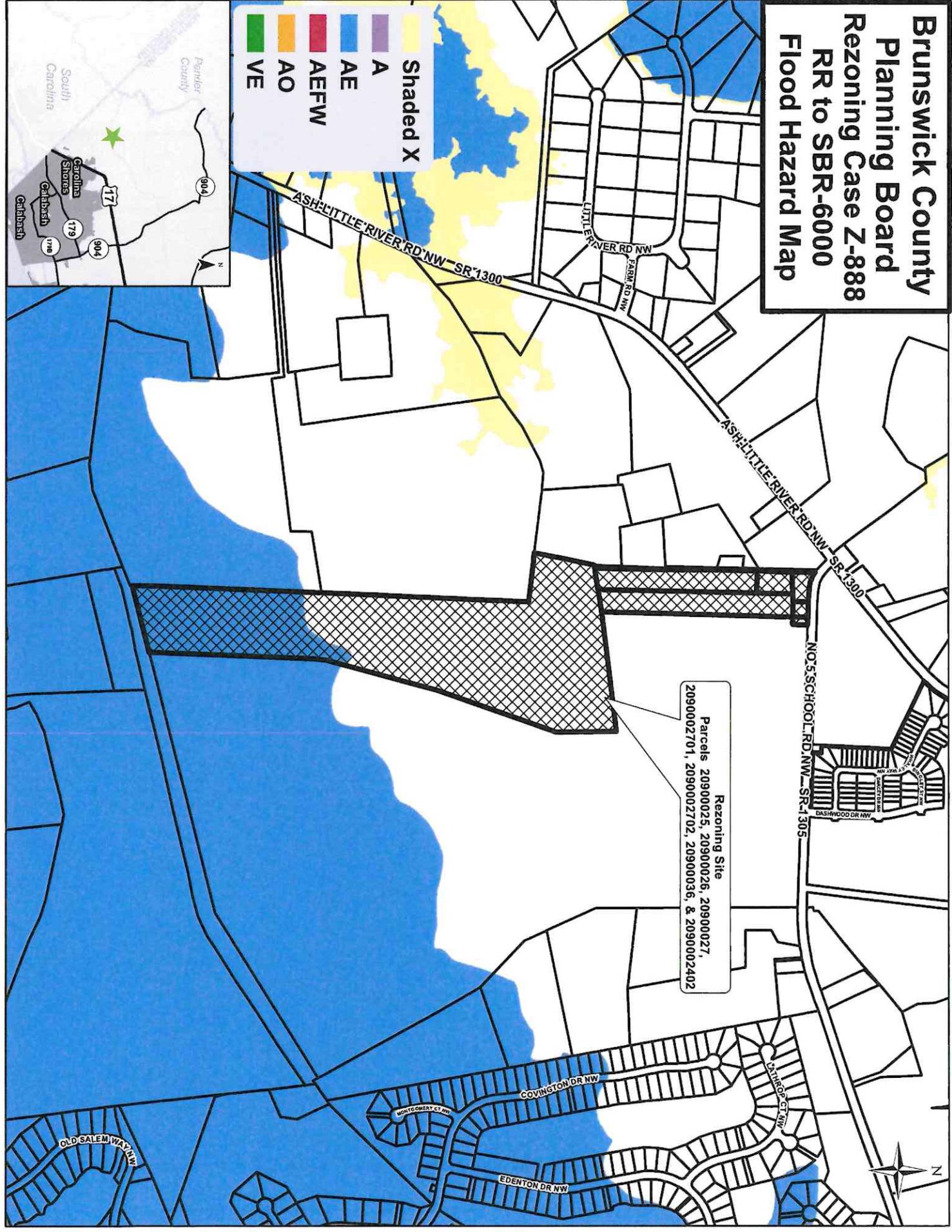
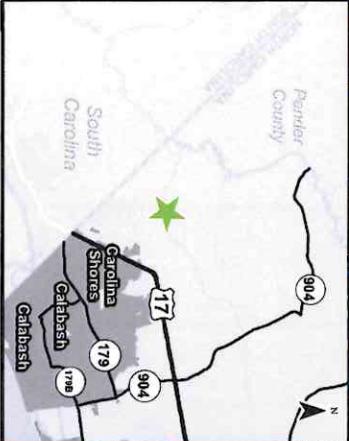


**Brunswick County
Planning Board
Rezoning Case Z-888
RR to SBR-6000
Blueprint Brunswick 2040
Place Type Map**



**Brunswick County
Planning Board
Rezoning Case Z-888
RR to SBR-6000
Flood Hazard Map**

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



Rezoning Site
 Parcels 20900025, 20900026, 20900027,
 2090002701, 2090002702, 20900036, & 2090002402

NB# 24026



REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 888 Invoice # _____

Date Received 3/7/24

Northwest Jurisdiction YES NO

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

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Norris & Bland Consulting Engineers</u> Attn: <u>Jody Bland</u>	
Mailing Address: <u>1429 Ash - Little River Road</u> <u>Ash, NC 28520</u>	
Phone: <u>910-287-5800</u>	Email: <u>jbland@nbengr.com</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>L & L Venture Holdings, LLC</u> Attn: <u>Jimmy Len McClamb</u>	
Mailing Address: <u>800 McClamb Road</u> <u>Calabash, NC</u>	
Phone: <u>910-287-6688</u>	Email: <u>LenMcClamb@lmmclamb.com</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): <u>20900036, 20900027,</u> <u>20900025, 20900027,</u> <u>2090002702 and 20900026</u>	Total Site Acreage: <u>51.34</u>
Current Zoning District(s): <u>RR</u>	Proposed Zoning District(s): <u>SR-6000</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

The proposed parcels to be rezoned are adjacent to SBR 6000 zoning. This area is in transition from rural to single family developments.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: [Signature]

Date: 3/6/24 Revised 04/03/24

Owner Signature: [Signature]

Date: 3-6-24 [Signature]

Owner Signature: _____

Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

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

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

Z-888

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2090003503	NORRIS JOHN PHILLIP ETUX	NORRIS SANDRA F	1424 ASH LITTLE RIVER RD NW	ASH	NC	28420-1714
2090002902	SIMMONS LARRY WADE JR		2524 BRICK DR	LONGS	SC	29568-8810
2090002901	SIMMONS LARRY WADE SR ET	SIMMONS JUDY	6296 PARKER ST SW	OCEAN ISL BCH	NC	28469-4748
209000024	NEW BEGINNINGS INVESTMENTS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
209000064	MCLAMB THOMAS M ETUX	MCLAMB MARY M	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443
2090000103	OHI ASSET NC HALLSBORO LLC	ATTN: KRISTY MCGARVEY	303 INTERNATIONAL CIR STE 200	HUNT VALLEY	MD	21030-1359
209000028	ASH MINI STORAGE LLC		PO BOX 435	EPHRAIM	UT	84627-0435
2090003502	NORRIS JOHN P (LT) ETUX	NORRIS SANDRA F (LT)	1424 ASH LITTLE RIVER RD NW	ASH	NC	28420-1714
209000029	SIMMONS LARRY WADE JR		2524 BRICK DR	LONGS	SC	29568-8810
209000032	BARFIELD WENDY ANN		1001 EF HUDSON RD NW	ASH	NC	28420-2125

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
209000027	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
2090002702	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
209000026	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
209000036	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
2090002701	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
209000025	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
2090002402	ATLANTIC TELEPHONE MEMBERSHIP CORP		P O BOX 3198	SHALLOTTE	NC	28459

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	NORRIS & BLAND CONSULTING ENGINEERS P.C.	ATTN: JODY BLAND	1429 ASH-LITTLE RIVER RD NW	ASH	NC	28420

Brunswick County Unified Development Ordinance

PROPOSED TREE & LANDSCAPING TEXT AMENDMENTS

(DRAFT – May 7, 2024)

******This Is A Draft Version******

1) Add Section 6.1.2.B, under Trees and Landscaping:

B. Trees Required

- 1) A minimum of three (3) trees at least two caliper inches at 4.5 feet above the ground, as applicable, shall be retained or planted on a parcel for new single-family and two-family uses (including individual Class A, B, and C Mobile Dwellings not located in a mobile home park).
- 2) A minimum of 15 trees per disturbed acre at least two caliper inches at 4.5 feet above the ground, as applicable, shall be retained or planted on a parcel for new or expanding industrial, multifamily, townhomes, commercial, office, institutional, public, and civic uses. Excludes business parks and industrial parks.

2) Amend the Definition of Heritage Tree in the Definition Section.

Heritage Tree: Heritage Trees, also known as significant trees, historic trees, and legacy trees, are individual trees that have special significance to the community due to their unique history, size, age, height, species, ecological value, or other unique quality. For purposes of this Ordinance, a heritage tree shall be defined as follows:

An American holly with a trunk caliper measurement of 8” or greater measured at 4.5 feet above ground;

A flowering dogwood with a trunk caliper measurement of 4” or greater measured at 4.5 feet above ground;

A redbud with a trunk caliper measurement of 4” or greater measured at 4.5 feet above ground;

A live oak with a trunk caliper measurement of 4” or greater measured at 4.5 feet above ground; and

Any other tree species included in Appendix B the planting table (see Sec. —) with a trunk caliper measurement of 18” or greater measured at 4.5 feet above the ground.

3) Amend the Amounts of Open Space and Recreation Area to be Provided Table in Section 6.4.4.B.

MINIMUM OPEN SPACE REQUIREMENT				
	RR	R-7500	SBR-6000 /R-6000	MR-3200
DEVELOPMENT TYPE	Percent of Gross Development (Project) Area			
Conventional	3 8	5 10	7 12	15 20
PD	15 20	20 25	25 30	30 35

Unless specially reduced by the Planning Director, at A1 least 15% 25% of required open space must be in the form of usable recreation area (See Section 6.4.4.C.2.i., below).

4) Amend Section 6.4.4.C.1. Open Space distribution and Require trees in Open Space in Major Subdivisions and Planned Developments.

v. Open space shall be distributed throughout the project site and shall not be largely confined to one general area.

vi. All open space must have trees disbursed at a rate of 50 canopy or understory trees per acre if planting new trees or at a rate of 25 existing canopy or understory trees if using existing mature trees. Open space acreage that contains amenities, stormwater elements, utilities, easements, or other similar facilities shall be exempt and not required to be treed.

5) Amend Section 6.4.4.C.2., Usable Recreation Area Standards:

- i. At least ~~15%~~ 25% of the required open space must be in the form of a usable recreation area.
- ii. Usable recreation area shall be land devoted to recreation and amenities for the residents of a subdivision. Usable recreation areas shall be identified on plats as permanently set aside.
- iii. Usable recreation space uses may include, but are not limited to:
 - a) Walking or bicycling trails; (Note: Additional credit may be allowed for trails that connect with existing or planned greenways).
 - b) Water trails;
 - c) Passive recreation areas, including pocket parks;
 - d) Upland and highlands comprised of grasslands, forests, and fields for passive and active recreation;
 - e) Ball fields and playgrounds;
 - f) Dog parks;
 - g) Tot lots; and
 - h) Clubhouses, swimming pools, pickle ball courts, tennis courts, and other similar facilities that are used in common and made available to the residents of the entire subdivision.
 - i) Up to 75% of a golf course that is used in common and made available to the residents of the entire subdivision.

Commentary: Un-usable recreation areas are spaces that are unsuitable for recreational uses such as wetlands, areas with steep slopes, and sensitive natural habitat and other unsuitable areas.

iv. Incentives to meet the recreation area requirements. Incentives can be used individually or combined for a greater reduction. Each development is limited to a reduction of 60% of the total required recreation area:

A. Reduction for increasing the capacity of stormwater facilities.

- i. 10% reduction for constructing stormwater storage to the 100-year storm event.
- ii. 25% reduction for constructing all stormwater facilities to the 100-year storm event.

- B. Reduction of 20% for incorporating a collector street dedicated to NCDOT for public use or dedicating all roads to NCDOT;
- C. Reduction by making a public land donation at the following rates:
 - i. 10% reduction for up to 5 acres.
 - ii. 15% reduction between 5 and 20 acres.
 - iii. 20% reduction for 20 acres or more;
- D. Reduction of 50% in Planned Developments in exchange for long-term affordability with 10% of the overall units being affordable to households earning below 80% of the HUD median income. Implementing deed restrictions is required to ensure long-term affordability.
- E. Reduction of 40% for providing lots equal to or greater than 20,000 sq ft with 20% of the overall units.
- F. Reduction of 10% for each additional exceptional design element such as but not limited to green building, dedicating a conservation easement, providing a buffer of >30 feet to wetlands, low-impact development, and traditional neighborhood design.

6) **Amend Section 6.3.8.B., Collector or Thoroughfare Street Buffers**

- B. All non-residential development located along either a collector or thoroughfare street shall provide one of the following buffers along the entire street fronts:
 - 1. One Two Canopy Trees per 100 linear feet of property frontage, located within a twenty-foot landscaped buffer; OR
 - 2. Two Four understory trees per 100 linear feet of property frontage, located within a twenty-foot landscaped buffer. No trees under utility lines shall have a natural height over 25 feet.
 - 3. Under utility lines, two four understory trees per 100 linear feet of property frontage, located within a twenty-foot landscaped buffer;
 - 4. Incentives for retaining and using existing trees to meet the street buffer requirements.
 - i. Retention of a Heritage Tree will count as two canopy or understory trees in satisfying the requirements of this section; OR
 - ii. One parking space from the minimum number of parking spaces required by Section 6.12. may be credited for every three existing Heritage Trees retained on a site, up to a maximum of a 15 percent reduction of the parking requirements; OR
 - iii. Retention of a Heritage Tree can count one for one toward landscape island trees as required, up to a maximum 40 percent reduction of landscape island trees; OR
 - iv. The Planning Director may approve a minor change in the size of required street buffering landscaping, landscape islands, or building setbacks that may be permitted for the purpose of retaining Heritage Trees.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL () DENIAL of Tree and Landscaping 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:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support these text amendments.
 - NR-2. Maintain the “green” of Brunswick County as development continues.

- | | |
|---|---|
| <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 Unified Development Ordinance PROPOSED TRANSPORTATION OVERLAY ZONE (TOZ)

TEXT AMENDMENT

(DRAFT – May 7, 2024)

******This Is A Draft Version******

1) Add Section 4.8.9., Transportation Overlay Zone (TOZ):

4.8.9 TOZ: Transportation Overlay Zone

A. Purpose and Intent

The Transportation Overlay Zone (TOZ) is established to ensure lands adjacent to highways in Brunswick County are developed with landscaping or remain in a naturally wooded state to promote the health and welfare of the public. Standards are provided to ensure thoroughfares are developed with more treescapes, improved traffic efficiency, and safety by reducing visual clutter and avoiding unattractive site design. The TOZ Standards are superimposed along designated highways that extend across Brunswick County’s planning and zoning jurisdiction. This overlay zone provides additional development requirements.

The goals and objectives of this overlay are to:

- i. Maintain the scenic beauty of Brunswick County.
- ii. Create attractive living communities.
- iii. Encourage the placement of homes to be located further off the highways.
- iv. Promote safe and efficient movement of traffic by encouraging development that reduces strip commercial development, reduces visual clutter, and improves site layout.
- v. Encourage environmentally sound planning.
- vi. Meet the goals of the Blueprint Brunswick 2040 Plan.

B. Applicability

- 1) The TOZ only applies to properties fronting designated thoroughfares.
- 2) This Section shall apply to Planned Developments, Major Subdivisions, Major Site Plans, multifamily, townhomes, commercial, office, institutional, industrial, public, and civic uses.
- 3) Stand-alone Single-family and two-family (including individual Class A, B, and C Mobile Homes) on a parcel, and Bona Fide farms, are not required to comply with this Section.
- 4) Generally for mapping purposes, the TOZ shall follow property lines along designated thoroughfares and extend 760’ from the North Carolina Department of Transportation (DOT) Right-of-way, as measured from the centerline of the highway.
- 5) The TOZ shall apply to the following thoroughfares within Brunswick County’s planning jurisdiction.
 - i. US Highway 17 from New Hanover County line to Horry County, South Carolina border.

- a) Add tree protection fencing prior to any clearing, grading, or construction activity, such as safety barrier fencing, a wooden slat snow fence, or wire fence around protected trees or tree stands located in construction areas or other site areas that will be disturbed by construction activities. Fencing shall be a minimum of four feet in height and be of durable construction. Tree protective fencing shall remain in place through the issuance of a Certificate of Occupancy for the project.
- b) No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.

iv. Parking Area Standards

Off-street parking areas containing ten or more parking spaces shall be landscaped in accordance with Section 6.12.10 Vehicular Use Area Landscaping. When proposed parking spaces are within 50 feet of a public street right-of-way or face a public street right-of-way, a minimum three-foot tall low screen shall be incorporated into the street buffer landscaping to screen the parking lot from the adjacent highways. The screen shall be installed between the parking lot and the street right-of-way. and consist of shrubbery, a grade change, a low wall, a planted berm, or any combination.

v. Street Buffers

- a) A street buffer function shall be installed as a visual separation between all residential uses and the designated highway for multifamily, townhomes, Planned Developments, and Major Subdivisions at the following rates:
 - A buffer of 100 feet along major designated highways including US Highway 17, NC Highway 211, and US Highway 74/76, with a minimum opacity of .8 (within one year of planting); OR
 - A buffer of 50 feet, along minor designated highways including US Highway 17 Business, NC Highway 87, NC Highway 130, NC Highway 133, NC Highway 179, NC Highway 904, and NC Highway 906, with a minimum opacity of .8 (within one year of planting).
- b) Street buffers shall be installed in compliance with Section 6.3.8, Street Buffers for commercial, office, institutional, industrial, public, and civic uses. Street buffers shall provide a planting area running along the lot fronting the designated highway with a maximum depth of twenty feet. For every 100 linear feet, the planting area shall contain ten (10) shrubs 18" in height and either:
 - Three (3) canopy trees eight feet in height; OR
 - Five (5) understory trees five feet in height; OR
 - One (1) canopy tree and three (3) understory trees.

Commentary: Street buffers required as part of the TOZ are required instead of the street buffers required in Section 6.3.8.B., Collectors or Thoroughfare

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL () DENIAL of Transportation Overlay Zone (TOZ) 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:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support these text amendments.
 - LU-6. Amend land development regulations to align with Place Types as defined within Blueprint Brunswick.
 - Highway Overlay District - An overlay district similar to one the County once had in the UDO should address a variety of design considerations. Among them may be landscaping and streetscape enhancements. Transitional setbacks should also be established to ensure the relationship between development and adjacent highways, particularly as they are widened over time, remains appropriately scaled.

- | | |
|---|---|
| <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 Unified Development Ordinance PROPOSED TRANSPORTATION IMPACT ANALYSIS (TIA)

TEXT AMENDMENT

(DRAFT – April 19, 2024)

******This Is A Draft Version******

1. **Amend Section 6.16.1.B. & C to increase the number of vehicle trips to trigger when a Traffic Impact Analysis (TIA) is required:**
 - B. Unless exempted in paragraph Section 6.16.2 below, a Traffic Impact Analysis may be required for all residential projects, which can be anticipated to generate at least ~~100~~ **200** vehicle trips at peak hour or ~~1,000~~ **2,000** vehicle trips per day based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.
 - C. Commercial **and Industrial** projects may be required to submit a Traffic Impact Analysis if the project can be anticipated to generate at least ~~100~~ **200** vehicle trips at peak hour or ~~1,000~~ **2,000** vehicle trips per day based on the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

2. **Remove Section 6.16.2.B. as it is not needed to require redevelopment to have a TIA:**
 - ~~B. Development of any site on which the additional traffic at peak hour represents an increase of less than **100** additional peak hour trips from the traffic generated by the previous development, where the redevelopment is initiated within 12 months of the completion of demolition of the previous project.~~

3. **Add Section 6.16.4.J. to require a Planned Development or Major Subdivision approved by NCDOT prior to Planning Board:**

Any required Traffic Impact Analysis for a Planned Development or Major Subdivision shall be approved by NCDOT and submitted to the Brunswick Planning Department for review prior to submission to the Brunswick County Planning Board.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL () DENIAL of Traffic Impact Analysis 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:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support these text amendments.
 - ITR-2 Maintain and improve mobility and capacity in the network.
 - Conduct studies and prepare plans to assess and mitigate the potential impacts of future development on existing and new road corridors, particularly where development pressure is increasing.

- | | |
|---|---|
| <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: _____ |