



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**4:00 P.M. Monday
October 14, 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 September 9, 2024 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Major Subdivision – SS-284

Name: Maco Commons
Applicant: 2 Tracts Development, LLC
Tax Parcel: 0350004513 & 0350004514
Location: Maco RD NE (NC 87)
Description: Maco Commons is a proposed Major Subdivision consisting of 25 single family units on 27.10 acres creating an overall density of 0.92 dwelling units per acre.

B. Major Subdivision – SS-288

Name: Parker Tract
Applicant: Norris & Bland Consulting Engineers P. C.
Tax Parcel: 21400016
Location: Shell Point RD SW (State Road 1132)
Description: Parker Tract is a proposed Major Subdivision consisting of 154 single family units on 91.41 acres creating an overall density of 1.68 dwelling units per acre.

C. Major Subdivision – SS-289

Name: Harper Acres
Applicant: Headwaters Engineering of the Cape Fear, PLLC
Tax Parcel: 2210002704
Location: Robert Ruark DR SE (State Road 1852)
Description: Harper Acres is a proposed Major Subdivision consisting of 15 single family units on 7.96 acres creating an overall density of 1.88 dwelling units per acre.

D. Planned Development – PD-132

Name: Sterling Oaks Planned Development Expansion
Applicant: Norris & Bland Consulting Engineers, P.C.
Tax Parcel: 20900056
Location: Ash-Little River RD NW (SR 1300)
Description: Sterling Oaks is a previously approved planned development, consisting of 208 single family units on 45.78 acres, with an overall density of 4.54 units per acre. The applicant is proposing an expansion to the approved development. The proposed expansion consists of adding 130 single family units and 30.34 acres. With the expansion, the overall development would consist of 338 single family units on 76.12 acres, creating an overall density of 4.44 dwelling units per acre.

E. Planned Development – PD-134

Name: Watson Tract Planned Development
Applicant: Norris & Bland Consulting Engineers, P.C.
Tax Parcel: 0080006806
Location: Northwest RD (SR 1419)
Description: Watson Tract is a proposed planned development, consisting of 95 single family units & 76 duplex units on 59.17 acres, creating an overall density of 2.89 units per acre.

F. Rezoning Z-901

Proposed rezoning of approximately 14.84 acres located at 195 Green Swamp Road (NC 211) near Supply, NC from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcel 1680006508.

G. Accessory Dwelling Units – Proposed UDO Text Amendment

H. Tree and Landscaping – Proposed UDO Text Amendment

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

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

9) Other Business.

- A. UDO Modernization Project Update.
- B. Planning Board Case Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

4:00 P.M. Monday
September 9, 2024

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

MEMBERS PRESENT

Jason Gaver
Clifton Cheek
William Bittenbender, At-Large
Richard Leary
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Joy Easley, Vice Chair
Ron Medlin
Allen Brittain, At-Large

STAFF PRESENT

Marc Pages, Deputy Director
Connie Marlowe, Admin. Asst. II
Jeff Walton, Planner II
Garrett Huckins, Planning Tech.
Tyler Connor, Planner I
Ryan King, Asst. County Attorney

OTHERS PRESENT

Dan Weeks, H&W Design
Jean Toner
Jonathan Damico
Bonnie Tibbals
Carla White
Earlene Hardy-Cox
Christie Marek
James Hardy
Terry Alston

Matt Nichols, Attorney-at-Law
Marjorie Burnside
Tom Simmons
Terri Holley
Rynal Stephenson
Josh Kirby
Dylan Phillips, Brunswick Beacon
Johanna McLamb

I. CALL TO ORDER.

Mr. Ryan King stated that the Board will have to elect a Chair due to the absence of Vice Chair, Joy Easley. Mr. Leary made a motion to nominate Jason Gaver as Chair and the motion was unanimously carried.

Mr. Gaver called the meeting to order at 4:07 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Ms. Joy Easley, Mr. Allen Brittain and Mr. Ron Medlin were absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 12-AUG-24 MEETING.

Mr. Bittenbender made a motion to approve the 12-Aug-24 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Ms. Dixon announced that Ms. Easley submit her Letter of Resignation as a Planning Board member effective immediately. She further stated that election of officers will be at the 14-Oct-24 meeting. The Board wished Ms. Easley the best in her future endeavors.

VI. PUBLIC COMMENTS.

Ms. Bonnie Tibbals, 3733 Shell Point Road SW, addressed the Board with regards to how public utilities (water and electric), schools, hospitals, police, and on-site wastewater systems (septic tanks) will be affected by all the new development coming to the County. Ms. Tibbals said the Board should consider these factors prior to approving any new development.

Ms. Terry Alston, 1215 Fletcher Road SW, addressed the Board. Ms. Alston felt that the roads are not equipped to handle the additional traffic that will be generated by current and future development(s).

VII. NEW BUSINESS.

A. Planned Development – PD-119

Name: Midway Tract Planned Development
Applicant: Norris and Bland Engineering
Tax Parcel(s): 18600016 and 18700004
Location: Southport-Supply Road SE (NC 211), Gilbert Road SE (SR 1501), Midway Road SE (NC 906), and Clemmons Road SE (SR 1505)
Description: Midway Tract is a proposed planned development consisting of 2,950 single-family lots, 330 townhome lots, 336 multifamily units, and 26 acres of commercial on a total 1,502.20 acres creating an overall density of 2.40 dwellings units per acre.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached). He provided the Board with a Fiscal and Employment Impact Analysis Estimating County Annual and One-time Revenues for a Proposed Development in Brunswick County (FEIA) [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.
- The developer shall provide a utility easement for Brunswick County Utilities parallel to the existing power line easement.
- The developer must coordinate with the Brunswick County Planning Department and the Brunswick County Attorney's Office to guarantee the long-term affordability of the Workforce Housing units for households earning below 80% of the HUD median income for the area. This may involve establishing a Development Agreement, implementing Deed Restrictions, or devising other similar arrangements between the developer and Brunswick County.

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

Mr. Matt Nichols, Attorney, addressed the Board on behalf of the developer. Mr. Nichols presented a PowerPoint presentation (attached) outlining the intent of a Planned Development, proposed density per phase of the project, design benefits (walkable neighborhood, increased open space and buffers, connectivity with road improvements, stormwater ponds, no flood hazard areas), public benefit (30 acres of land designation to the County that can be used for a school or fire station), 40' public utilities easement, workforce housing (148 units that will be for sale), sidewalks on 1 side of all streets within the development, walking trails, street trees that meet the minimum landscaping requirements of the Brunswick County Unified Development Ordinance (UDO), and 43% of the project will be dedicated to open space (177 acres).

Mr. Cheek asked Mr. Nichols about the workforce housing types. Mr. Nichols said there will be a combination of single-family homes and townhomes. Mr. Gaver asked Mr. Nichols if workforce homes will mirror the other homes in the development and Mr. Nichols said they will be design like the other homes in the development and distributed throughout the project.

Ms. Marjorie Burnside, 3701 Fairfield Way, was concerned with evacuation routes and the proposed project being in close proximity to the nuclear plant. She was also concerned with hospitals not being able to accommodate the additional influx of citizens to the County as a result of all the new developments. Mr. Burnside said the potential traffic generated from the proposed project will provide an additional burden to the current residents. She felt that the Board should fight for the citizens of Brunswick County.

Ms. Jean Toner, 3753 Selwyn Circle SE, addressed the Board regarding the outdated UDO. She stated that there are concerns with Southport-Supply Road SE (NC 211) not being able to handle the additional traffic associated with the proposed project. There are current flooding issues on NC 211 and the water pressure is substandard. Ms. Toner further stated that there will be problems with response time for fire and rescue services because this project is in the Town of St. James fire and rescue area and there is not enough manpower to accommodate citizens in distress in a timely manner.

Mr. Johnathan Damico, 216 Whitehill Road NE, addressed the Board regarding the housing vacancy rate in the County (37%) according to the US Census. He was concerned with teachers and firemen being recruited to this area if a school or fire station is built in the area and the likelihood they could afford to live nearby on their salary. Mr. Damico was also concerned about a potential disaster occurring and how it will be addressed.

Mr. Tom Simmons, 1462 Long Leaf Road, addressed the Board regarding NC 211 currently being at capacity, the potential of wetlands being disturbed, and current residents being taxed out of their homes.

Ms. Bonnie Tibbals, 3733 Shell Point Road SW, addressed the Board regarding any plans to increase the electric grid and water availability to support the proposed project. Mr. Gaver said it is not in the Board's purview to address this matter. However, the Technical Review Committee (TRC) addresses these matters when the appropriate departments/agencies such as Brunswick Electric Membership Corporation (BEMC) and Brunswick County Public Utilities provide comments to the developer and/or applicant at the TRC meeting.

Ms. Terri Holley, 1247 Palatka Place SE, addressed the Board regarding Midway Road (NC 906) and NC 211 being at capacity. She felt that the proposed development will create more traffic congestion in the area and she reiterated that there are current flooding issues in the area. Ms. Holley felt that overdevelopment needs to stop.

Ms. Carla White, 1775 Clemmons Road SE, addressed the Board regarding additional traffic on Clemmons Road SE (SR 1505) that will be detrimental to the farming activities in the area. She stated that the road will have to be shared with tractors, cattle, horses and other farming uses. Ms. White said she lives on a blind curve and vehicles exceed the current posted speed limit on Clemmons Road SE (SR 1505). She stated that she has a bee farm and wildlife (bear) have come on her property and destroyed her bee boxes looking for food. Ms. White said there is standing water on her property. She felt that there are more wetlands on the site than what was indicated by the developer.

Ms. Christie Marek, 2986 Longwood Road NW, addressed the Board in opposition of the proposed project. She stated that there are protected wetlands on the site, but she wanted to know when the wildlife study presented to the Board was completed on the site. Mr. Pages said the Threatened and Endangered Species Report is dated 02-Aug-24. Ms. Marek reiterated that schools are close to capacity and will be over capacity by 2027 in this area according to a report from the Brunswick County School system.

Mr. Gaver asked Mr. Nichols how the development will be built? Mr. Nichols said the project will be built in phases based on the market. Mr. Gaver asked if the project will meet minimum requirements and Mr. Nichols replied, yes. Mr. Nichols said the project will exceed minimum requirements in some instances as outlined in his PowerPoint presentation. He reminded the

Board that this is the first step in the process. Mr. Cheek asked if the main road to the project will be maintained by the North Carolina Department of Transportation (NCDOT) since it is being built to NCDOT's minimum standards? Mr. Nichols said the Homeowners Association (HOA) will maintain the roads, but they can petition NCDOT to take over the road if they desire to do so. Mr. Leary asked if all TRC concerns have been addressed? Mr. Pages reminded the Board that this is a conceptual plan and the project will have to be approved by the appropriate department/entity prior to construction beginning. Mr. Cheek asked if a Traffic Impact Analysis (TIA) will be required for the Planning Board's approval for this project? Mr. Pages said this project was submitted prior to a TIA being required unless it meets NCDOT minimum requirements for a TIA to be submitted for review and approval. Mr. Ishler expressed concern with potential traffic issues and the need for road improvements to the area.

Mr. Rynal Stephenson, 5808 Farington Place, and Transportation Engineer, addressed the Board regarding the TIA, in that, they are putting together information generated from NCDOT. He stated that they will work with NCDOT when each phase of the project is being built. Mr. Stephenson said NCDOT will require road improvements such as the widening of NC 211. Mr. Cheek asked if NCDOT require funds to be set aside and Mr. Stephenson said that is not common practice for NCDOT. Mr. Gaver asked Mr. Stephenson what happens if a professional engineer provides false information for a project? Mr. Stephenson said that is an ethical situation and could result in suspension of an engineer's certification.

Ms. Marek re-addressed the Board and said portions of NC 211 are currently being improved, which may take several years before completion.

Ms. Earlene Hardy-Cox, 3965 Wyndmere Drive SE, addressed the Board. She asked the number of homes approved from Southport to US 17? Mr. Gaver asked Ms. Hardy-Cox if she had any questions specific to this project? Ms. Hardy-Cox said the additional homes for this project will impact the entire area. She reiterated that there is flooding issues and stormwater concerns in the area. She asked if there is a master plan that addresses a limit to the number of housing developments that can be constructed?

Mr. Josh Kirby, 2690 Stone Chimney Road SW, addressed the Board regarding preservation of green space and the limitation of such due to the approval of all the new developments in the County.

Mr. Gaver asked Mr. Nichols if the subject property has been purchased and Mr. Nichols said the developer is in the process of purchasing the property. Mr. Nichols reminded the Board that staff is recommending approval of the project with certain provisions. Mr. Cheek asked Mr. Nichols if he could address the FEIA and Mr. Nichols said that document was prepared by Munitytics and he did not feel comfortable speaking on the matter. Mr. Pages interjected that this document was previously submitted with the initial project.

Mr. Simmons re-addressed the Board. He stated that the minimum standards/requirements for approval of this project should be raised.

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

Mr. Cheek made a motion to approve PD-119 (Midway Tract Planned Development) with the noted conditions in the Staff Report and the motion carried 4 to 1 with Mr. Ishler opposing.

B. Planned Development – PD-130

Name: Timber Farms Planned Development Expansion
Applicant: H&W Design
Tax Parcel(s): 19400008, 19500004, 21100063, 2110004607, 2110006904, and 21100069
Location: Ocean Highway West (US 17), Longwood Road NW (NC 904), and Pea Landing Road NW (SR 1304)
Description: Timber Farms is a previously approved planned development consisting of 1,700 single family units, 300 townhouse units, and 500 multifamily units on 849.97 acres creating an overall density of 2.90 units per acre. The developer is proposing to add 74.04 acres of commercial property to the development fronting on Ocean Highway (US 17). There is no proposed change to the previously approved residential portion of the development.

Mr. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached). He stated that the number of residential units have decreased by about 500 units since the initial approval of the project, but there is no change to the previously approved residential portion of the development. He reiterated that the developer is proposing to add 74.04 acres of commercial property to the development fronting Ocean Highway (US 17). Mr. Pages said the majority of the area for consideration is currently zoned C-LD (Commercial Low Density) and there is a small portion of the area that is zoned R-7500 (Medium Density Residential). The R-7500 portion of the area will be incorporated in the planned development and commercial uses will be allowed as part of the planned development. 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.
- Show and label a 0.6 opacity 30' peripheral boundary around Tax Parcel 2110006902.

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

Mr. Dan Weeks, H&W Design, 2512 Independence Blvd Suite 200, addressed the Board. Mr. Weeks said the developer wants the entire property contained within the planned development. There will be a mixture of residential and commercial uses in the project and it is consistent with the C-LD zoning district. He said there was a community meeting on 22-Aug-24 with 12 attendees. There were comments about traffic and NCDOT approved a TIA for the project. The developer will be required to implement site improvements throughout the life of the project because this will be a multi-phase project. Mr. Weeks stated that the phasing of the project is market driven. Stormwater and flooding will be addressed based on a 25-year, 24-hour event in

addition to the ponds being evaluated for 100-year flood. Mr. Weeks said there were discussions about a fire station being built within the commercial area along US 17 and the developer will take this under advisement at the time of planning and development for this particular tract. He further stated that there will have to be some communication between the County and the developer with regards to a fire station in this area.

Mr. James Hardy, 4 Nicole Circle SW, addressed the Board about the excessive traffic on US 17. Mr. Hardy was also concerned with stormwater runoff that will be generated by the proposed project. Mr. Hardy felt that this development is a result of the potential route of Hwy 31 into Brunswick County and the possibility of owning property where the road will travel through the County. He said there is wildlife on his property as a result of the subject property being developed because the wildlife is being forced out of their habitat.

Ms. Johanna McLamb, 1492 Bessent Avenue, Little River, SC, addressed the Board regarding her property at 830 Pea Landing Road NW. She stated that her property on Pea Landing Road NW is farmland that has been in her family for 5 generations. Ms. McLamb said they have been in contact with NCDOT regarding a pipe that runs under Pea Landing Road NW (SR 1304) that adjoins the subject property and the existing underground piping cannot handle the additional stormwater runoff that will be generated from this project. It currently overflows and back up on her property, which creates a flooding issue. Ms. McLamb said the road has been closed several times due to rainstorms. Ms. McLamb was concerned about this development creating more stormwater issues on their property. She stated that she has photos and videos of standing water during rain events in the area. Ms. McLamb further stated that Pea Landing Road NW (SR 1304) is heavily traveled with on-going construction, sand mines (pit) and Jessie Mae Monroe Elementary School. Mr. Leary asked Ms. McLamb where her property was located in relation to the property in question and Mr. Pages identified her property on a visual map. She concluded that there is a ditch between their property and the property in question.

Ms. Earlene Hardy-Cox, 3965 Wyndmere Drive SE, addressed the Board regarding the hatched area being changed to C-LD rather than R-7500. Mr. Pages said the hatched area will be used for commercial purposes as part of the planned development. Ms. Hardy-Cox asked if there are plans to show what commercial uses will be located in this area of the planned development? Mr. Pages said no plans have been submitted for the intended use of the area at this time.

Mr. Leary asked Mr. Weeks if he could address Ms. McLamb's concerns about potential flooding on her property in relation to the proposed stormwater ponds on the subject property. Mr. Weeks asked if flooding is coming across the road? Ms. McLamb said the water comes down the ditch between the two properties. Mr. Weeks said he is a land planner and not an engineer, but he knows that stormwater has to be captured on site. Mr. Weeks asked if the pipe is under the road? Ms. McLamb re-addressed the Board. She said the stormwater flows down the ditch from the property in question and the drainage pipe under the road backs up. Mr. Weeks felt that the drainage pipe under the road is potential clogged, but Ms. McLamb disagreed. Mr. Weeks said the drainage pipe may not be properly sized and Ms. McLamb agreed. She said she has been telling the State that the drainage pipe is not properly sized for quite some time to no avail. Mr. Weeks said he is not qualified to address this situation and the matter should be addressed on the State level (potentially NCDOT). Ms. McLamb said the entrance to the subject property will have flooding issues. Mr. Weeks added that Phil Norris is not associated with this project; rather, Cape Fear Engineering is the engineering firm for this project. Mr. Pages said he will give Ms. McLamb a contact person in the Engineering Department to address her stormwater concerns.

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

Mr. Leary made a motion to approve PD-130 (Timber Farms Planned Development Modification) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Rezoning Z-900 – Lauro Dominguez

Request rezoning of approximately 1.16 acres located at 8892 No. 5 School Road NW (SR 1305) near Ash, NC from SBR-6000 (Site Built High Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 21000031.

Mr. Tyler Connor addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Connor read the consistency and reasonableness determination statement (attached).

Mr. Connor said staff recommends approval from SBR-6000 (Site Built High Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 21000031 located at 8892 No. 5 School Road NW (SR 1305) near Ash, NC.

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

Mr. Lauro Dominguez, 361 Maplewood Drive NW, addressed the Board. Mr. Dominguez said the proposed zoning change is the best use of the property for his family.

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

Mr. Leary made a motion to approve Tax Parcel 21000031 to R-7500 (Medium Density Residential) located at 8892 No. 5 School Road NW (SR 1305) near Ash, NC and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

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

This request is CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and CONSISTENT with the goals, recommendations, and policies of 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:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports the rezoning:
 - Consistent with the goals and objectives
 - LU-6 – Amend land development regulations to align with Place Types as defined within the Blueprint Brunswick.

- HN-1 – Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the County.
- HN-2 – Minimize impacts to and invest in established residential areas.
- The Commercial and Residential Suitability Maps identify the subject parcels as more suitable for residential development.
- Identified as a Commercial Center.
- Not in a significant heritage natural area.
- Consistent with the characteristics and existing zoning in the area.
- Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

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

Mr. Gaver stated that any person with standing may appeal the decision of the Planning Board to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. 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.

D. Rezoning Z-898 – Formerly City of Southport Extra Territorial Jurisdiction (ETJ).

Request initial zoning of Tax Parcels 221OA037, 221LA01501, and 221MC00702 consisting of approximately 13.15 acres located in the former City of Southport ETJ near Southport, NC to various County Zoning Districts.

Mr. Jeff Walton addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Walton read the consistency and reasonableness determination statement (attached).

Mr. Walton said staff recommends approval of the initial zoning of portions of Tax Parcels 221LA01501 and 221MC00702 fronting Rob Gandy Blvd that were formerly in the City of Southport's ETJ to C-LD (Commercial Low Density) and the remainder be zoned R-6000 (High Density Residential) and Tax Parcel 221OA037 be zoned SBR-6000 (High Density Site Built Residential) and adopt the consistency and reasonableness determination statement.

Mr. Walton reminded the Board that the initial zoning was approved on 12-Aug-24 for the former City of Southport Extraterritorial Jurisdiction (ETJ) area and a written appeal(s) with standing was filed so the matter will be heard de novo by the Board of Commissioners at their 21-Oct-24 Board meeting. Mr. Leary asked staff the similarities of the proposed zoning(s) to the City of Southport's zoning? Ms. Walton said they are similar in nature to the previous zoning in the City of Southport's ETJ.

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

Mr. Ron Greger, 613 Lockwood Folly Road SE, addressed the Board. Mr. Greger said he owns Tax Parcels 221LA01501 and 221MC00702 and he developed the entire corridor when it was in Southport's ETJ. He reiterated that the proposed zoning fits with what is in the area.

Ms. Cindy Hamblin, 417 Firefly Lane, said she lives in Price's Creek Cottages. Ms. Hamblin asked what part of the properties will be commercial and where is the residential portion of the properties? Mr. Walton said the first 300' off Rob Gandy Blvd will be zoned C-LD (Commercial Low Density) and the remainder of the properties around the mobile home park going towards Jabbertown Road SE will be R-6000 (High Density Residential).

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

Mr. Leary made a motion to approve the initial zoning of portions of Tax Parcels 221LA01501 and 221MC00702 fronting Rob Gandy Blvd that were formerly in the City of Southport's ETJ to C-LD (Commercial Low Density) and the remainder be zoned R-6000 (High Density Residential) and Tax Parcel 221OA037 be zoned SBR-6000 (High Density Site Built 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 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:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports the rezoning:
 - G-1 - Make consulting Blueprint Brunswick in advance of decision making a regular practice of the County's elected and appointed officials, County staff, and the County's strategic partners.
 - LU-1 - Recognize the County's position in its evolution and how to leverage that position for positive change.
 - LU-2 - Support development in areas that are best suited for future development.
 - DQ-2 - Maintain the character of the County, particularly the unique features that contribute to the identity of the place.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- Biodiversity and Wildlife Habitat Assessment Score: Vacant land within the proposed zoning along Rob Gandy Blvd score 7 out of 10 or has a medium possibility of biodiversity and wildlife on the site. The Robert Ruark property score a 0 out of 10 and have little chance of biodiversity or wildlife on site.

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

Mr. Gaver stated that any person with standing may appeal the decision of the Planning Board to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. 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.

VIII. OTHER BUSINESS.

- Transportation Overlay Zone (TOZ)

Ms. Dixon addressed the Board. She stated that the Planning Board Subcommittee (Subcommittee) met on several different occasions and attended a development community meeting for feedback regarding concerns and questions related to the TOZ. As a result, the proposed text amendment (attached) was revised based on the public's input and Ms. Dixon discussed the proposed changes.

Mr. Cheek said he was on the subcommittee and very pleased that they were able to attach the street buffers to an existing part of the UDO so the existing buffer table can be utilized.

- Tree and Landscaping Text Amendment.

Ms. Dixon addressed the Board. She discussed the revised text amendment (attached) based on comments received from all interested parties.

- Transportation Impact Analysis (TIA) Update

Ms. Dixon addressed the Board. She stated that the subcommittee reviewed different options and they narrowed the options to 3. Option 1 is a Traffic Engineering Summary, Option 2 is a draft TIA, and Option 3 is an approved TIA. Mr. Pages added that the difference in Option 2 (draft TIA) and Option 3 (approved TIA) is usually not a significant difference per a discussion staff had with an engineer that do business in the County.

Mr. Cheek felt that each item should be discussed independently. As a result, Mr. Cheek made a motion to make the noted changes as presented by staff to the Tree and Landscaping text amendment and the Planning Board hold a public hearing on 14-Oct-24.

Mr. Cheek made a motion to make the noted changes as presented by staff to the Transportation Overlay Zone (TOZ) text amendment and the Planning Board hold a public hearing on 14-Oct-24.

After some discussion regarding which option is more appropriate for the TIA submittal process, the Board agreed that Option 1 (Traffic Engineering Summary) is what the Board will need to make a decision for approval of a project submittal. Mr. Cheek made a motion to select Option 1 (Traffic Engineering Summary) for the TIA submittal process and the Planning Board hold a public hearing on 14-Oct-24.

- UDO Modernization Project Update.

Ms. Dixon addressed the Board. She stated that staff has met with the consultant (N-Focus Inc.) in June 2024 and they are reviewing all documents staff provided to be incorporated in the UDO update. The consultant will be on campus Tuesday September 10, 2024 to meet with the subcommittee and stakeholders. The consultant will meet with the Board of Commissioners' individually in October to get feedback about what their vision is for the County moving forward. She stated that this will be a 12-14 month process.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that there were 44 appeals for Z-898 and 3 of the appeals had legal standing so the Board of Commissioners will hear the matter de novo at their 21-Oct-24 meeting. Ms. Dixon said there were no written appeals submitted for Z-899 so the Board's decision stands.

XI. 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. SS-284
Applicant: 2 Tracts Development, LLC
Project Name: Maco Commons
Project Location: Maco RD NE (NC 87)
Parcel Number: 0350004513 & 0350004514
Zoning District: RR (Rural Residential)

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

Surrounding
Zoning: **North:** RR
 South: RR
 East: RR
 West: RR

Proposed Use: Maco Commons is a proposed Major Subdivision consisting of 25 single family units on 27.10 acres creating an overall density of 0.92 dwelling units per acre.

Approval Criteria

- The minimum residential lot size in the RR (Rural Residential) without water and sewer is 20,000 square feet.
- The majority of surrounding uses consists of single family residential and vacant property. The Blueprint Brunswick Future Land Use Plan denotes this area as RA (Rural Agricultural) and OSC-1 (Open Space Conservation 1).
- No buffer is required adjacent to RR zoned lots.
- The majority of the site is located in the Flood Hazard "A" Zone.
- Parking will be outside of the right-of-way with a minimum of 2 driveway parking spaces per lot.
- A Traffic Impact Analysis (TIA) is not required for this project. A NCDOT Driveway Permit shall be required prior to construction.

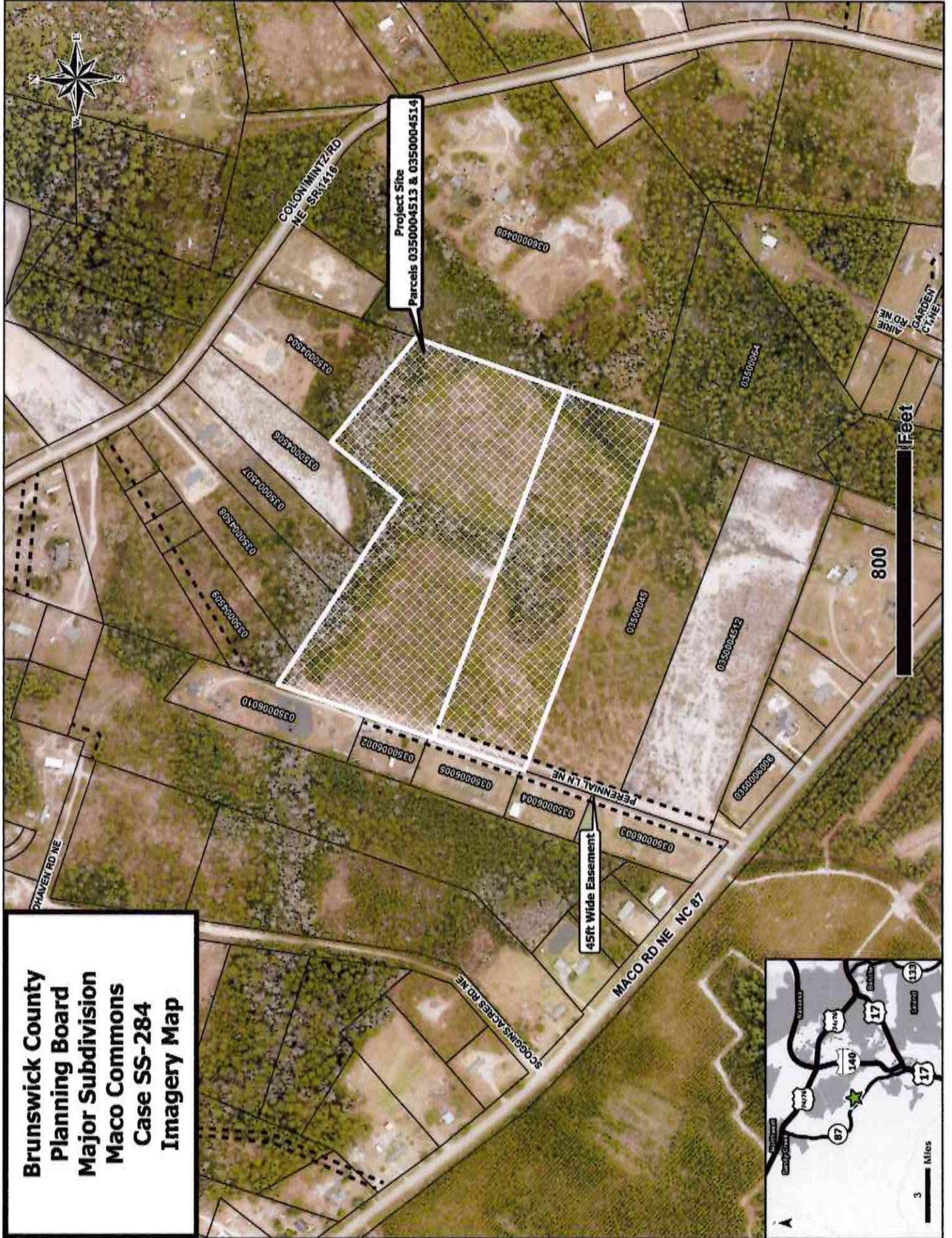
- Proposed Infrastructure:
 1. All lots will be served by individual **well** and **septic** systems.
 2. **Roads** will be Private.
- The required Open Space is required at 3% of the total project area. The developer is proposing **1.54** acres of open space, where **9.41** acreage is wetlands. The required amount of open space for this project is **.799** acres.
- Adjacent property owners were notified via US mail.
- **TRC** was held on August 3, 2023, in which all comments were addressed.

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.

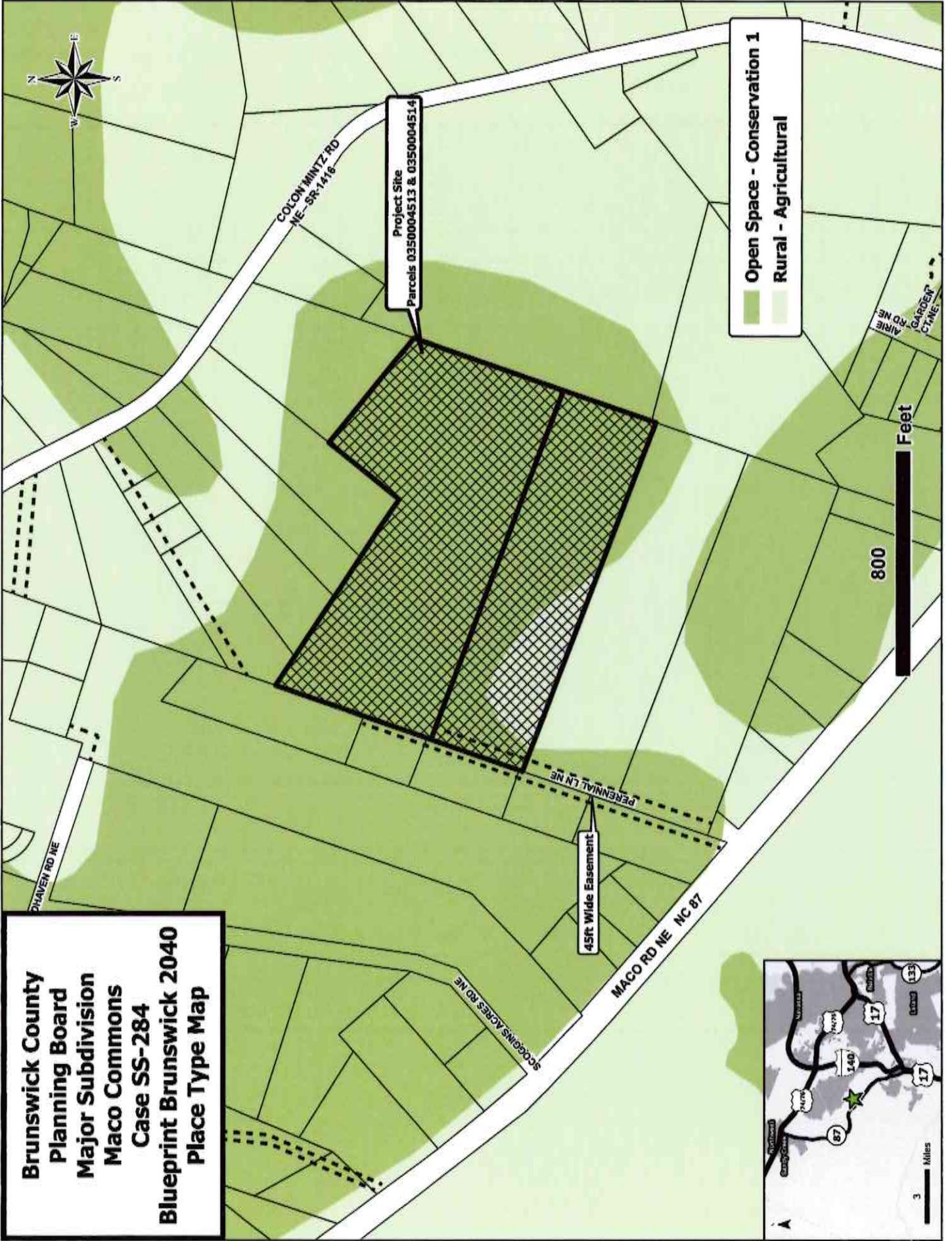
Staff recommends the following conditions:

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 fire suppression system (dry hydrant) must be approved by the Fire Chief prior to construction.
5. Per the Flood Damage Prevention Ordinance, a Hydrology and Hydraulics Study is required to be provided that establishes the Base Flood Elevation for the development site. Should any improvements be proposed with the newly established BFE (Approved Floodplain) then a Floodplain Development Permit is required for the development construction (i.e Roads, Fill, Infrastructure) and future homes will be required to obtain individual Floodplain Development permits when constructed.

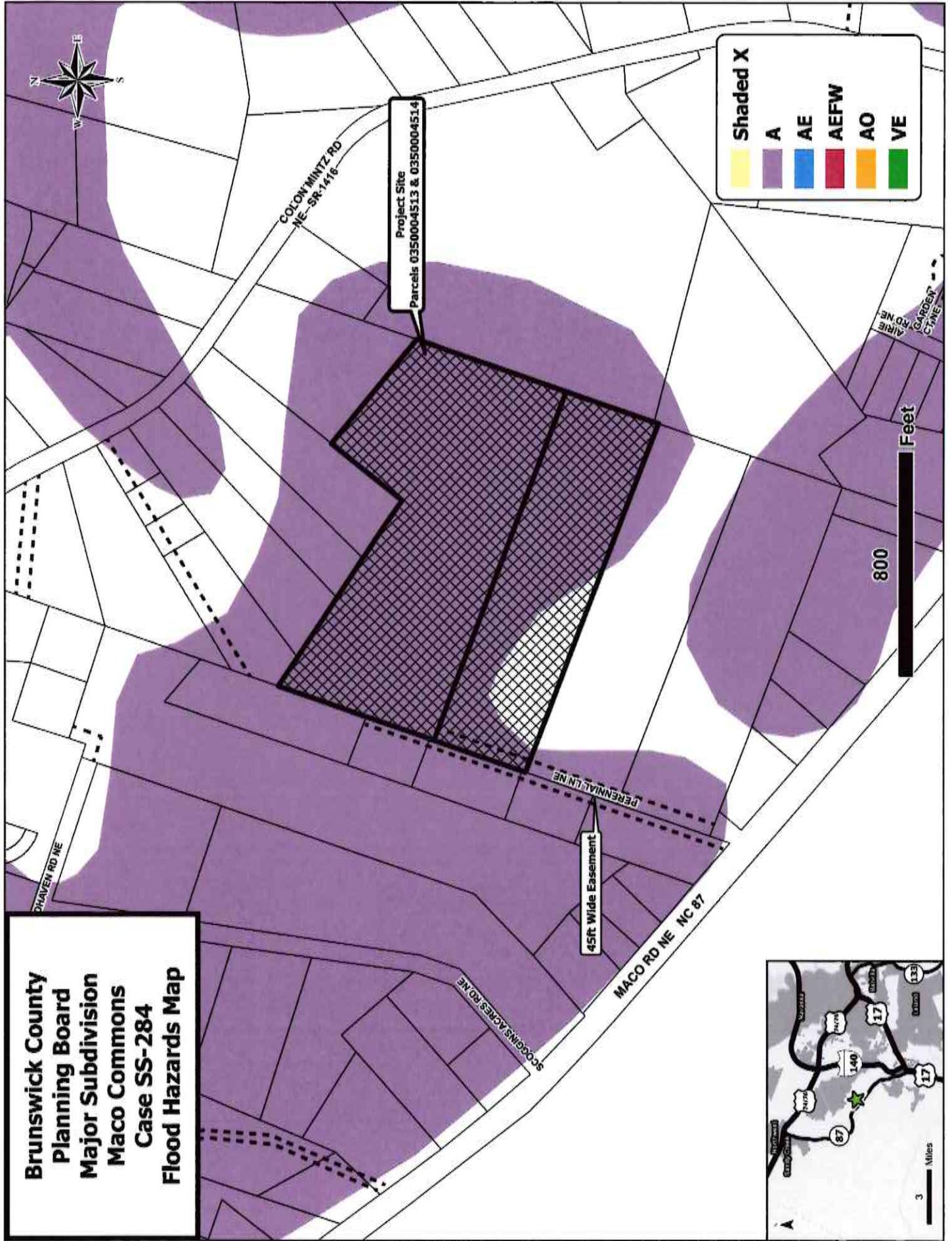
**Brunswick County
Planning Board
Major Subdivision
Maco Commons
Case SS-284
Imagery Map**



**Brunswick County
Planning Board
Major Subdivision
Maco Commons
Case SS-284
Blueprint Brunswick 2040
Place Type Map**



**Brunswick County
Planning Board
Major Subdivision
Maco Commons
Case SS-284
Flood Hazards Map**



Shaded X	
	A
	AE
	AEFW
	AO
	VE

Project Site
Parcels 0350004513 & 0350004514

45ft Wide Easement

800

Feet

3 Miles



Major Subdivision

Application and Checklist

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

For Office Use Only

File # _____ Invoice # _____
Date Received: _____
Northwest Jurisdiction YES NO

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

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

Property Owner	Name	2 Tracts Development, LLC	Phone	910-232-1030
	Address	1401 Colon Mintz Rd, NE	Fax	
	City, St, Zip	Leland, NC 28541	Email	e85brad@gmail.com

Applicant or Representative	Name	2 Tracts Development, LLC	Phone	910-232-1030
	Address	1401 Colon Mintz Rd, NE	Fax	
	City, St, Zip	Leland, NC 28541	Email	e85brad@gmail.com

Property Information	Address	not provided in County GIS
	Tax Parcel(s)	0350004513 & 0350004514
	Acreage	27.10 ac
	Current Zoning	RR
	Public Utilities Available?	Water N Sewer N

Project Information	Project Name	Maco Commons
	Project Description	Single Family Subdivision with 32 residential lots
	Modification or Expansion Of Existing Subdivision?	Yes <input type="radio"/> No <input checked="" type="radio"/>
	Single Family Acres	27.10 ac
	Commercial Acres	
Number of Lots	32	

Authorization	Property Owner Signature		Date	7/3/2023
	Applicant/Representative Signature		Date	7/3/2023

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

August 3rd, 2023

Port City Consulting Engineers
6216 Stonebridge Road
Wilmington, NC 28409

**RE: Maco Commons Major Subdivision
File # SS-284**

To Whom It May Concern:

The Technical Review Committee (TRC) at their August 2, 2023 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please specify the recreation space area and use.
- Please note that the two parcels must be recombined prior to recording the individual lots.
- Please note the width of the lots at the front yard setback for the cul-de-sac lots.
- Please indicate the flag lot pole width (Lot 9).
- Please specify that the parking spaces are all non-garage spaces.
- Please note on the plan that all street lighting must meet UDO Section 6.9.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

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

- Both State and County Stormwater Permits will be required. A State Erosion Control Permit will be required before any clearing and/or grading begins on the site.
- We would prefer SCMs to be located in common areas rather than on individual lots.
- If the site is low density (less than 15% impervious) then pre/post is not required. If the site does not meet the County's low density threshold, then pre/post will be required. Due to much of the subdivision being located in Floodplain Zone A, we will require that the post-development runoff for the 1, 10, 25, and 100-year 24-hour storm events be controlled to pre-development conditions.

Comments from Floodplain Administration

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

- Development is located within the A Flood Zone (without Base Flood Elevations established and contains 27.1 acres. Development and structures are proposed within the Flood Zone. Per the Flood Damage Prevention Ordinance, a Hydrology



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and Hydraulics Study is required to be provided that established the Base Flood Elevation for the development site. See: Section 7.1.5 D (2) (c) All subdivision, manufactured home park and other development proposals shall provide BFE data if development is greater than five (5) acres or has more than fifty (50) lots/manufactured home sites. Such BFE data shall be adopted by reference in accordance with Article 7.1.3, Section B and utilized in implementing this Ordinance. Said Study shall be submitted for approval to NCFlood/FEMA for incorporation into Flood Map Data, (LOMR/LOMC approval from FEMA).

- Should any improvements be proposed with the newly established BFE (Approved Floodplain) then a Floodplain Development Permit is required for the development construction (i.e Roads, Fill, Infrastructure) and future homes will be required to obtain individual Floodplain Development permits when constructed.

Comments from Environmental Health

Danny Thornton – 910-253-2252 – danny.thornton@brunswickcountync.gov

The plan indicates a total of 32 lots for this project. The smallest lot size is 20,017sqft with an average lot size of 31,627 sqft. Lots 5-7, 9-15, 17, 23-26, and 29-32 all have a delineate line “wet” noted. Not sure what the delineated line indicates. No legend found on site plan provided. If it represents a wetland delineation line, then a wastewater system and repair area could not be placed in that area. This is reducing the amount of square feet of useable space to properly place an on-site wastewater system and repair to serve the structure being proposed for construction. Lot 1 is limited to available space due to setback requirements from a drainage device and utility easements. Lot 2, 3, 4, 5, 22, and 23 are all subject to horizontal setback requirements for the placement of an on-site wastewater system and repair area due to drainage easements and drainage devices located on those properties. 23 lots of the 32 proposed lots will have space limitations due to wetland delineation line, drainage easement/devices, utility easements and the placement of a private drinking water well. Furthermore, a soil/site evaluation will need to be performed to determine if a wastewater system and private drinking water well could be permit for each lot. To complete this service an Improvement Permit Application will need to be submitted to this office to determine site suitability for the placement of the on-site wastewater system, repair area, and private drinking water well.

Comments from Fire Code Official

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

- Will need development permit for access roads and fire hydrants.
- **Contact Mr. Oliver directly to discuss options for fire flow requirements due to the lack of county water to the site.**
- 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



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thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.

3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.

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

- Final plat will require fire approval.

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

SS-284

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
0350004504	HAMILTON RICKY ALAN III		257 OLD TOWN CREEK RD NE	LELAND	NC	28451-7301
0350006010	LEONARD BRYAN C ETUX	LEONARD MARY EVANS	1606 MACO RD NE	LELAND	NC	28451-8665
0350006006	TAYLOR RANDY B ETUX	TAYLOR ELIZABETH L	1570 MACO RD NE	LELAND	NC	28451-8677
03500045	JOHNSON IAN ETUX	JOHNSON ALISSA	8040 FOOTPATH RD	LELAND	NC	28451-9637
0350004507	CONRAD JUSTIN MICHAEL		1644 LELAND SCHOOL RD NE	LELAND	NC	28451-8056
0350004508	FREEMAN LILLIAN K		1707 COLON MINTZ RD NE	LELAND	NC	28451-8753
0350006003	WATSON EMMETT GEORGE III		1550 MACO RD NE	LELAND	NC	28451
0350006004	WATSON EMMETT GEORGE JR ETUX	WATSON KELLY M	1586 MACO RD NE	LELAND	NC	28451-8677
0350006005	LEONARD BRIAN CHRISTOPHER		332 WINDSONG RD	WILMINGTON	NC	28411
03500064	MINTZ MARGIE		PO BOX 148	LELAND	NC	28451
0350004506	PHILLIPS MARK WAYNE ETUX	PHILLIPS KIMBERLY GANEY	1075 PHILLIPS BAY LN NE	LELAND	NC	28451-9243
0360000408	MINTZ RONNIE WADE ET	MINTZ KAREN B	1545 COLON MINTZ ROAD	LELAND	NC	28451
0350004512	CAMPBELL PAUL V ETUX	CAMPBELL VIKTORIA V	PO BOX 564	ROCKWELL	NC	28138-0564
0350006002	LEONARD BRYAN C	PETERSON TRACI	1606 MACO RD NE	LELAND	NC	28451-8665
0350004509	PETERSON SEAN ETUX		5414 SESSOMS WAY	LELAND	NC	28451-6069
	COMMANDER MOT SUNNY POINT		6280 SUNNY POINT RD SE	SOUTHPORT	NC	28461

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
0350004513	2 TRACTS DEVELOPMENT LLC		1401 COLON MINTZ RD NE	LELAND	NC	28451-8755
0350004514	2 TRACTS DEVELOPMENT LLC		1401 COLON MINTZ RD NE	LELAND	NC	28451-8755

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	2 TRACTS DEVELOPMENT LLC		1401 COLON MINTZ RD NE	LELAND	NC	28451-8755

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-288
Applicant: Norris & Bland Consulting Engineers P. C.
Project Name: Parker Tract Major Subdivision
Property Location: Shell Point RD SW (State Road 1132) and High Meadows Drive (SR-1826)
Parcel Number: 21400016
Zoning District: R-6000 (High Density Residential)

R-6000 Density Maximum – 4.4 Dwelling Units per Acre
“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”

Surrounding Zoning: R-6000 (High Density Residential)

Proposed Use: Parker Tract is a proposed Major Subdivision consisting of 154 single family units on 91.41 acres creating an overall density of 1.68 dwelling units per acre.

Approval Criteria

- The minimum residential lot size in the R-6000 (High Density Residential) without water and sewer is 10,000 square feet.
- No buffer is required adjacent to R-6000 lots. The developer is proposing a 20-foot street buffer adjacent to Shell Point Road and High Meadows Drive.
- The 154 proposed lots will generate approximately 1,473 vehicle trips per 24-hour weekday volume. A turn lane warrant analysis has been completed and approved by NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- Two spaces are required within the driveway area per unit to meet the minimum vehicular access point requirements.
- All lots are to be located outside of the AE Flood Zone.
- The proposed infrastructure will include:
 1. **Water** is available from Brunswick County Utilities. **Sewer is not available** therefore septic systems have been proposed. It shall be the developer's responsibility to connect to the water system.
 2. **Roads** will be private.
- **Open space** is required at 7% of the development area. The developer is proposing **40.3** acres of total open space, of which **6.4** acres are required. Of the required open space, 15% is required to be a usable recreation area. The developer is proposing **1.38** acres of recreational open space, of which **0.95** acres are required.
- Surrounding uses consist of existing single-family residential properties and vacant land.
- Adjacent property owners were notified via US mail, and a notification sign was posted on the subject property.
- **TRC** was held on July 31, 2024.
- A neighborhood meeting was held on August 28, 2024.

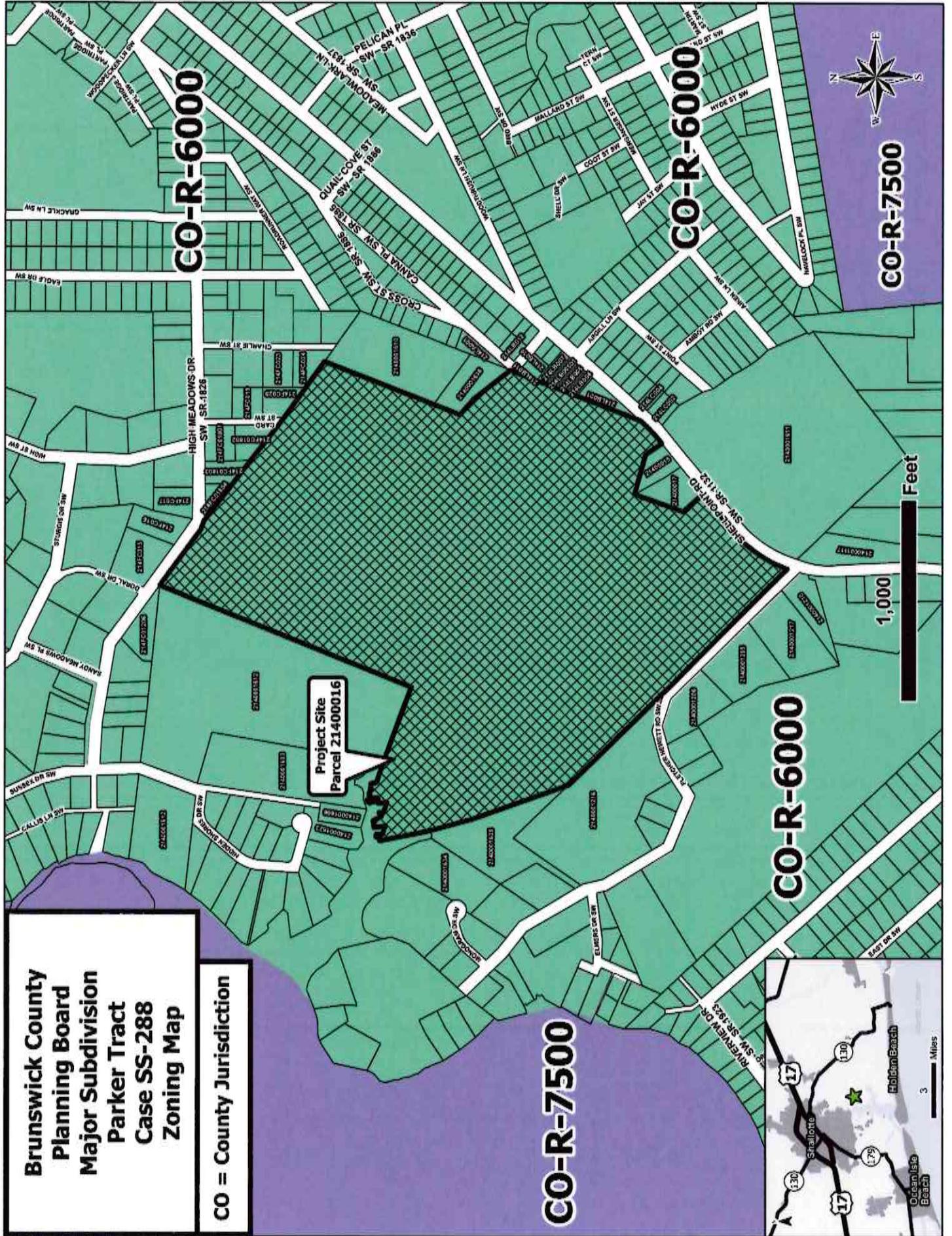
If approved, this development shall have a vested right for a period of three years. The applicant has the option to request a two-year extension with the Brunswick County Planning Department.

Staff recommends the following conditions:

1. That the development proceeds in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
2. The development of the parcel complies with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Major Subdivision 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. Add a note to the site plan that indicates the total provided recreation space will be 1.38 acres.

**Brunswick County
Planning Board
Major Subdivision
Parker Tract
Case SS-288
Zoning Map**

CO = County Jurisdiction



**Project Site
Parcel 214-00016**

CO-R-6000

CO-R-6000

CO-R-7500

CO-R-6000

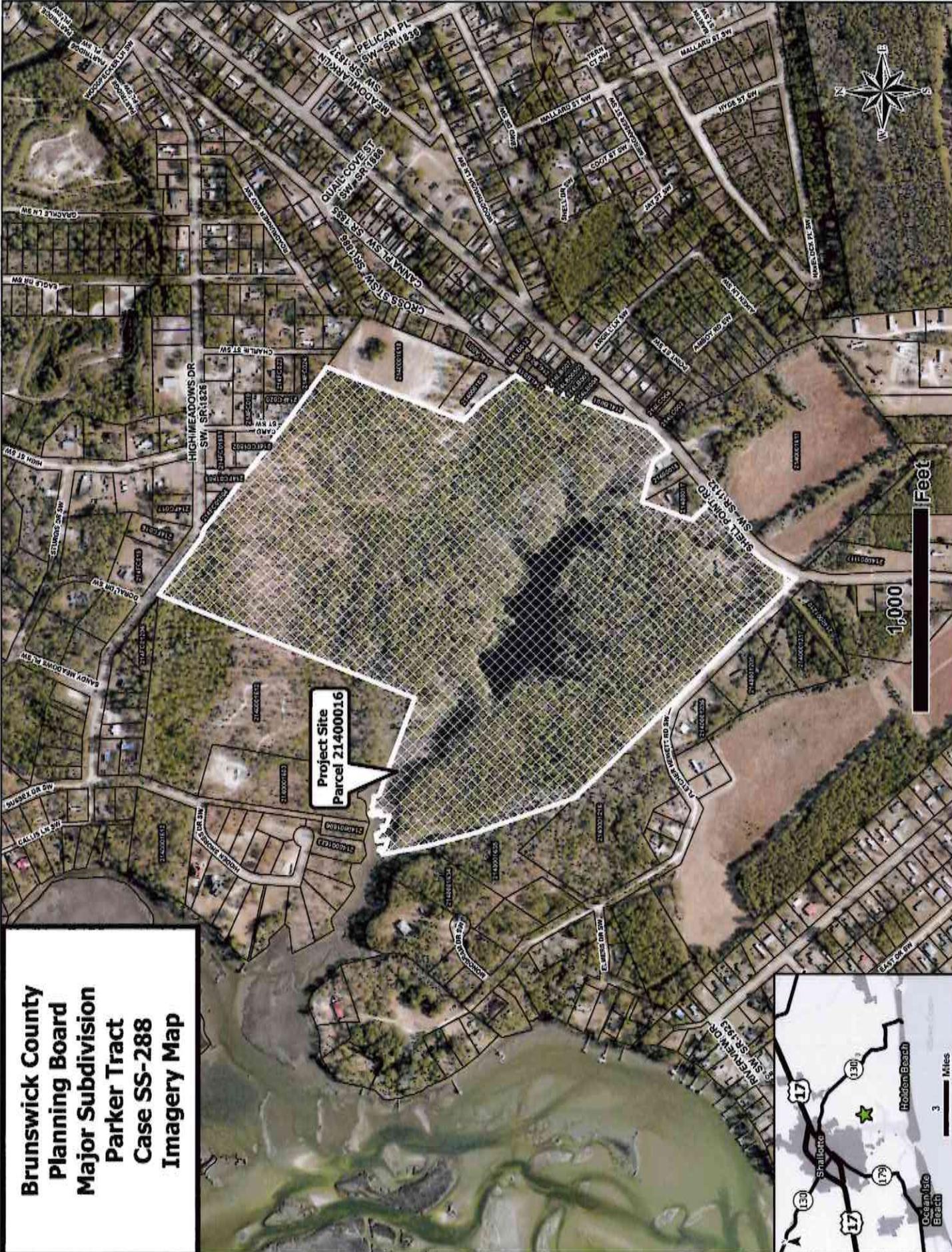
CO-R-7500

Feet

1,000

3 Miles

**Brunswick County
Planning Board
Major Subdivision
Parker Tract
Case SS-288
Imagery Map**



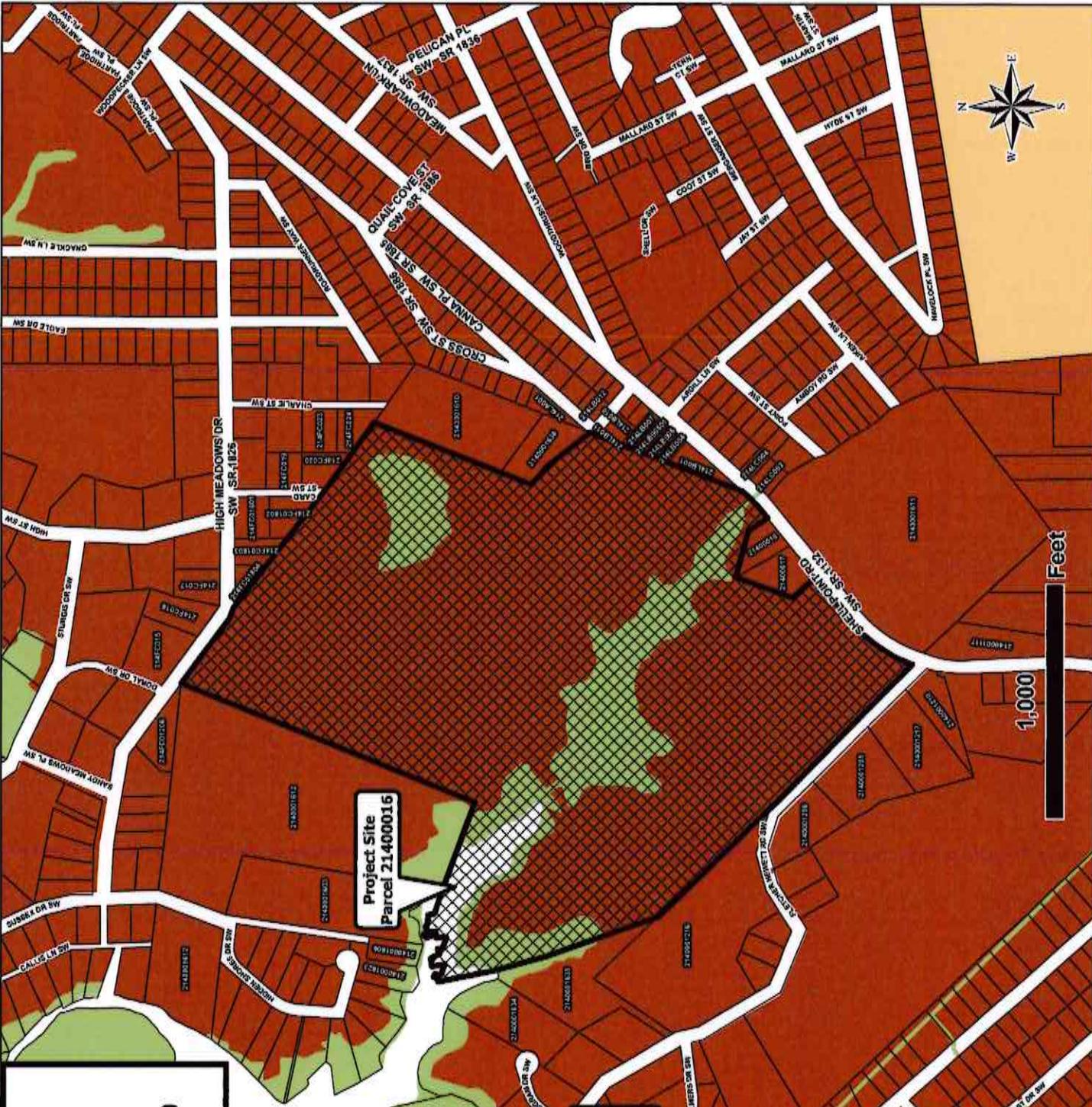
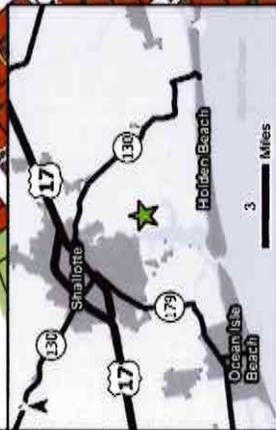
Project Site
Parcel 21400016

1,000 Feet



**Brunswick County
Planning Board
Major Subdivision
Parker Tract
Case SS-288
Blueprint Brunswick 2040
Place Type Map**

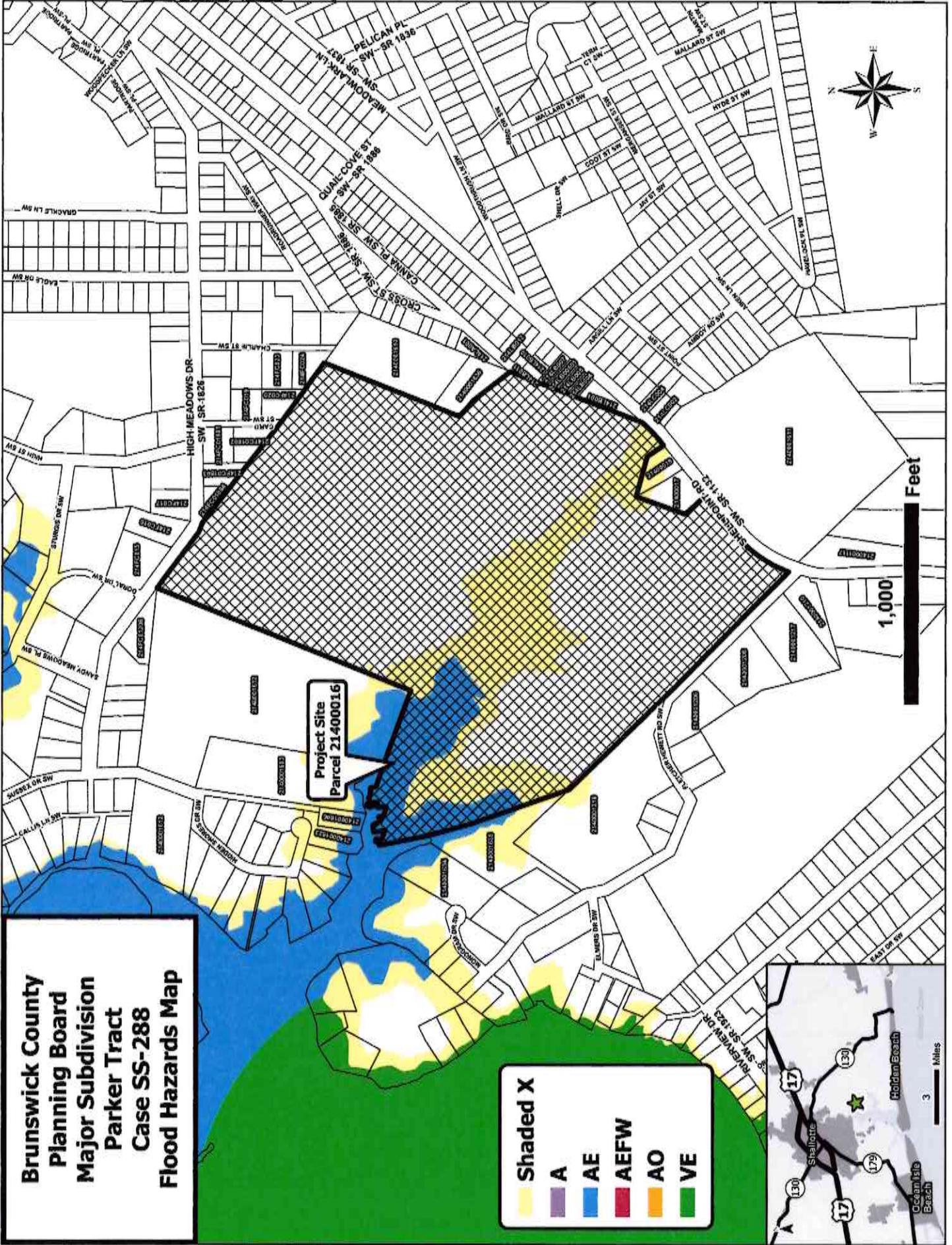
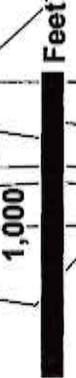
- Open Space - Conservation 1
- Low Density Residential
- Medium density Residential - Mixed



**Brunswick County
Planning Board
Major Subdivision
Parker Tract
Case SS-288
Flood Hazards Map**

**Project Site
Parcel 21400016**

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





VICINITY MAP
HITS

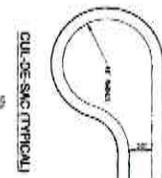
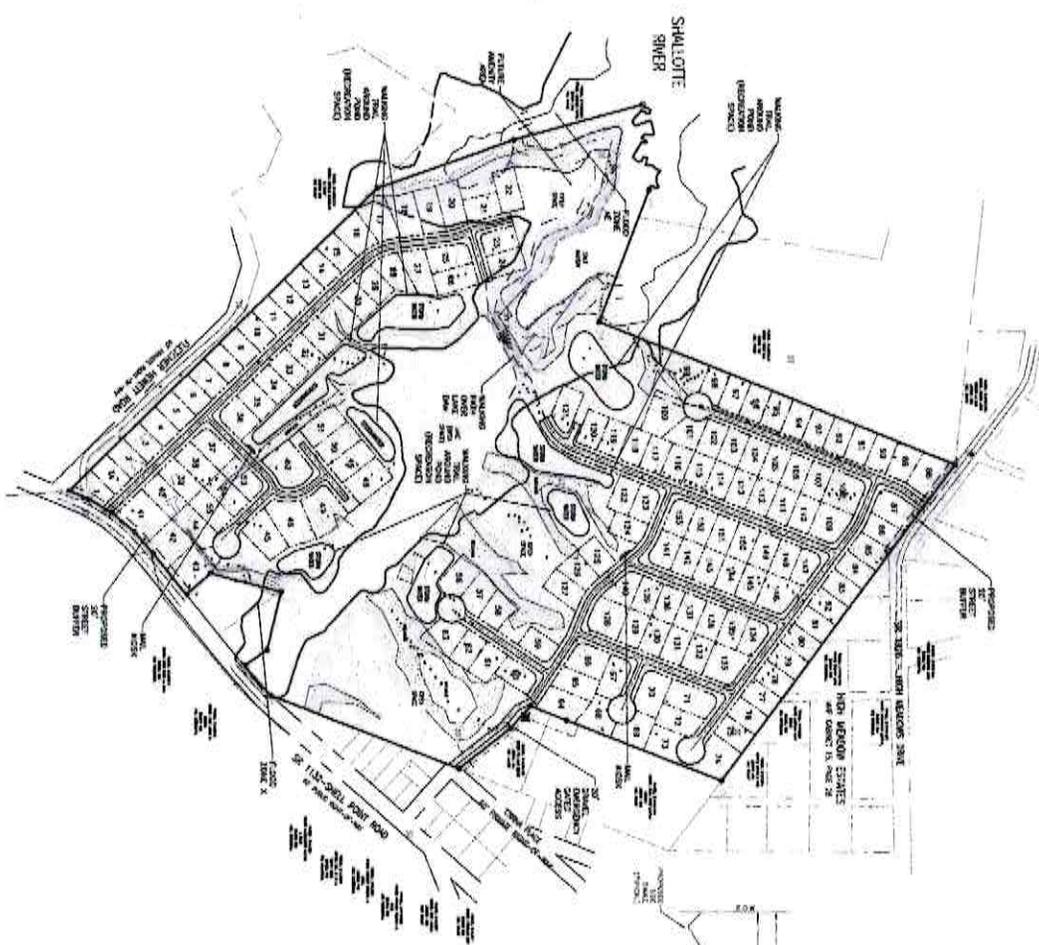
SITE DATA

PROJECT NUMBER:	21-0001
PROJECT NAME:	PARKER TRACT SUBDIVISION
OWNER:	Parker Manufacturing 2, LLC
DATE:	10/11/11
SCALE:	1" = 200'
PROJECT LOCATION:	SR 1132, BRUNSWICK COUNTY, NC
PROJECT AREA:	10.0 AC
PROJECT PERMIT:	SR 1132, BRUNSWICK COUNTY, NC
PROJECT DATE:	10/11/11
PROJECT TIME:	10:00 AM - 4:00 PM
PROJECT COST:	\$1,000,000
PROJECT TYPE:	RESIDENTIAL
PROJECT STATUS:	PLANNING
PROJECT CONTACT:	JOHN TUNSTALL
PROJECT PHONE:	919-487-1111
PROJECT FAX:	919-487-1112
PROJECT EMAIL:	john@norrisandtunstall.com

- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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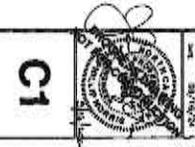
LEGEND

PROPERTY LINE	---
ROAD OF WAY	---
PROPOSED LOT	---
MEASUREMENT	---



SCALE: 1" = 200'

NO.	DATE	DESCRIPTION	BY
1	10/11/11	PRELIMINARY	JT
2	10/11/11	REVISED	JT



NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

200 HERRING CREEK DRIVE, SUITE 100 | 1400 SOUTH LITTLE RIVER ROAD, SUITE 200
WILMINGTON, NC 28403 | 601.441.2626 | FARMINGTON, NC 28520
PHONE: 919.487.1111 | FAX: 919.487.1112

OWNER:
Parker Manufacturing 2, LLC
3601 E. Hildebrandt Rd
Lumberton, NC 28356

SITE PLAN
PARKER TRACT SUBDIVISION
SHELL POINT ROAD - SR 1132
BRUNSWICK COUNTY, NORTH CAROLINA

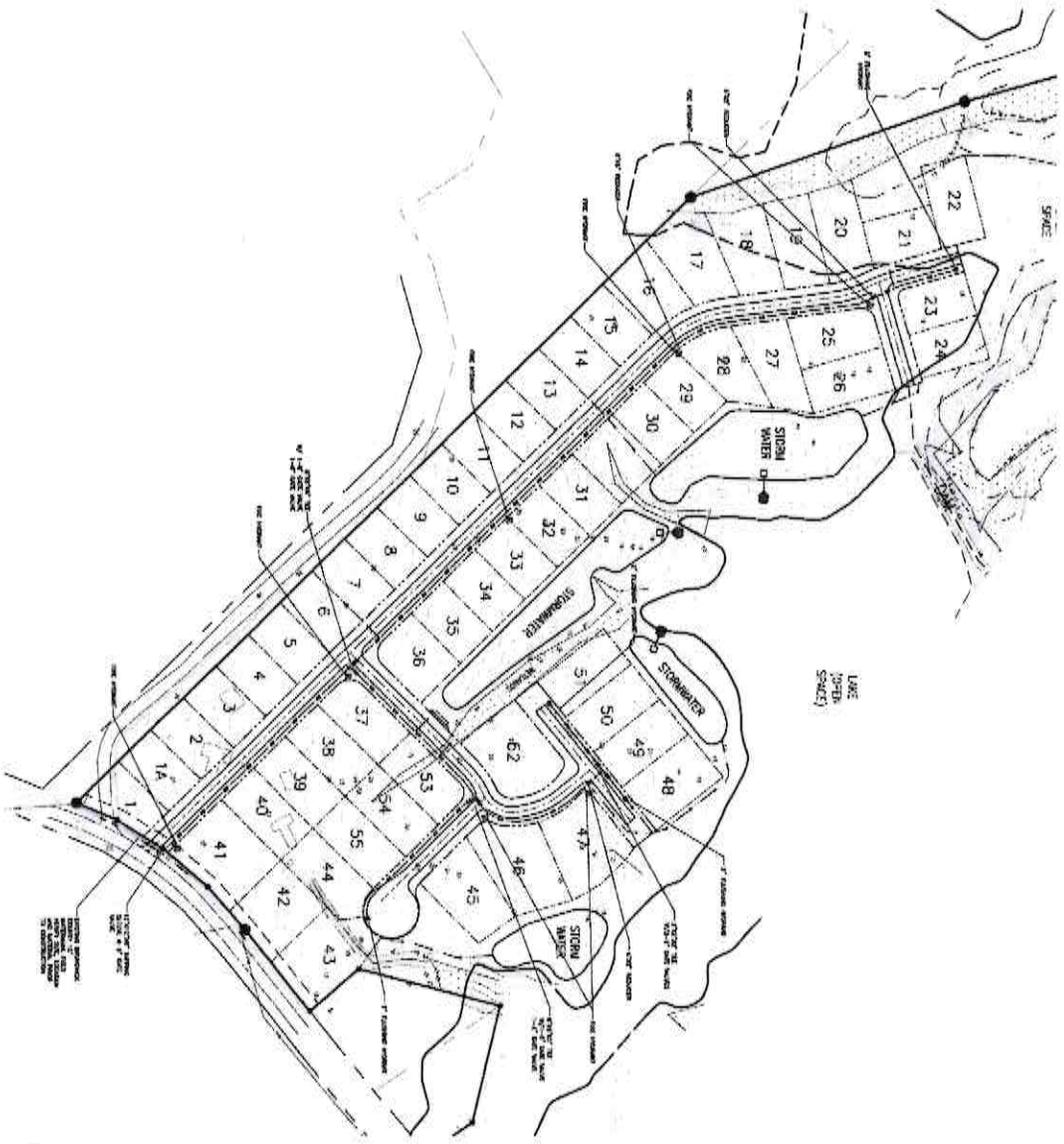
C1



VICINITY MAP
N.T.S.

LEGEND

	ADJACENT LINE
	RIGHT OF WAY
	PROPOSED LOT
	WETLAND
	6" WATER LINE
	8" WATER LINE
	12" WATER LINE



LAKE
(POND
SHOWN)



NOTES:
1. NO SEWER IS AVAILABLE TO THIS SITE.
ON-SITE SEPTIC SYSTEMS WILL BE
REQUIRED. DESIGN BY OTHERS.

SCALE: 1" = 100'

SYMBOL	DATE	DESCRIPTION	D ^r
		REVISIONS	
© 2023 NORRIS & TUNSTALL			



NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

290853
2023/07/27

OWNER:
Parker Manufacturing 2, LLC
5050 E. Dabbsboro Rd.
Lumberton, NC 28056

UTILITY PLAN
PARKER TRACT SUBDIVISION
SHELL POINT ROAD - SR 1132
BRUNSWICK COUNTY, NORTH CAROLINA

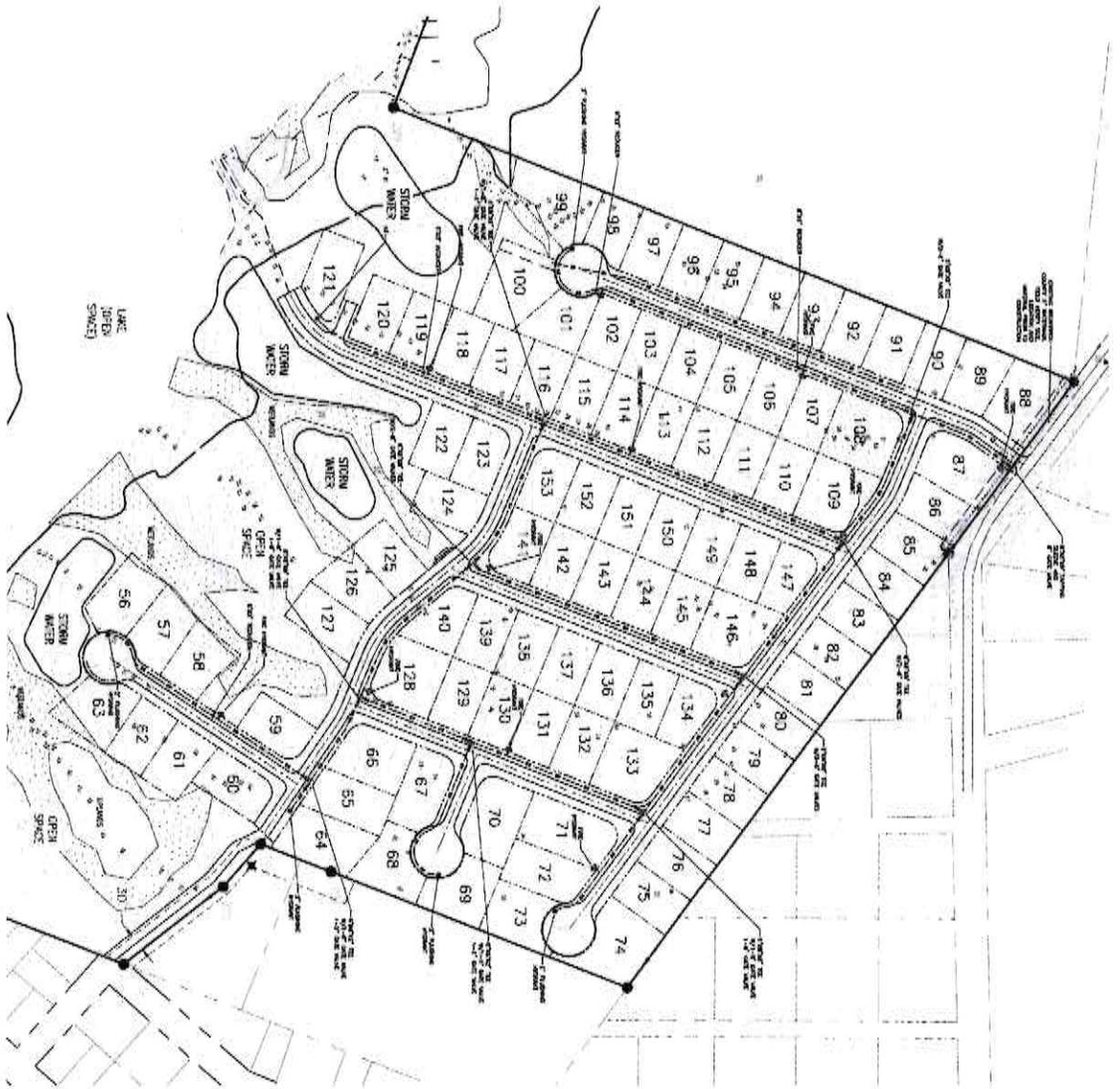
C3



VICINITY MAP
N.T.S.

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	PROPOSED LOT
---	REWORK
---	8" WATER LINE
---	6" WATER LINE
---	4" WATER LINE
---	2" WATER LINE



NOTES:
1. NO SEWER IS AVAILABLE TO THIS SITE. ON-SITE SEPTIC SYSTEMS WILL BE REQUIRED. DESIGN BY OTHERS.

SCALE: 1" = 100'



SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			



NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
280 BRUNSWICK BLVD., SUITE 100
WILMINGTON, NC 28402
PHONE: 754/344-1999
FAX: 754/344-1998

OWNER:
Parker MicroSystems 3, L.L.C.
4001 E. Ellerbebottom Rd.
Lumberton, NC 28148

UTILITY PLAN
PARKER TRACT SUBDIVISION
SHELL POINT ROAD - SR 1132
BRUNWICK COUNTY, NORTH CAROLINA

C3.1



August 27, 2024

Ben Hughes, PE
District Engineer
NCDOT Division 3, District 3
E: bthughes@ncdot.gov

Reference: Parker Tract Subdivision – Brunswick County, NC
Subject: Traffic Impact Assessment

Dear Mr. Hughes

This letter provides an assessment of the potential traffic impact associated with the proposed Parker Tract Subdivision that is proposed to be located along Shell Point Road, between Fletcher Hewett Road and High Meadows Drive in Brunswick County, North Carolina. Refer to the attached site location map. The site is expected to consist of up to 154 single-family homes. Site access is proposed via one (2) full movement driveways with one (1) location on Shell Point Road and one (1) on High Meadows Drive. A preliminary site plan is attached.

Study Area Roadway Summary:

Existing speed limits, typical cross sections, and annual average daily traffic (AADT) volumes for roadways adjacent to the site are summarized in Table 1.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	2024 AADT (vpd)
Shell Point Road	SR 1132	2-lane undivided	Not Posted	*2,710

*AADT based on PM Peak Hour counts at Shell Point Road/Gray Bridge Road.



Based on traffic data recorded in 2024 at the intersection of Shell Point Road and Gray Bridge Road, the AADT along Shell Point Road, north(east) of the site, is estimated at approximately 2,710 vehicles per day (assuming the PM peak hour traffic accounts for approximately 10% of the total daily traffic on the roadway. It should be noted that it is likely that the daily traffic volume along the frontage of the site is significantly lower considering the amount of residential development between the location of the proposed site and the intersection in which the data was collected.

Trip Generation:

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development was estimated using methodology contained within the ITE Trip Generation Manual, 11.1 Edition. Refer to Table 2 for the proposed site trip generation for the proposed development.

Table 2: Trip Generation Summary

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 Detached (210)	154 DU	1,502	28	82	94	55

It is estimated that the proposed development will generate approximately 1,502 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 110 trips (28 entering, 82 exiting) will occur during the weekday AM peak hour and 149 trips (94 entering, 55 exiting) during the weekday PM peak hour.

The anticipated trips for the proposed development are expected to be much less than the typical threshold the North Carolina Department of Transportation (NCDOT) supports for requiring a Traffic Impact Analysis (TIA) (3,000 trips per day).

Turn Lane Warrants:

Based on the attached site plan, approximately 33% of the 154 units will access the site directly via Shell Point Road. The remaining approximately 67% will access the site via High Meadows Drive. To best estimate the AADT on Shell Point Road along the property frontage, 33% of the anticipated daily



traffic generated by the site ($33\% \times 1,502 = 500$) was added to the existing AADT (2,710), resulting in an estimated 3,251 vehicles per day along Shell Point Road. This number of vehicles per day falls well below the threshold of 4,000 vehicles per day when turn lanes would typically be required.

Findings and Summary:

Due to the anticipated low AADTs along Shell Point Road, no turn lanes should be required for the proposed development.

In conclusion, the findings of this letter suggest the proposed Parker Tract Subdivision will not significantly impact the surrounding network, and no improvements are recommended by the developer.

If you should have any questions, please feel free to contact me at (336) 714-0112.

Sincerely,



8-27-2027

Chase Smith, PE

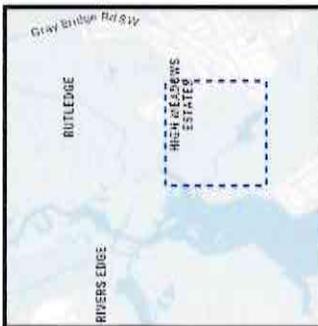
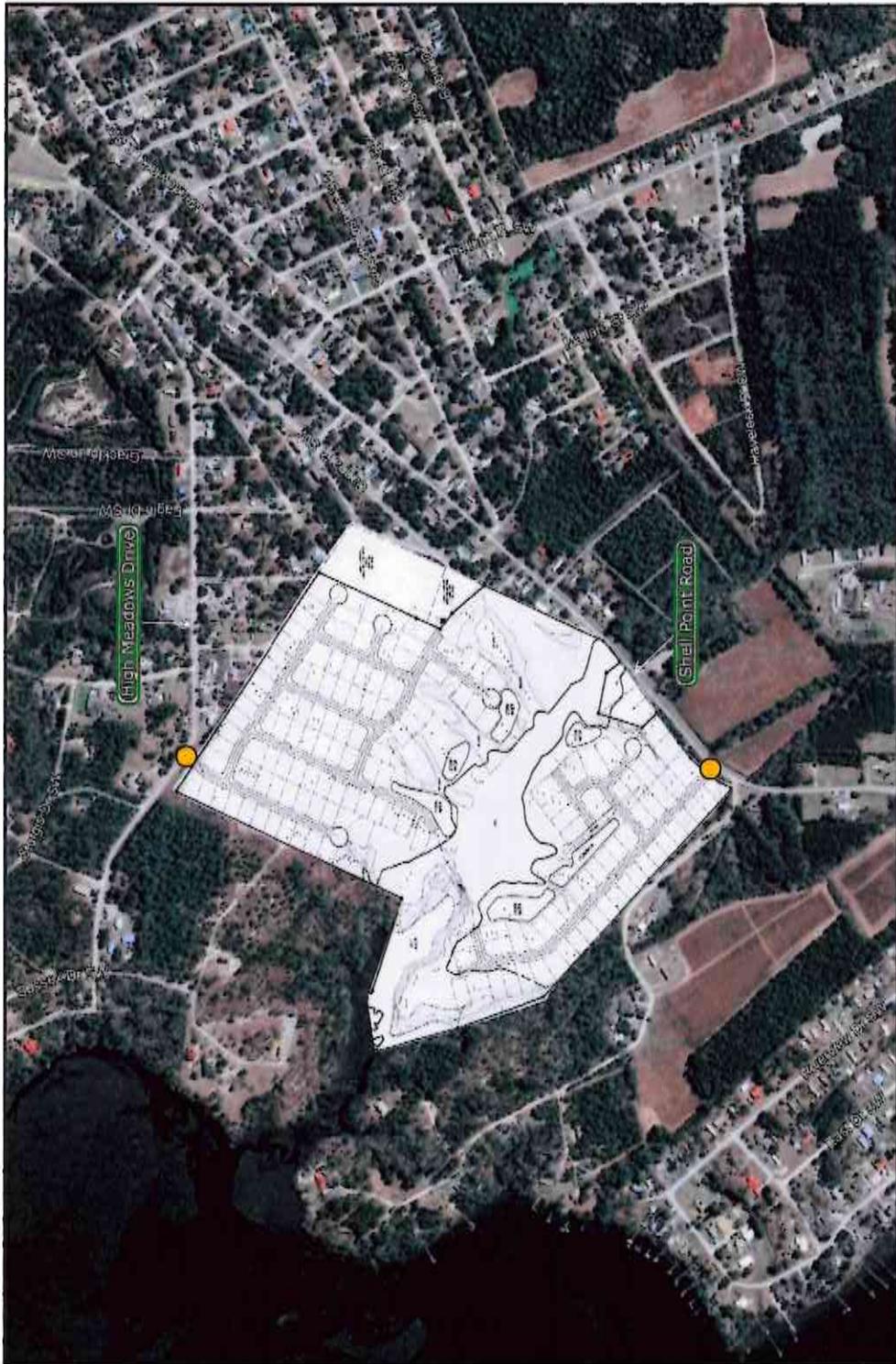
Traffic Analysis Project Manager

DRMP, Inc.

License #F-1524

Attachments

- Site Location Map
- Site Plan
- Traffic Count Data



LEGEND

- Proposed Site Access
- Study Area



Parker Tract
Subdivision
Brunswick, NC

Site Location Map
Scale: Not to Scale
Figure 1



TRAFFIC DATA COLLECTION

File Name : Shallotte(Gray Bridge And Shell Point)

Site Code :

Start Date : 3/12/2024

Page No : 1

Groups Printed- Cars + - Trucks

Start Time	Gray Bridge Road Southbound			Shell Point Road Westbound			Shell Point Road Eastbound			Int. Total
	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	
04:00 PM	23	1	24	3	8	11	10	6	16	51
04:15 PM	16	5	21	2	9	11	7	17	24	56
04:30 PM	24	1	25	3	14	17	5	7	12	54
04:45 PM	20	2	22	4	16	20	8	16	24	66
Total	83	9	92	12	47	59	30	46	76	227
05:00 PM	28	1	29	5	19	24	15	18	33	86
05:15 PM	23	1	24	4	14	18	11	17	28	70
05:30 PM	23	3	26	6	18	24	14	12	26	76
05:45 PM	25	3	28	7	16	23	5	13	18	69
Total	99	8	107	22	67	89	45	60	105	301
Grand Total	182	17	199	34	114	148	75	106	181	528
Apprch %	91.5	8.5		23	77		41.4	58.6		
Total %	34.5	3.2	37.7	6.4	21.6	28	14.2	20.1	34.3	
Cars +	182	16	198	34	108	142	72	105	177	517
% Cars +	100	94.1	99.5	100	94.7	95.9	96	99.1	97.8	97.9
Trucks	0	1	1	0	6	6	3	1	4	11
% Trucks	0	5.9	0.5	0	5.3	4.1	4	0.9	2.2	2.1



TRAFFIC DATA COLLECTION

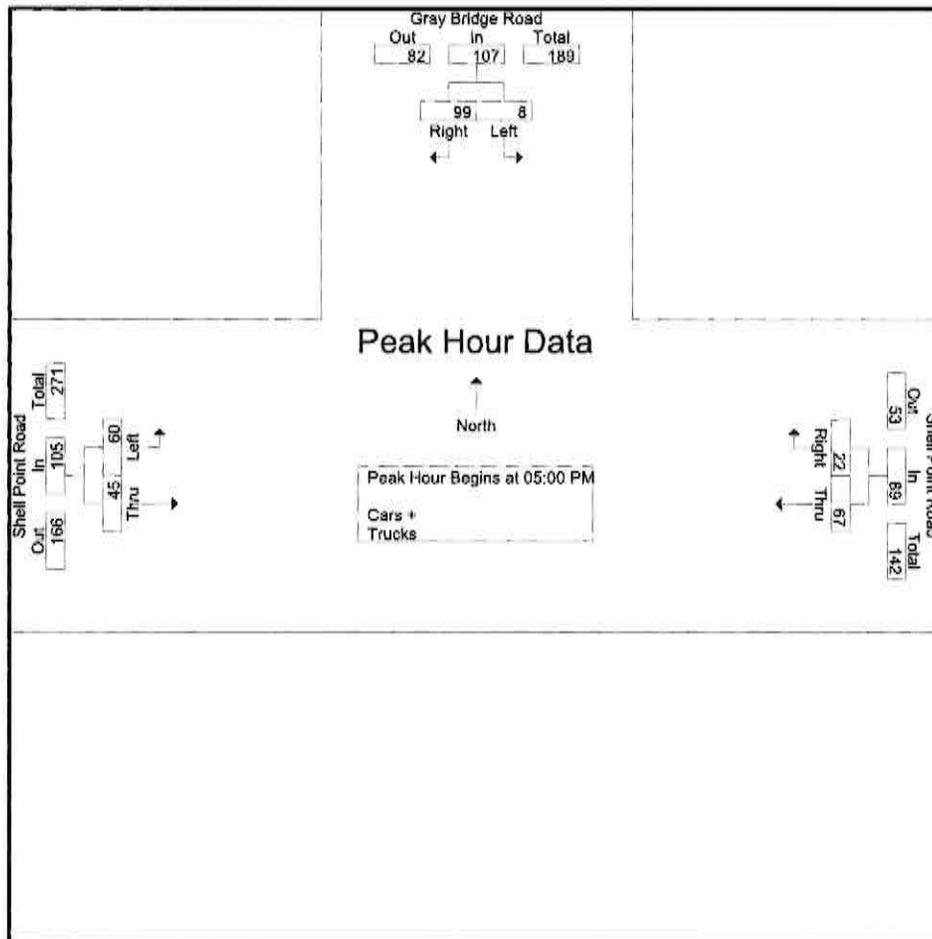
File Name : Shallotte(Gray Bridge And Shell Point)

Site Code :

Start Date : 3/12/2024

Page No : 2

Start Time	Gray Bridge Road Southbound			Shell Point Road Westbound			Shell Point Road Eastbound			Int. Total
	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	28	1	29	5	19	24	15	18	33	86
05:15 PM	23	1	24	4	14	18	11	17	28	70
05:30 PM	23	3	26	6	18	24	14	12	26	76
05:45 PM	25	3	28	7	16	23	5	13	18	69
Total Volume	99	8	107	22	67	89	45	60	105	301
% App. Total	92.5	7.5		24.7	75.3		42.9	57.1		
PHF	.884	.667	.922	.786	.882	.927	.750	.833	.795	.875





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

August 2, 2024

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

**RE: Parker Tract Major Subdivision
File # SS-288**

To Whom It May Concern:

The Technical Review Committee (TRC) at their July 31, 2024 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please indicate the minimum lot width.
- Please consider providing a buffer between the proposed development and any adjacent lots.
- Please show a 20-foot street buffer adjacent to Shell Point, Fletcher-Hewett and High Meadows Roads.
- Please confirm with NCDOT that the proposed entrance in close proximity to Fletcher-Hewett Road would be acceptable.
- Please clearly label the AE Flood Zone.
- Please consider adding an emergency entrance to Canna Place.
- Please label or hatch all open space areas.
- Please label all recreation space areas and specify use.
- Please indicate mail kiosk locations.
- Please show and label the pedestrian path over the lake dam.
- Please note that the TIA must be approved by NCDOT prior to going before the Planning Board.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

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

- A County Stormwater Permit will be required.
 - All developments obtaining a stormwater permit must control water runoff so that there is no net increase in the post-development peak discharge from the predevelopment conditions for the 1-year, 10-year and 25-year, 24-hour storms.
 - Stormwater Control Measures must be able to handle the 100-year storm with no overtopping of the SCM.
- The following NCDEQ permits will be required, and a copy provided to the



BRUNSWICK COUNTY PLANNING DEPARTMENT

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County prior to the issuance of the County SW permit:

- Sedimentation and Erosion Control Permit.
- Stormwater Management Permit.
- All drainage shall be directed to a discharge point with adequate capacity to receive the drainage.
- Any off-site drainage must be conveyed through the development in an adequately designed drainage system.

Comments from Engineering

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

- Existing 12" watermain on Shell Point Road, 8" on High Meadows Drive and a 6" on Canna Place available for connection.
- No sewer available, on-site septic as noted on plans.
- Fire hydrants required at all entrances and every 500' spacing throughout subdivision, end of lines to end in fire hydrants or post flushing hydrants.
- Single water meters boxes are allowed since no public sewer, but double water meter boxes or (2) single water meter boxes preferred.
- NCDOT Encroachment needed for water connections, Shell Point, High Meadows and Canna Place are NCDOT roads.

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.
- Change note 11 from Emergency Management to Brunswick County Fire Marshal's Office.
- Plan C3.1, move fire hydrant at lots 142 & 141 to intersection at 141.
- Plan C-3, a fire hydrant will need to be added to intersection at hammerhead down from cul-de-sac.
- Plan C-3, the fire hydrant will need to be moved to the cul-de-sac intersection.
- 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.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 9, 2024.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner



NTH 23053

Major Subdivision

Application and Checklist

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

For Office Use Only

File # _____ Invoice # _____

Date Received: _____

Northwest Jurisdiction YES NO

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

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

Property Owner	Name	Teddy Dale Parker	Phone	910-618-3620
	Address	7424 Falkirk Lane	Fax	
	City, St, Zip	Sunset Beach, NC 28468	Email	Tedparker1953@icloud.com

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

Property Information	Address	3226 Shell Point Road, Shallotte NC 28470		
	Tax Parcel(s)	21400016		
	Acreage	91.54		
	Current Zoning	R 6000		
	Public Utilities Available?	<input checked="" type="checkbox"/> Water	Sewer	NO

Project Information	Project Name	Parker Tract Subdivision		
	Project Description	Single Family Subdivision		
	Modification or Expansion Of Existing Subdivision?	Yes	<input checked="" type="checkbox"/> No	
	Single Family Acres	91.41 ACRES		
	Commercial Acres	0		
Number of Lots	154			

Authorization	Property Owner Signature		Date	12-18-23
	Applicant/Representative Signature		Date	6/27/2024

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

SS-288

ADJACENT PROPERTY OWNER(S)

RCHEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
40001636	WILLIAMS GRACE W	C/O ENGLERT GALE	406 E OLD HIGHWAY 74 76	LAKE WACCAMPA NC	NC	28450-2522
40001603	HAVEN DONOVAN J		9221 LAWFORD WAY APT 308	OOLTEWAH TN	TN	37363-5004
14LB004	WHAN KADY AND	HILL JOHN	4607 ROSELEE DR	TRINITY NC	NC	27370-8674
140001635	ZIMBRICH DANIEL B JR		6600 OAKSHORE DR #135	PARKER FL	FL	32404-7476
14FC020	MORGAN CODY DWIGHT		1334 CARD ST SW	SHALLOTTE NC	NC	28470-5912
14LC004	SIMMONS JAY GOULD JR		15007 CARLISLE DR SE	HUNTSVILLE AL	AL	35803
14LC002	SIMMONS JAY GOULD JR		15007 CARLISLE DR SE	HUNTSVILLE AL	AL	35803
14LB011	FRANKLIN GARY N		4167 SALEM CHURCH ROAD	HAW RIVER NC	NC	27258
14LB010	FRANKLIN GARY N		4167 SALEM CHURCH ROAD	HAW RIVER NC	NC	27258
14LB007	TROY HAROLD G SR ETUX		201 W COLUMBUS ST	WHITEVILLE NC	NC	28472-4025
14LB00501	OVERBAY RICHARD A ETUX	OVERBAY GAYLE H	3130 SHELL POINT RD SW	SHALLOTTE NC	NC	28470
14LB001	KOZELOUZEK WILLIAM F ET	KOZELOUZEK DIANE	3148 SHELL POINT RD SW	SHALLOTTE NC	NC	28459
14LA001	KNIGHT CONNIE H	INGRAM LISA	3723 EDWARDS RD	WINGATE NC	NC	28174-8756
214FC01206	INGRAM JOHN DARREN ET		230 BROWN PELICAN CT	CLOVER SC	SC	29710-8263
2140001623	HIDDEN SHORES LLC	MAIFELD KANDY ATTINGER	4683 HWY 144	LORIS SC	SC	29569
2140001216	MAIFELD RANDOLPH G ETUX	RADFORD BARBARA	3411 S CLUB CREST AVE	CINCINNATI OH	OH	45209-1858
214FC01801	RADFORD DAVID RONALD ET		1824 NEELLEY RD	PLEASANT GDN NC	NC	27313-9227
214FC024	SANTA E JUNE	WARD JOHN H (LT) % CYNTHIA HILZ ETALS	410 SEVEN OAKS RD	DURHAM NC	NC	27704-1129
21400017	WARD DORIS E (LT) ETVIR		2774 SHELL POINT RD SW	SHALLOTTE NC	NC	28470
2140001612	WHITE RAM LP	C/O ENGLERT GALE	PO BOX 40	SHALLOTTE NC	NC	28459-0040
2140001611	HENRY C & GRACE W WILLIAMS REV LIV TR		406 E OLD HIGHWAY 74 76	LAKE WACCAMPA NC	NC	28450-2522
2140001610	SHELL POINT BAPTIST CHURCH		3059 SHELL POINT RD SW	SHALLOTTE NC	NC	28459
2140001606	CHADWICK CEMETERY		327 LOOP RD	BELHAVEN NC	NC	27810-9354
2140001117	KIRK ANEDA JEAN	WORKMAN MONICA L	3151 CANNA PL	SHALLOTTE NC	NC	28470-5880
214LB012	WORKMAN JAMES W ETUX	OVERBAY GAYLE H	3130 SHELL POINT RD SW	SHALLOTTE NC	NC	28470
214LB005	OVERBAY RICHARD A ETUX	LONG SANDRA A	3180 SHELL POINT ROAD	SHALLOTTE NC	NC	28470
21400018	LONG JASON T ETUX		3127 HIGH MEADOWS DR	SHALLOTTE NC	NC	28470-5879
214FC01804	BROWNING JOHN	GASKIN CLAUDIA	3140 HIGH MEADOWS DR	SHALLOTTE NC	NC	28470-5878
214FC016	PIGOTTE WHITNEY		3160 HIGH MEADOWS DR	SHALLOTTE NC	NC	28470-5879
214FC015	GASKIN RICHARD D ETUX		3115 HIGH MEADOWS DR	SHALLOTTE NC	NC	28470-5912
214FC01803	MARSHBURN LORETTA S		1319 CARD ST	SHALLOTTE NC	NC	28470
214FC01802	THOMAS JOHN J III	ANGIER WENDY S	1320 CARD STREET	SHALLOTTE NC	NC	28470-5878
214FC019	ANGIER MICHAEL M ETUX	FULLWOOD ERICA K	3128 HIGH MEADOWS DR	SHALLOTTE NC	NC	28470-5878
214FC017	MORRISON MARCUS L ETUX			SHALLOTTE NC	NC	

214FC023	KLOCK AMY	1329 CHARLIE STREET	SHALLOTTE	NC	28470
2140001634	ZIMBRICH DANIEL B JR	6600 OAKSHORE DR #135	PARKER	FL	32404-7476
2140001205	HEWETT ROBERT E JR	1401 FLETCHER HEWETT RD SW	SHALLOTTE	NC	28470-4641
2140001206	LAMB RICHARD V ETUX	1389 FLETCHER HEWETT RD	SHALLOTTE	NC	28470-4640
2140001210	BECK DEBORAH	3246 SHELL POINT RD	SHALLOTTE	NC	28470-5741
2140001217	HEWETT ISAAC DENNIS	4072 MEADOW DRIVE	SHALLOTTE	NC	28470

%HEWETT ROBERT E SR
LAMB DEBERAH E

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
21400016	PARKER TEDDY DALE		PO BOX 1366	LUMBERTON	NC	28359-1366
Per Application	PARKER TEDDY DALE		7424 FALKIRK LANE	SUNSET BEACH	NC	28468

APPLICANT(S)

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-289

Applicant: Tommy Scheetz, P.E. Headwaters Engineering of Cape Fear, PLLC.

Project Name: Harper Acres Major Subdivision

Project Location: Robert Ruark Drive

Parcel Number: 2210002704

Zoning District: R-7500 (Medium Density Residential).

R-7500 Density Maximum – 5.8 Dwelling Units per Acre

"The R-7500 district is 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: MR-3200 and SP PUD (Southport Jurisdiction)
South: SP- PUD and SP-MF (Southport Jurisdiction)
East: SP-PUD
West: SP-PUD and SP-HC (Southport Jurisdiction)

Proposed Use: Harper Acres is a proposed Major Subdivision consisting of 15 single-family residential lots on approximately 7.96 acres creating a density of 1.89 units per acre.

Approval Criteria

- The minimum lot size for the R-7500 Zoning District when served by both water and sewer is 7,500 square feet. The developer's smallest lot is proposed to be 14,167 square feet.
- The majority of surrounding uses consists of single family residential, multifamily and commercial property. The recently approved and currently under construction Planned Development, Osprey Landing, is located directly across the roadway on Robert Ruark Drive.
- The Blueprint Brunswick Future Land Use Plan denotes this area LDR (Low Density Residential).
- No buffer is required adjacent to SP-PUD zoned lots. The developer is proposing a 20-foot street buffer adjacent to Robert Ruark Drive.
- Parking will be outside of the right-of-way with a minimum of 2 driveway parking spaces per lot.

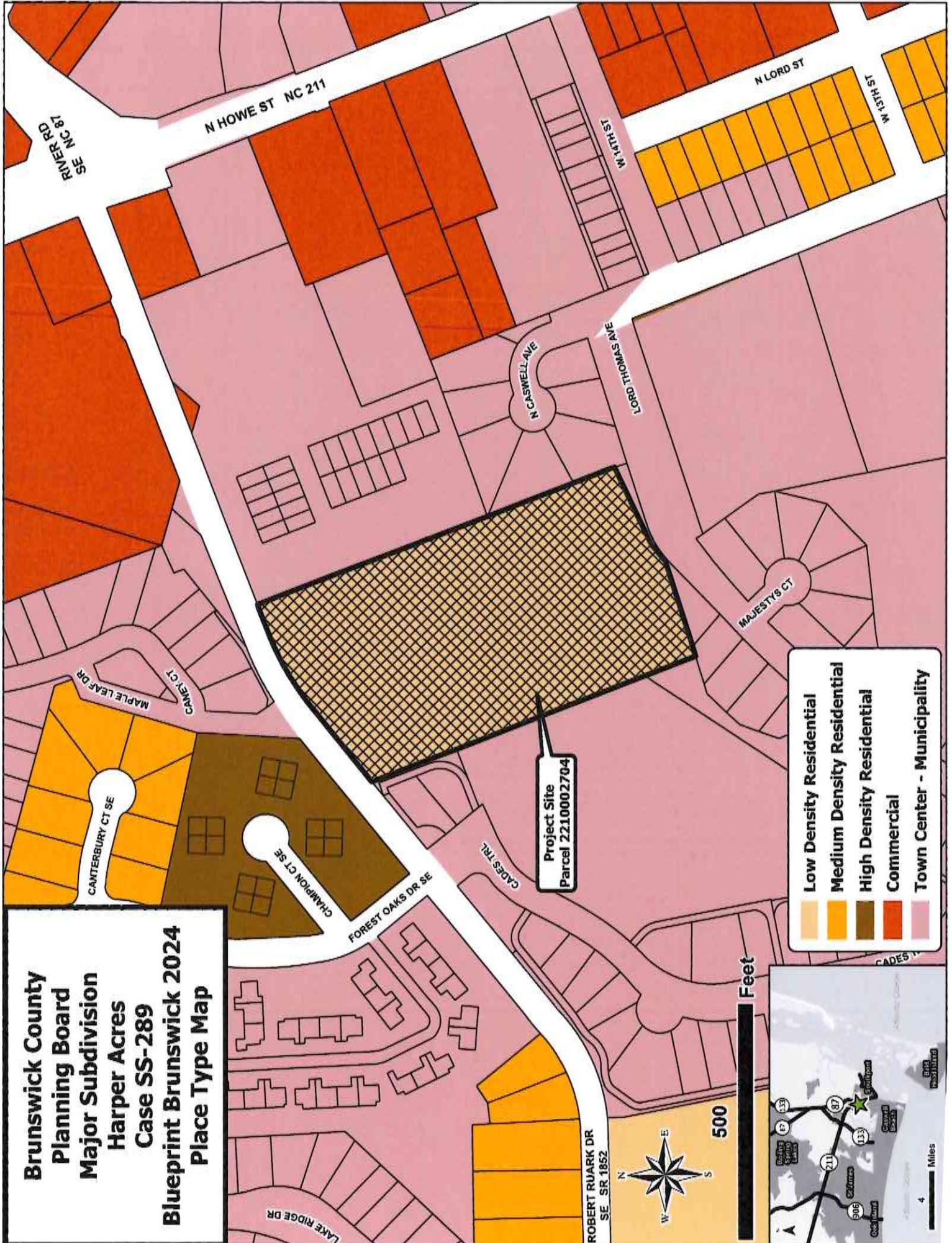
- A Traffic Impact Analysis (TIA) is not required for this project. A NCDOT Driveway Permit shall be required prior to construction.
- Proposed Infrastructure:
 1. **Water** and **Sewer** to be provided by Brunswick County.
 2. **Roads** will be Private.
- The required Open Space is required at 5% of the total project area. The developer is proposing **1.05** acres of open space, where as **0.4** acres is required. The developer is proposing 0.13 acres of recreation space where as 0.06 acres is required.
- Adjacent property owners were notified via US mail.
- **TRC** was held on September 4, 2024, in which all comments were addressed.

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 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.

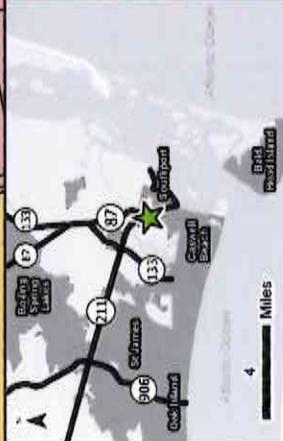
**Brunswick County
Planning Board
Major Subdivision
Harper Acres
Case SS-289
Blueprint Brunswick 2024
Place Type Map**



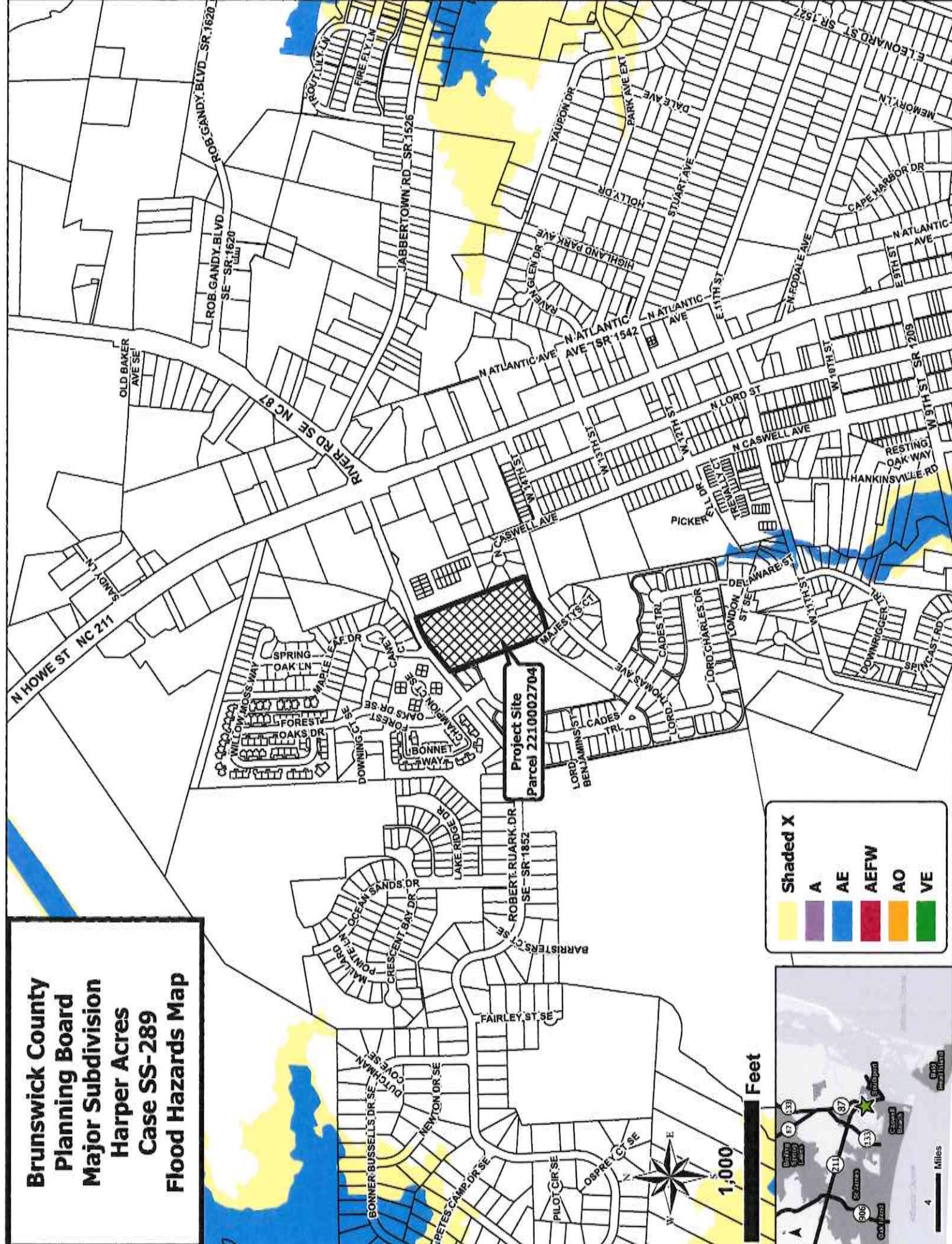
Project Site
Parcel 2210002704

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Town Center - Municipality

500
Feet



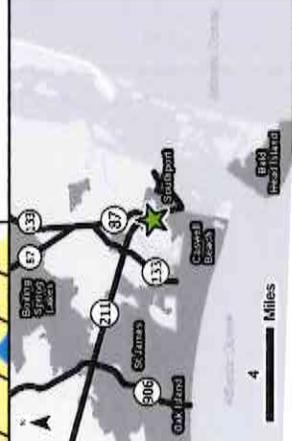
**Brunswick County
Planning Board
Major Subdivision
Harper Acres
Case SS-289
Flood Hazards Map**



**Project Site
Parcel 2110002704**

Shaded X	
	A
	AE
	AEFW
	AO
	VE

**1,000
Feet**





Major Subdivision

Application and Checklist

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

For Office Use Only

File # _____ Invoice # _____

Date Received: _____

Northwest Jurisdiction YES NO

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

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

Property Owner	Name	Blue Ocean Construction - Scott Moore	Phone	910-409-2732
	Address	3545 Iris St.	Fax	
	City, St, Zip	Wilmington, NC 28409	Email	scottmoore836@hotmail.com

Applicant or Representative	Name	Tommy Scheetz, P.E. Headwaters Engineering of the Cape Fear, PLLC	Phone	910-465-3304
	Address	1108 New Pointe Blvd Unit 130 #151	Fax	
	City, St, Zip	Leland, NC 28451	Email	tscheetz@headwaterscapfear.com

Property Information	Address	Robert Ruark Dr
	Tax Parcel(s)	2210002704
	Acreage	7.96 ac
	Current Zoning	
	Public Utilities Available?	Water Yes Sewer Yes

Project Information	Project Name	Harper Acres
	Project Description	13 lot residential subdivision 15
	Modification or Expansion Of Existing Subdivision?	Yes No X
	Single Family Acres	7.96 ac
	Commercial Acres	0 ac
	Number of Lots	13 15

Authorization	Property Owner Signature		Date	7/19/24
	Applicant/Representative Signature		Date	07/22/24

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

September 6, 2024

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

**RE: Harper Acres Major Subdivision
File # SS-289**

To Whom It May Concern:

The Technical Review Committee (TRC) at their September 4, 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 forward any comments you have received from the City of Southport.
- Please note that a TIA is not required.
- Please note the wetland acreage.
- Please provide a pedestrian connection to Lord Thomas Ave.
- Please label the pump station.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

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

- Harper Acres has been through two subsequent stormwater plan reviews with the County. Mr. Scheetz was sent the latest review comments on 8/21/24.

Comments from Engineering

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

- Brunswick County has existing 6" watermain on Robert Ruark Dr for connection.
- Brunswick County has existing 8" gravity sewer for connection.
- One double water meter box per lot.
- One gravity sewer service per lot.
- These plans are currently in review with Engineering to connect to the water and sewer systems; we are waiting for pump station permit #, pump station permitted capacity and pump station run times from Public Utilities in order to issue Plan Review Approval and complete permit applications (water, sewer and NCDOT).



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 Fire Code Official

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

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

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on September 13, 2024.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner

SS-289

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
221NG003	GRAHAM BRUCE GEORGE ETUX	GRAHAM SUZANNE BURGAN	1104 CANEY CT	SOUTHPORT	NC	28461-3565
237CF00103	CADES COVE HOMEOWNERS ASSN INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
2210002707	CITY OF SOUTHPORT		1029 N HOWE ST	SOUTHPORT	NC	28461-3039
221NG00103	SOUTH HWY/ND E AT FOREST OAKS COMM ASSN		1029 N HOWE ST	SOUTHPORT	NC	28461-3039
221NE00106	CADES COVE HOMEOWNERS ASSOC INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
221NE00105	CADES COVE HOMEOWNERS ASSOC INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
221NE00104	CADES COVE HOMEOWNERS ASSOC INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
221MF00101	CITY OF SOUTHPORT		1029 N HOWE ST	SOUTHPORT	NC	28461-3039
221NG004	HENNESSEY ROBIN A ETALS		1106 CANEY CT	SOUTHPORT	NC	28461-3565
221MF005	STOECKLE CRAIG F ETUX	STOECKLE KAREN P	1240 N CASWELL AVE	SOUTHPORT	NC	28461-2661
221MF004	MCCULLOCH TERA ETUX	MCCULLOCH SHAWN	N5187 UNION HILL RD	OCONOMOWOC WI		53066-9318
221MF003	STALLINGS EUGENE WESTLEY JR ETALS	HELMANN ABBEY LOUISE	2705 GUARES COURT	CROFTON MD		21114
237CF008	HELMANN BENJAMIN LOUIS ETUX	VENO JUDITH M	502 MAJESTYS CT	SOUTHPORT	NC	28461-5189
237CF009	VENO WILLIAM R JR ETUX	VENO JUDITH M	272 LORD THOMAS AVENUE	SOUTHPORT	NC	28461
221NE001	LOVING DAVID M ETUX	LOVING TRACY F	402 CADES TRL	SOUTHPORT	NC	28461-2762
221NE002	WYTIAZ JOHN JAMES ETUX	WYTIAZ ELIZABETH A	404 CADES TRL	SOUTHPORT	NC	28461-2762
221NG002	BARLOW JEFFREY LEE ETUX	BARLOW ROBERTA RAE	1102 CANEY CT	SOUTHPORT	NC	28461-3565
221MA001	WINDTREE LIMITED PARTNERSHIP		PO BOX 15025	WILMINGTON	NC	28408
2210002705	CADES COVE HOMEOWNERS ASSOC INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
221NB00109	VENUTI JILLIAN CLAIRE		390 CHAMPION CT	SOUTHPORT	NC	28461-2629
221NB00115	ELLIOT CHRIS AND	FOREMAN AMITY	330 CHAMPION CT	SOUTHPORT	NC	28461-2629
221NB00108	HUNTING IAN J AND	GILLESPIE HEATHER E	360 CHAMPION CT	SOUTHPORT	NC	28461-2629
221NB00110	EHLING TIMOTHY G ET	EHLING BELINDA R	370 CHAMPION CT	SOUTHPORT	NC	28461-2629
221NB00111	STILLER STEPHAMIE		PO BOX 10302	SOUTHPORT	NC	28461-0302
221NB00112	STINSON CHARLES RICHARD JR ETUX	STINSON TIFFANI C	1020 NATURAL SPRINGS WAY	LELAND	NC	28451-4107
221NB00113	COLEMAN JOCELYN		320 CHAMPION COURT	SOUTHPORT	NC	28461
221NB00114	NUNNERY PETER K		1358 DEXMORE AVE	CHARLOTTE	NC	28209-3017
221NB004	FOREST OAKS INC OF SOUTHPORT		3950 EXECUTIVE PARK BLVD SUITE 8	SOUTHPORT	NC	28461-8185
237CF00102	CADES COVE HOMEOWNERS ASSN INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
221MA03310	SMVL LLC		963 HOOPER RD	MEBANE	NC	27302-8918
221MA03324	SMVL LLC		963 HOOPER RD	MEBANE	NC	27302-8918
221MA03326	SMVL LLC		963 HOOPER RD	MEBANE	NC	27302-8918
221MA03325	SMVL LLC		963 HOOPER RD	MEBANE	NC	27302-8918
221MA03323	SMVL LLC		963 HOOPER RD	MEBANE	NC	27302-8918
221MA03322	SMVL LLC		963 HOOPER RD	MEBANE	NC	27302-8918
221MA03309	SMVL LLC		963 HOOPER RD	MEBANE	NC	27302-8918
221MA0303	SMVL LLC		963 HOOPER RD	MEBANE	NC	27302-8918
	COMMANDER MOT SUNNY POINT		6280 SUNNY POINT DR SE	SOUTHPORT	NC	28461

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2210002704	RICH MOORE REAL ESTATE INVESTMENTS LLC		473 OCEAN RIDGE PKWY SW	OCEAN ISL BCH	NC	28469-5439
Per Application	BLUE OCEAN CONSTRUCTION	ATTN: SCOTT MOORE	3545 IRIS ST	WILMINGTON	NC	28409

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	HEADWATERS ENGINEERING OF THE CAPE FEAR, PLLC		1108 NEW POINTE BLVD UNIT 130 #151	LELAND	NC	28451
		ATTN: TOMMY SCHEETZ, P.E.				

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-132

Applicant: Norris and Bland Consulting Engineers, P.C.

Project Name: Sterling Oaks Expansion (formerly Supsura)

Property Location: Ash-Little River Road (SR 1300)

Parcel Numbers: 20900056

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

Surrounding Zoning **North:** RR (Rural Residential)
South: RR, SBR-6000, and CLD (Commercial Low Density)
East: RR and SBR-6000
West: SBR-6000

Proposed Use: Sterling Oaks is a previously approved planned development, consisting of 208 single family units on 45.78 acres, with an overall density of 4.54 units per acre. The applicant is proposing an expansion to the approved development. The proposed expansion consists of adding 130 single family units and 30.34 acres. With the expansion, the overall development would consist of 338 single family units on 76.12 acres, creating an overall density of 4.44 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial, and vacant land.
- The Blueprint Brunswick Future Land Use Plan denotes this area as MDR (Medium Density Residential).
- 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.
- The required Open Space for the development is approximately 19.03 acres. The developer is proposing 20.46 acres of dedicated open space. The developer is also proposing 3.59 acres of recreation space of which 2.85 acres are required.

- The proposed 130 lots will generate approximately 1,244 vehicle trips per 24-hour weekday volume. A turn lane warrant analysis has been completed and approved by NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots. This project is located within the Carolina Bays Parkway study area and within one of the concept corridors being evaluated and considered by NCDOT.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 3.59 acres of recreation space where as 2.85 acres are required.
 2. The stormwater ponds shall be designed to accommodate the 100-year storm event.
 3. All lots shall be located outside of the AE Flood Zone.
 4. A 20-foot wide emergency access lane shall be provided connecting the proposed expansion area to Ash-Little River Road.
- 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.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on September 19, 2024.
- TRC was held on September 4, 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:

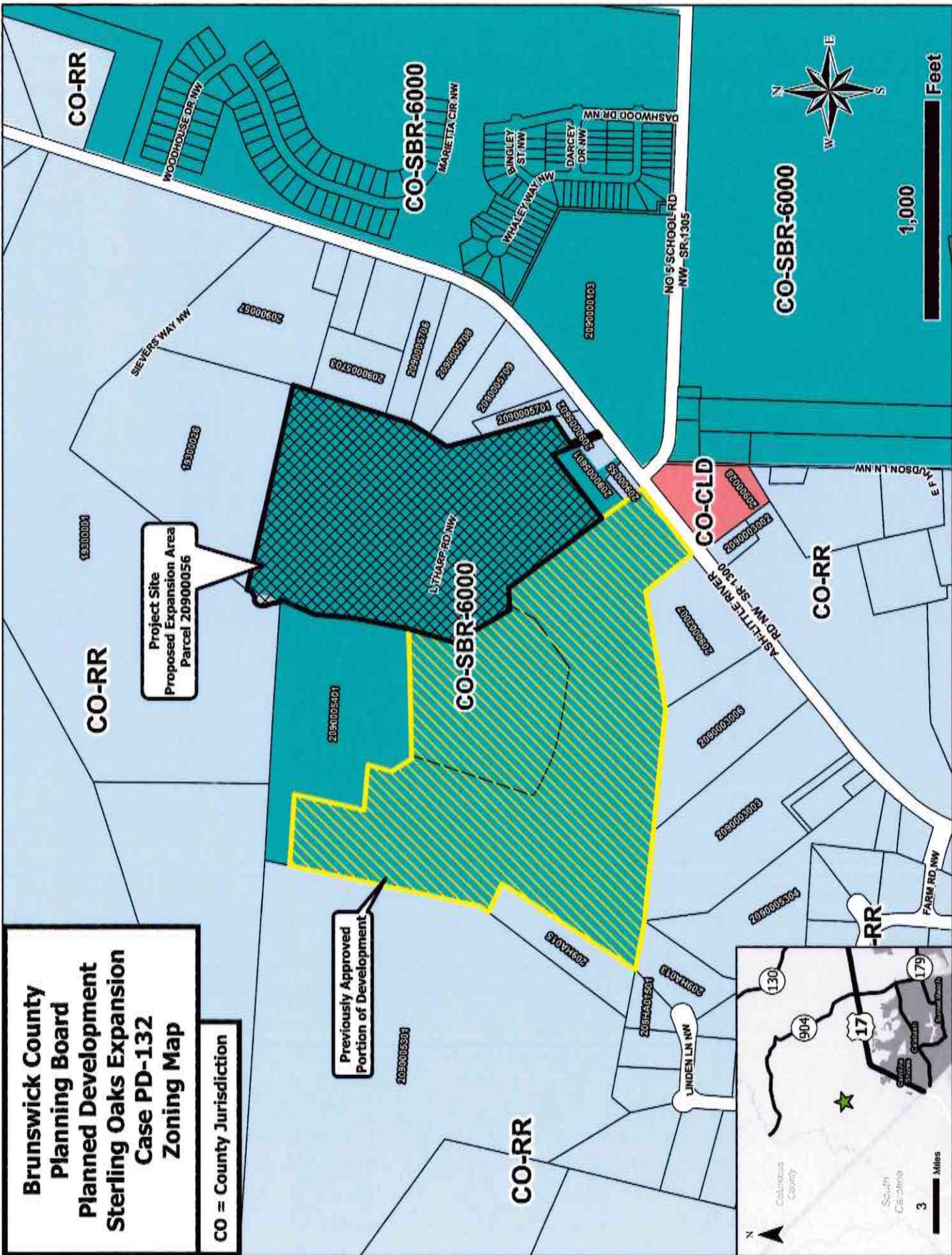
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the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

**Brunswick County
Planning Board
Planned Development
Sterling Oaks Expansion
Case PD-132
Zoning Map**

CO = County Jurisdiction

**Project Site
Proposed Expansion Area
Parcel 20900056**

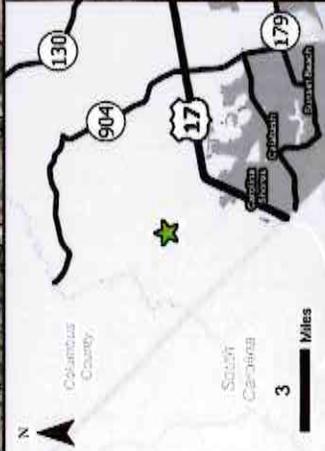
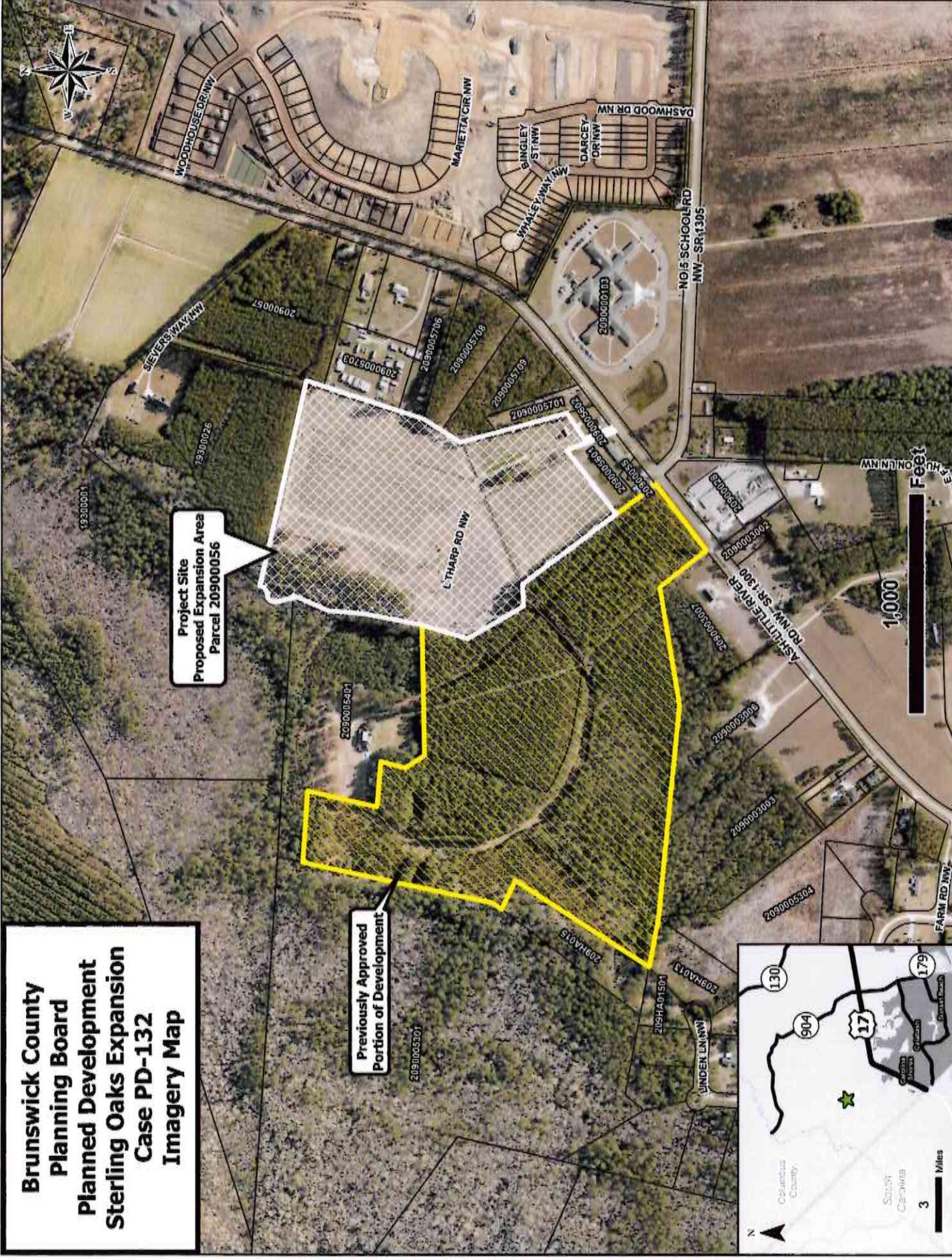
**Previously Approved
Portion of Development**



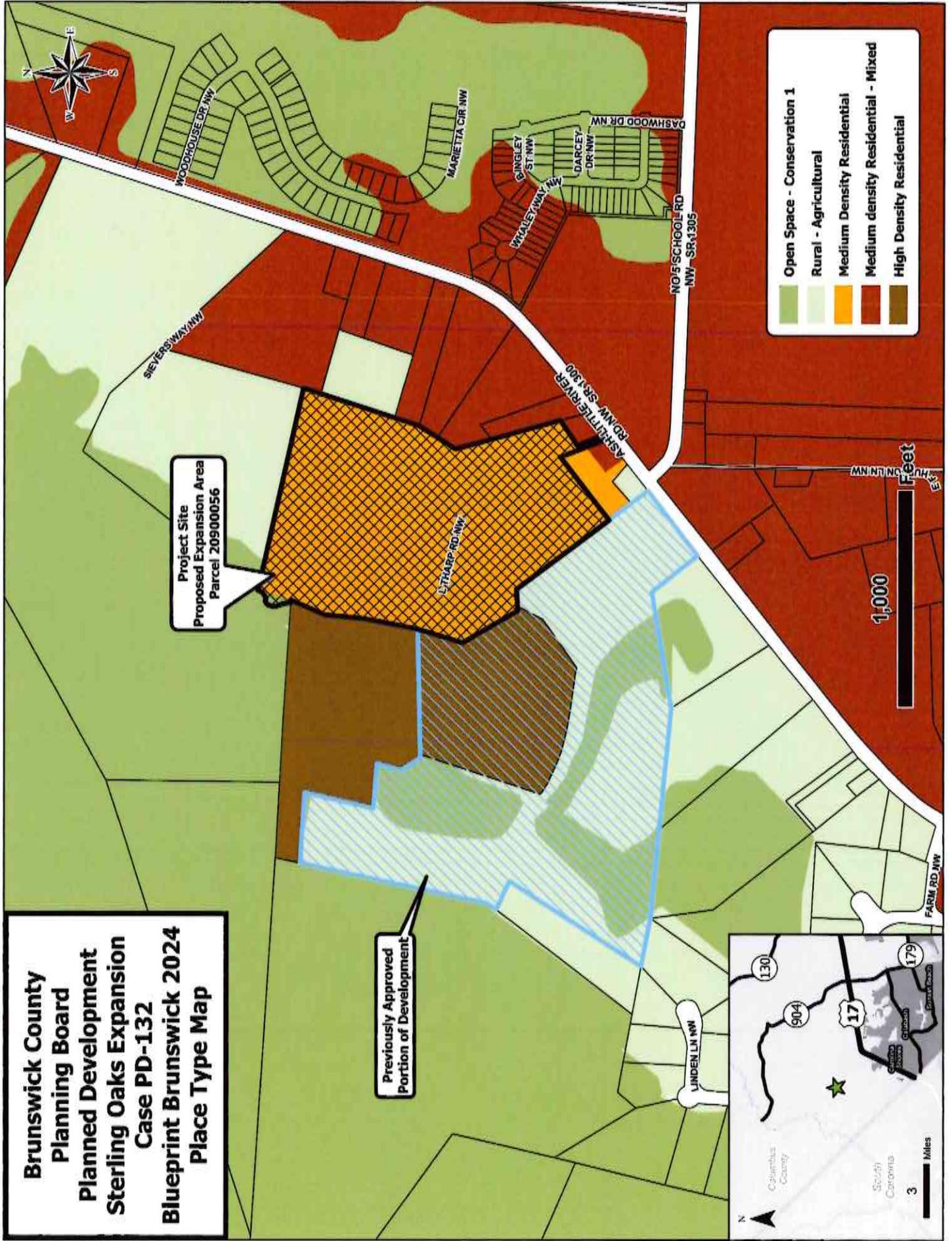
Brunswick County Planning Board Planned Development Sterling Oaks Expansion Case PD-132 Imagery Map

Project Site
Proposed Expansion Area
Parcel 20900056

Previously Approved
Portion of Development



**Brunswick County
 Planning Board
 Planned Development
 Sterling Oaks Expansion
 Case PD-132
 Blueprint Brunswick 2024
 Place Type Map**

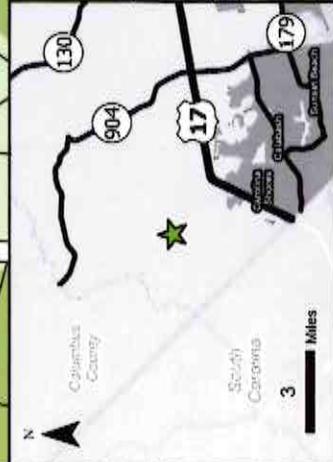


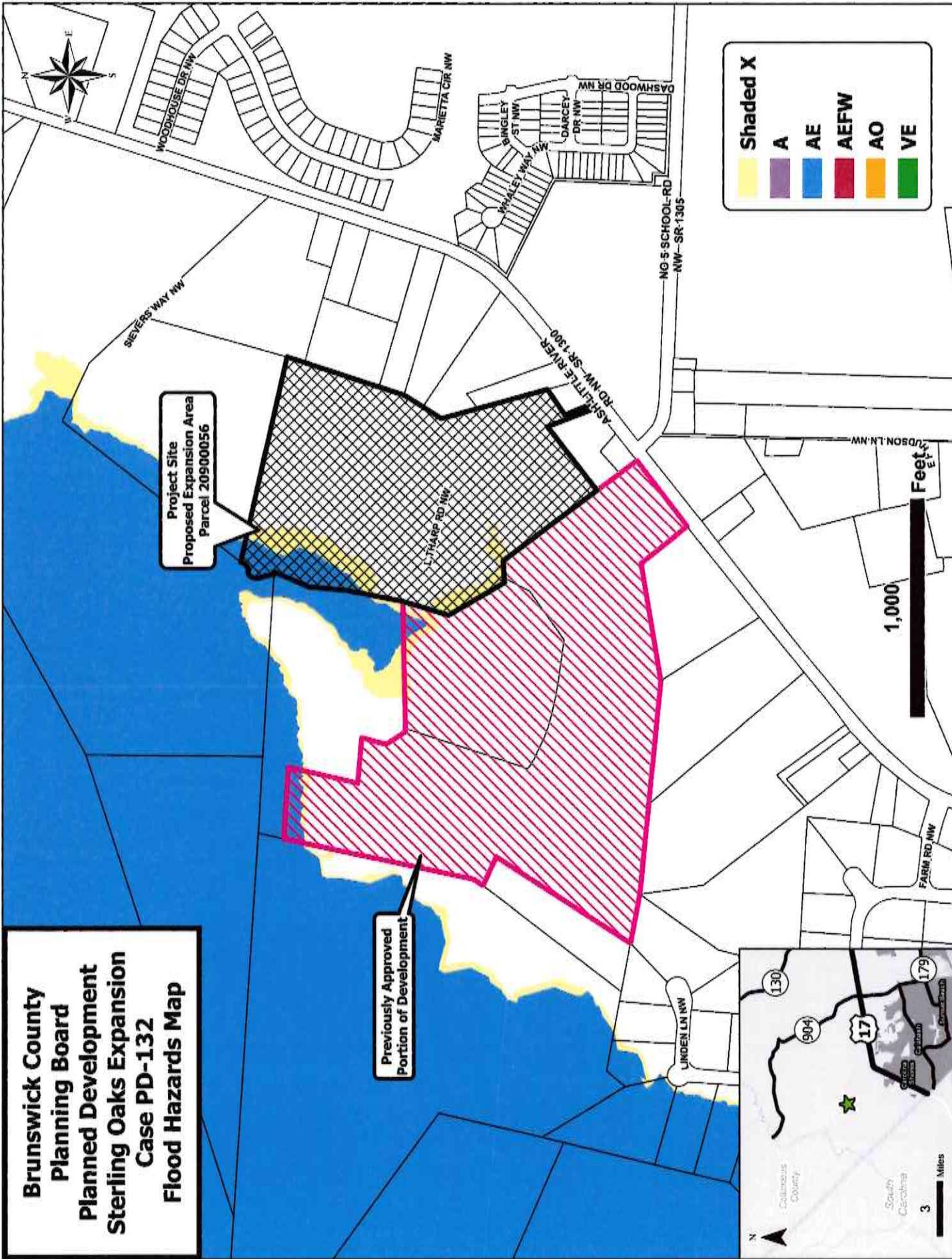
Project Site
 Proposed Expansion Area
 Parcel 20900056

Previously Approved
 Portion of Development

- Open Space - Conservation 1
- Rural - Agricultural
- Medium Density Residential
- Medium Density Residential - Mixed
- High Density Residential

1,000
 Feet

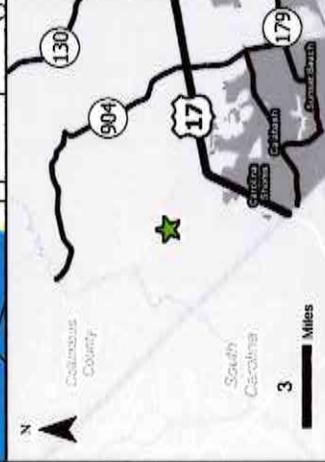




**Brunswick County
 Planning Board
 Planned Development
 Sterling Oaks Expansion
 Case PD-132
 Flood Hazards Map**

Project Site
 Proposed Expansion Area
 Parcel 20900056

Previously Approved
 Portion of Development





LEGEND

---	PROPOSED LANE
---	EXISTING LANE
---	PROPOSED LOT
---	EXISTING LOT
---	PROPOSED SW SWATH
---	EXISTING SW SWATH
---	PROPOSED
---	EXISTING



SCALE: 1" = 200'

SYMBOL	DATE	DESCRIPTION	BY
		REVISED	

© 2024 NORRIS & TUNSTALL

OP

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

500 IRON CAYLE DR. SUITE 100 WYOMINGTON, NC 28401 PHONE: (910) 343-9444

140 ASHLETTLE HWY. BOX 200 ASH LITTLE RIVER, NC 28526 PHONE: (910) 343-9444

OWNER:
RS Parks Development, LLC
1638 Harbortown Dr. Suite 106
High Point, NC 27265
843-341-0918
www.rs-parkshomes.com

OVERALL SITE PLAN
STERLING OAKS - PHASE 4
ASH-LITTLE RIVER ROAD
BRUNSWICK COUNTY, NORTH CAROLINA



T 919 872 5115

5808 Faringdon Pl,
Raleigh, NC 27609

RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS

May 1, 2023

Stephen Parker
RS Parker Homes, LLC
PO Box 15637
Surfside Beach, SC 29587
stephen@rsparkerhomes.com

Subject: **Turn Lane Warrant Analysis – Supsura**
Brunswick County, NC

Dear Mr. Parker:

This letter provides an update to the previous turn lane warrant assessment (submitted by RKA on August 9, 2022) completed for the proposed Supsura development, to be located south of SR 1305 (Number 5 School Road) and west of SR 1300 (Ash-Little River Road) in Brunswick County, North Carolina. Based on coordination with the development team, the density has been increased from 148 single-family homes to 209 single-family homes and is still anticipated to be built-out by 2026. Site access is proposed via one (1) full-movement driveway along SR 1300 (Ash-Little River Road). Refer to the attachments for a preliminary site plan. The purpose of this assessment is to review the potential need for turn lanes on SR 1300 (Ash-Little River Road) at the location of the proposed site driveway.

Study Area & 2022 Existing Traffic Volumes:

SR 1300 (Ash-Little River Road) is a two-lane roadway running in a north-south direction with a statutory speed limit of 45 miles per hour (mph) in the vicinity of the site. Turning movement counts were conducted at the intersection of SR 1305 (Number 5 School Road) and SR 1300 (Ash-Little River Road) on a typical weekday in February 2022, while schools were in session for in-person learning to determine the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 – 6:00 PM) peak periods.

Site Trip Generation and Distribution:

As mentioned previously, the proposed development is assumed to consist of 209 single-family homes. Average weekday daily trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Single-Family Housing (210)	209 units	1,988	36	110	146	125	74	199



It is estimated that the proposed development will generate approximately 1,988 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volumes, it is anticipated that 146 trips (36 entering and 110 exiting) would occur during the weekday AM peak hour and 199 trips (125 entering and 74 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:

- 35% to/from the north via SR 1300 (Ash-Little River Road)
- 65% to/from the south via SR 1300 (Ash-Little River Road)

Refer to the attachments for illustrations of the site trip distribution and site trip assignment.

2026 No-Build & Build Traffic Volumes:

An annual growth rate of 2% per year was used to project 2022 existing traffic volumes to the future analysis year of 2026 based on average daily traffic (ADT) growth trends in the area and previously completed traffic impact analyses (TIA's). Refer to the attachments for an illustration of 2026 no-build weekday AM and PM peak hour traffic volumes.

To estimate future traffic volumes with the site fully built-out, the site trips were added to the 2026 no-build traffic volumes to determine the 2026 build traffic volumes. Refer to the attachments for illustrations of the 2026 no-build and 2026 build peak hour traffic volumes.

Turn Lane Warrants:

Right and left-turn lanes at the proposed site driveway were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). SR 1300 (Ash-Little River Road) currently serves an average daily traffic (ADT) volume below the 4,000 vehicles per day (vpd) threshold, which NCDOT uses as a guideline for when turn lanes should be considered. The peak hour volumes were reviewed along SR 1300 (Ash-Little River Road) according to the NCDOT Driveway Manual. Based on the volumes on SR 1300 (Ash-Little River Road) and the anticipated turning volumes at the driveway, a short northbound left turn lane (50 feet of storage) is warranted on SR 1300 (Ash-Little River Road).

Conclusion:

Based on the findings of this study, a short northbound left turn lane (50 feet of storage) is warranted on SR 1300 (Ash-Little River Road).

If you should have any questions regarding this study, please feel free to contact me.

Sincerely,



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

NC Corporate License # F-1489

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



3-100-1

GENERAL NOTES

1. THE INFORMATION WAS OBTAINED AS FAR AS POSSIBLE FROM THE RECORDS OF THE CITY OF SUDBURY.

2. THE PROPERTY IS LOCATED AT THE CORNER OF ASH LANE AND BEECH ST.

3. THE PROPERTY IS 100' WIDE BY 100' DEEP.

4. THE PROPERTY IS 100' WIDE BY 100' DEEP.

5. THE PROPERTY IS 100' WIDE BY 100' DEEP.

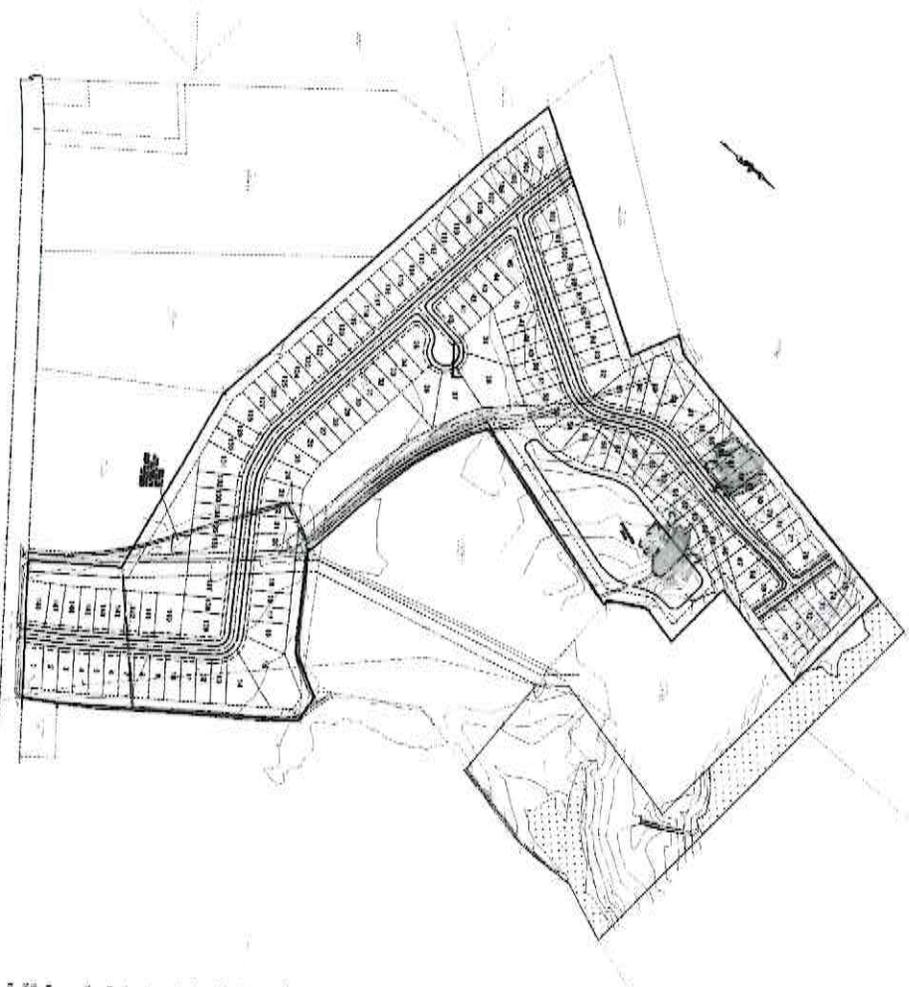
6. THE PROPERTY IS 100' WIDE BY 100' DEEP.

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8. THE PROPERTY IS 100' WIDE BY 100' DEEP.

9. THE PROPERTY IS 100' WIDE BY 100' DEEP.

10. THE PROPERTY IS 100' WIDE BY 100' DEEP.



SCALE: 1" = 150'

- NOTES**
1. THE PROPERTY IS 100' WIDE BY 100' DEEP.
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NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

2115

DATE: 11/15/11

BY: [Signature]

OWNER: [Blank]

MASTER PLAN
SUPSURA TRACT

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT

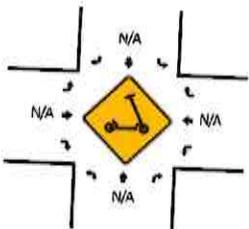
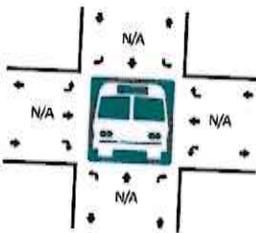
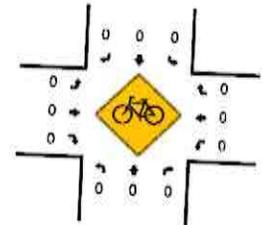
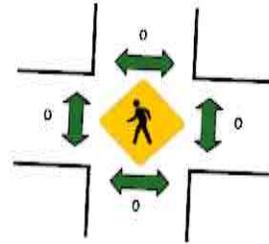
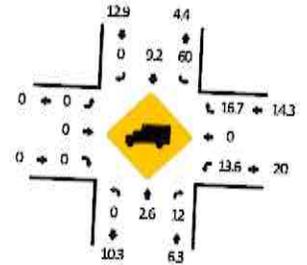
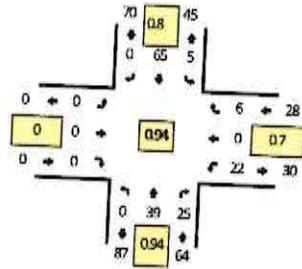
Type of peak hour being reported: Intersection Peak

LOCATION: Ash Little River Rd NW -- Number 5 School Rd NW
 CITY/STATE: Ash, NC

Method for determining peak hour: Total Entering Volume

QC JOB #: 15701701
 DATE: Tue, Feb 8 2022

Peak-Hour: 7:15 AM -- 8:15 AM
 Peak 15-Min: 7:15 AM -- 7:30 AM



15-Min Count Period Beginning At	Ash Little River Rd NW (Northbound)				Ash Little River Rd NW (Southbound)				Number 5 School Rd NW (Eastbound)				Number 5 School Rd NW (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	7	4	0	0	13	0	0	0	0	0	0	7	0	2	0		
7:15 AM	0	9	6	0	1	21	0	0	0	0	0	0	5	0	1	0	33	
7:30 AM	0	9	6	0	0	17	0	0	0	0	0	0	8	0	2	0	42	
7:45 AM	0	10	7	0	3	17	0	0	0	0	0	0	5	0	1	0	43	
8:00 AM	0	11	6	0	1	10	0	0	0	0	0	0	4	0	2	0	42	161
8:15 AM	0	9	8	0	1	10	0	0	0	0	0	0	4	0	1	0	43	162
8:30 AM	0	5	3	0	3	19	0	0	0	0	0	0	6	0	0	0	33	152
8:45 AM	0	3	3	0	2	11	0	0	0	0	0	0	3	0	2	0	36	146
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	36	24	0	4	84	0	0	0	0	0	0	20	0	4	0	172	
Heavy Trucks	0	0	4		4	8	0	0	0	0	0	0	0	0	4	0	20	
Buses	0	0	0		0	0	0		0	0	0		0	0	0		0	
Pedestrians	0	0	0		0	0	0		0	0	0		0	0	0		0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters	0	0	0		0	0	0		0	0	0		0	0	0		0	

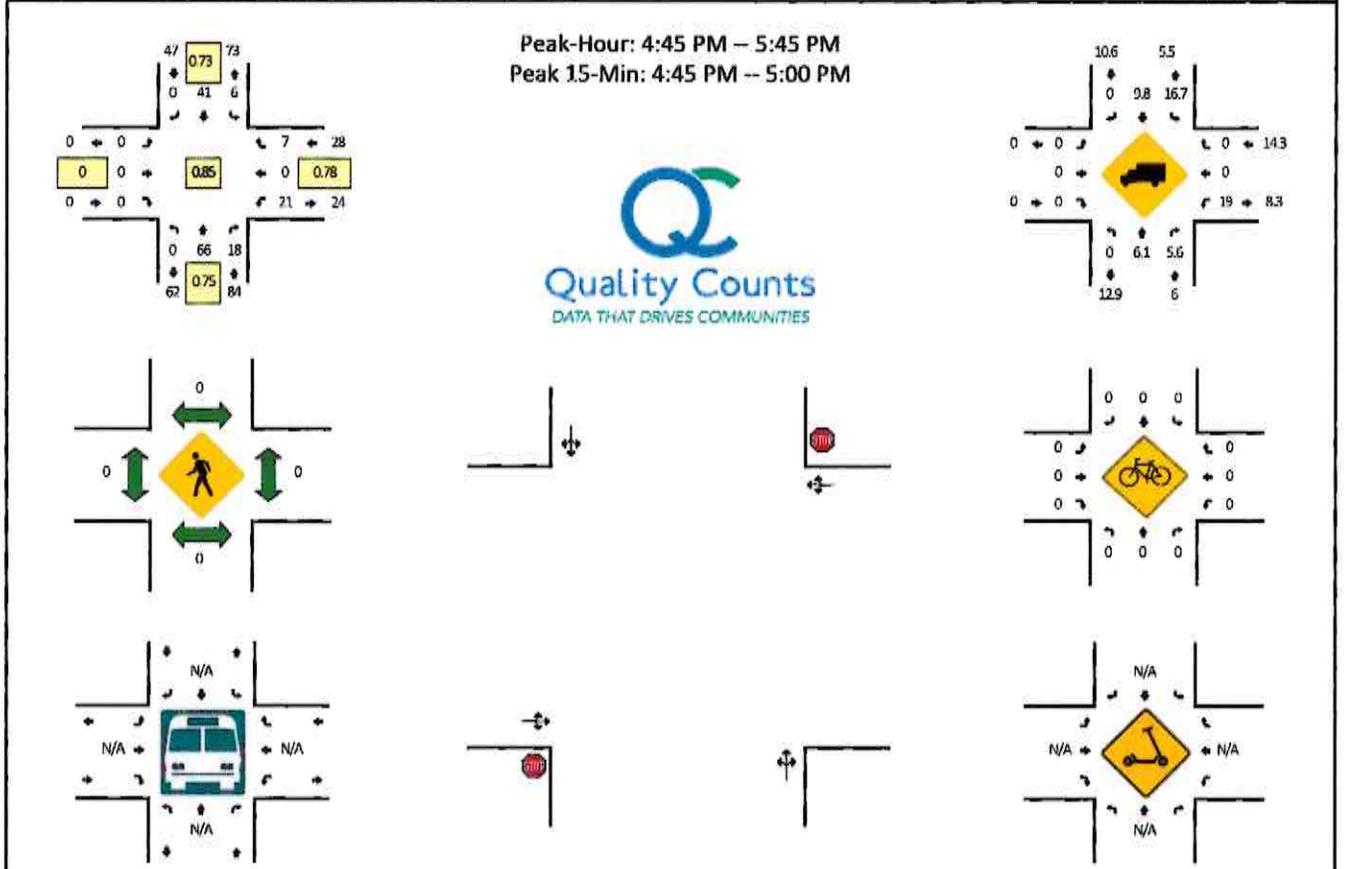
Comments:

Report generated on 2/14/2022 8:31 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Ash Little River Rd NW -- Number 5 School Rd NW
 CITY/STATE: Ash, NC

QC JOB #: 15701702
 DATE: Tue, Feb 8 2022



15-Min Count Period Beginning At	Ash Little River Rd NW (Northbound)				Ash Little River Rd NW (Southbound)				Number 5 School Rd NW (Eastbound)				Number 5 School Rd NW (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	24	6	0	1	13	0	0	0	0	0	0	5	0	3	0	52	
4:15 PM	0	16	3	0	2	6	0	0	0	0	0	0	1	0	1	0	29	
4:30 PM	0	8	6	0	1	5	0	0	0	0	0	0	5	0	3	0	28	
4:45 PM	0	15	7	0	1	15	0	0	0	0	0	0	8	0	1	0	47	156
5:00 PM	0	12	2	0	3	9	0	0	0	0	0	0	4	0	1	0	31	135
5:15 PM	0	21	7	0	1	5	0	0	0	0	0	0	2	0	3	0	39	145
5:30 PM	0	18	2	0	1	12	0	0	0	0	0	0	7	0	2	0	42	159
5:45 PM	0	10	1	0	3	12	0	0	0	0	0	0	4	0	1	1	32	144
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	60	28	0	4	60	0	0	0	0	0	0	32	0	4	0	188	
Heavy Trucks	0	4	4		0	8	0		0	0	0		12	0	0		28	
Buses																	0	
Pedestrians																	0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																	0	

Comments:

LEGEND
 x / y → Weekday AM / PM Peak Hour Traffic

SR 1300
 (Ash-Little River Road)



87/62

64/84



Supsura
 Brunswick County, NC

2022 Existing Peak
 Hour Traffic Volumes

Scale: Not to Scale

LEGEND
 x / y → Weekday AM / PM Peak Hour Traffic

SR 1300
 (Ash-Little River Road)



94/67

69/91



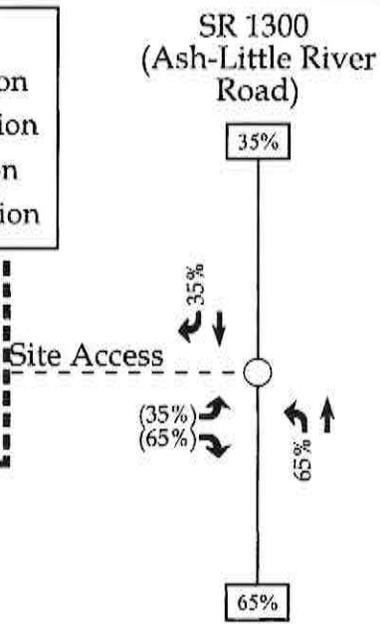
Supsura
 Brunswick County, NC

2026 No-Build Peak
 Hour Traffic Volumes

Scale: Not to Scale

LEGEND

- Unsignalized Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- XX% Regional Trip Distribution



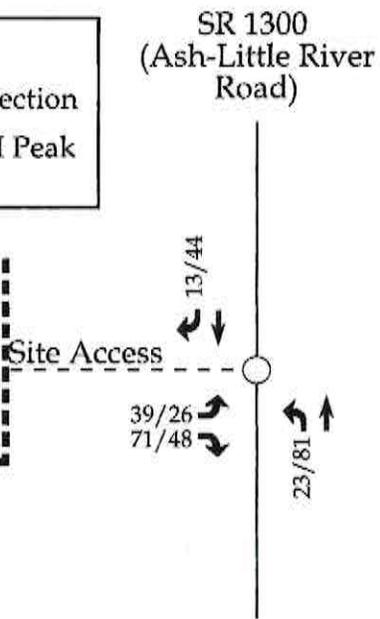
Supsura
Brunswick County, NC

Site
Trip Distribution

Scale: Not to Scale

LEGEND

- Unsignalized Intersection
- X/Y → Weekday AM / PM Peak Hour Site Trips

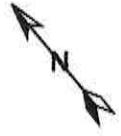
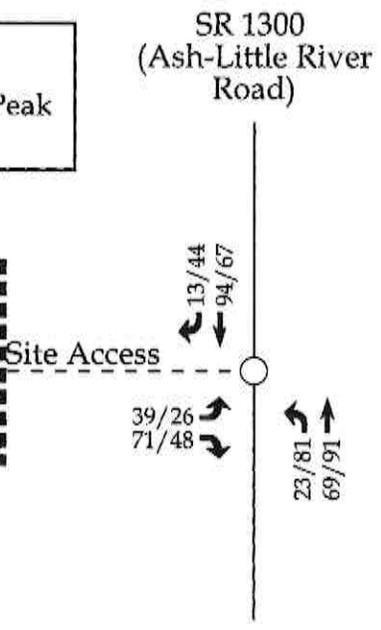


Supsura
Brunswick County, NC

Site
Trip Assignment

Scale: Not to Scale

LEGEND
 X / Y → Weekday AM / PM Peak Hour Traffic

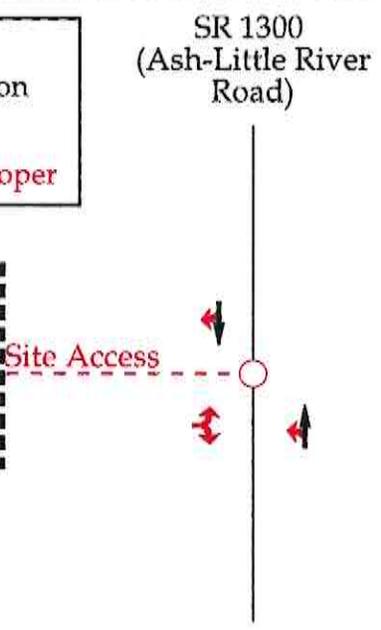


Supsura
Brunswick County, NC

2026 Build Peak
Hour Traffic Volumes

Scale: Not to Scale

LEGEND
 ○ Unsignalized Intersection
 → Existing Lane
 → Improvement by Developer



Supsura
Brunswick County, NC

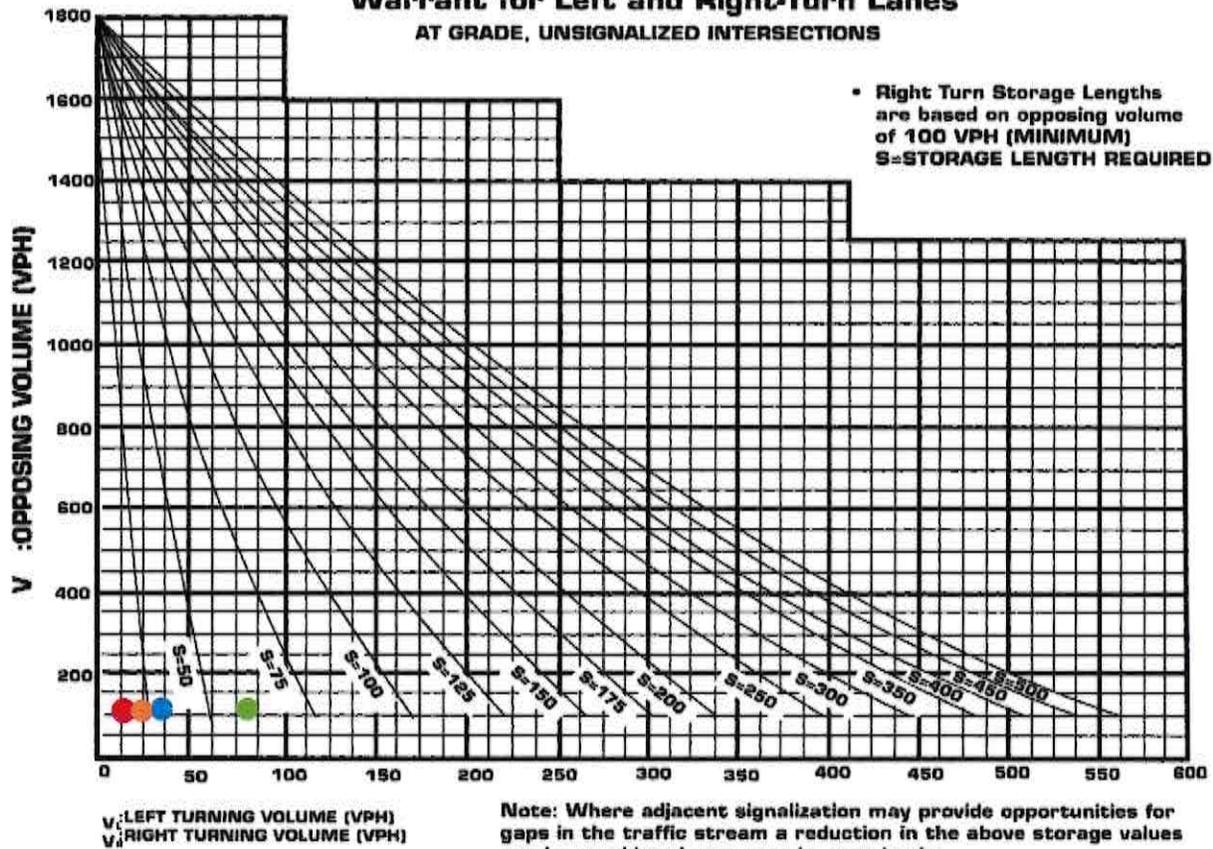
Recommended Lane
Configurations

Scale: Not to Scale

SUPSURA - BRUNSWICK COUNTY, NC

TURN LANE STORAGE WARRANTS

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



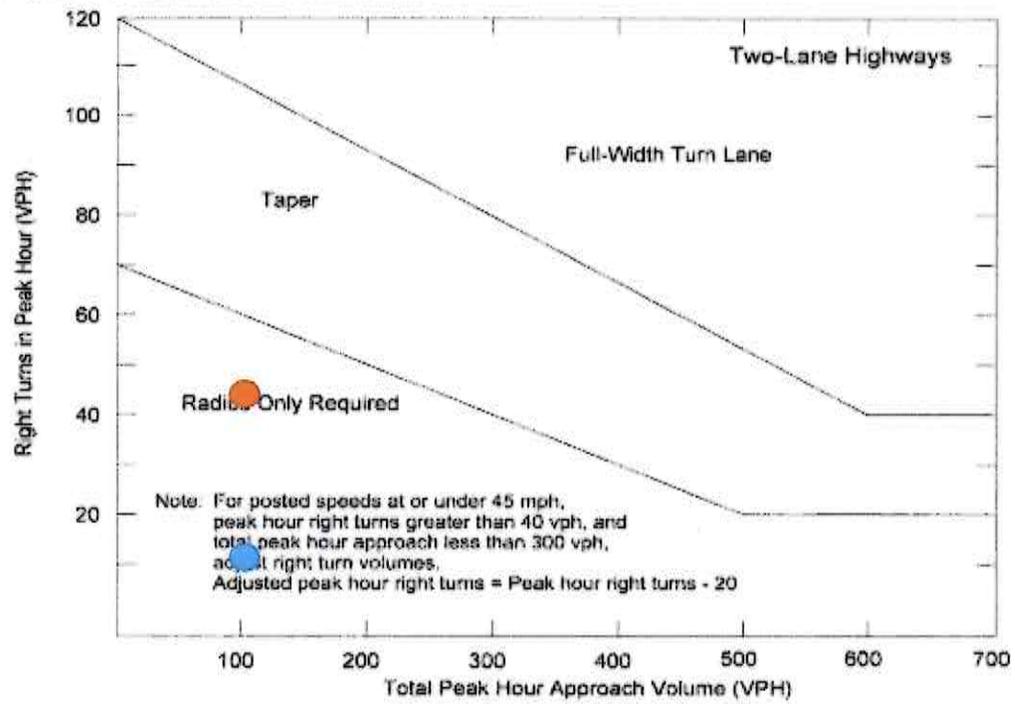
• Right Turn Storage Lengths
 are based on opposing volume
 of 100 VPH (MINIMUM)
 S=STORAGE LENGTH REQUIRED

Policy On Street And Driveway Access to North Carolina Highways

INTERSECTION: SR 1300 (Ash-Little River Road) & Proposed Site Access

SCENARIO	Movement	Turn Lane	Turning Volume (V_t/V_i)	Approach / Opposing Volume (V_A/V_o)	Symbol
AM Build	SBR	Right	13	107	●
PM Build	SBR	Right	34	111	●
AM Build	NBL	Left	23	107	●
PM Build	NBL	Left	81	111	●

Figure 8-8 Right Turn Lane Warrants





Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

NB# 24052

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

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

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

Property Owner	Name	RSPD-Ash, LLC	Phone	843-241-0018
	Address	1838 Eastchester Drive Suite 108	Fax	
	City, st, zip	High Point, NC 27265-1494	Email	ronnie@rsparkerhomes.com

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

Property Information	Address	
	Tax Parcel(s)	20900056
	Acreage	28.11
	Current Zoning	R-6000
	Public Utilities Available?	WaterYes SewerYes

Project Information	Project Name	Sterling Oaks - Phase 4	
	Modification or Expansion Of Existing PD?	Yes	No
	Single Family Acres	28.11	Lots 130
	Multi-Family Acres	0	Units 0
	Commercial Acres	0	

Authorization	Property Owner Signature		Date	8/9/2024
	Applicant/Representative Signature		Date	8/9/2024

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

September 6, 2024

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

**RE: Sterling Oaks Planned Development Expansion
File # PD-132**

To Whom It May Concern:

The Technical Review Committee (TRC) at their September 4, 2024 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please provide a copy of the overall master plan showing the previously approved phases and overall site data.
- Please label the emergency lane width.
- Please indicate where the peripheral buffer between phases 3 and 4 will be removed.
- Please provide a stubout to parcel 19300026.
- Please color or hatch all open space and recreation space areas.
- Please add all open space and recreation space calculations to the data table.
- Please provide a cul-de-sac detail.
- Please note that the TIA must be approved by NCDOT prior to going before the Planning Board.
- Please note that a neighborhood meeting is required per UDO Section 9.2.

Comments from Stormwater

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

- Existing State and County Stormwater Permits for Sterling Oaks (fka Supsura Tract) will need to be modified to reflect changes to the previously approved site plan and the new Phase 4.
- Submit a copy of the modified State SW permit once issued.
- Submit a copy of the Sedimentation and Erosion Control Permit once issued.

Comments from Engineering

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

- Sterling Oaks Phase 1 is currently under construction for water, sewer, and pump station (146 single family lots, with amenity center on Lots 14&15); Phase 2 has also been approved by the Engineering Department, Phase 3 has not been through plan review.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

- No proposed water or sewer lines shown on plans, appears to remove lot(s) for road access between Phases 1 & 4 and between Phases 3 & 4.
- At connection point with Phase 1, note an 8" x 8" tapping sleeve and valve; per Phil Norris 8"x8" tee and stub has been installed in Phase 1 for Phase 4.
- For gravity sewer connection doghouse manhole may need to be installed; if proposing to install areas of low-pressure sewer, connecting manhole must be polymer concrete; per Phil Norris manhole and stub installed in Phase 1 to serve Phase 4.
- Fire hydrants every 500' throughout subdivision.
- Double water meter boxes or 2 single gang meter boxes required for each lot (as noted on plan).

Comments from Fire Code Official

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

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

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

- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on September 13, 2024.

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

Sincerely,

Marc A. Pages
Brunswick County Principal Planner

PD-132

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2090003007	JONES KENNETH A		1579 ASH LITTLE RIVER RD NW	ASH	NC	28420-1703
209HA01501	BLIGHT CAROL A		1625 LINDEN LN NW	ASH	NC	28420-1707
2090003002	TODD RAYMOND THOMAS		1630 ASH-LITTLE RIVER RD	ASH	NC	28420
2090003003	JONES KENNETH A		1579 ASH LITTLE RIVER RD NW	ASH	NC	28420-1703
2090005701	BENSON JOHN A JR		1685 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701
20900028	ASH MINI STORAGE LLC		PO BOX 435	EPHRAIM	UT	84627-0435
2090005708	ALEGRE EDSON A		1767 BEACH DR SW	SUNSET BEACH	NC	28468-4708
19300001	S&W INVESTMENTS & HOLDINGS LLC		2124 LAFAYETTE CIR	LITTLE RIVER	SC	29566-9100
20900055	JACKSON PEARLINE		1550 BEACH DR SW	CALABASH	NC	28467-3001
2090005601	MIDGETTE ETHEL M (HEIRS)	C/O LARRY THORPE	1665 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701
209HA013	LITTLE RIVER FARMS BRUNSWICK INC		1541 SEASIDE RD SW	OCEAN ISL BCH	NC	28469-5501
2090005304	MCFARLAND TRACY SHANNON		1296 COTTON MILL CT	SUNSET BEACH	NC	28468-4464
19300026	MCCARTHY ROBERT ETUX	MCCARTHY CAROL	9660 SIEVERS WAY	ASH	NC	28420
2090000103	OHI ASSET NC HALLSBORO LLC	ATTN: KRISTY MCGARVEY	303 INTERNATIONAL CIR STE 200	HUNT VALLEY	MD	21030-1359
209HA015	BLIGHT CAROL A		1625 LINDEN LN NW	ASH	NC	28420-1707
2090005301	JDJ OF MYRTLE BEACH LLC		628 SEA MOUNTAIN HWY STE A	N MYRTLE BCH	SC	29582-2497
2090005401	JAMES JOSEPH D ET	JAMES KELLY	1633 ASH LITTLE RIVER RD	ASH	NC	28420
2090003006	JONES KENNETH A		1579 ASH LITTLE RIVER RD NW	ASH	NC	28420-1703
2090005709	TODD KENNETH W		5712 MILL BRANCH RD NW	ASH	NC	28420-3300
2090005706	LAMBERT CHARLES T		1747 ASH-LITTLE RIVER RD	ASH	NC	28420
2090005703	LAMBERT CHARLES THOMAS		1747 ASH LITTLE RIVER RD NW	ASH	NC	28420
20900057	REAVES GARY ET	REAVES LINDA	12 SUNRISE COURT	CAROLINA SHORES	NC	28467
2090005602	GODWIN LAURIE ANN		1677 ASH LITTLE RIVER RD NW	ASH	NC	28420-1701

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
20900056	RSPD ASH LLC		1838 EASTCHESTER DR STE 108	HIGH POINT	NC	27265-1494

APPLICANT(S)

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-134

Applicant: Norris and Bland Consulting Engineers, P.C.

Project Name: Watson Tract

Property Location: Northwest Road (SR 1419)

Parcel Numbers: 0080006806

Zoning District: RR (Rural Residential)

RR Density Maximum – 2.9 Dwelling Units per Acre

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

Surrounding Zoning **North:** NW-RR (Northwest Jurisdiction Rural Residential)
South: IG (Industrial General)
East: RR
West: RR

Proposed Use: Watson Tract is a proposed planned development, consisting of 95 single family units & 76 duplex units on 59.17 acres, creating a total of 171 residential units and an overall density of 2.89 units per acre.

Approval Criteria

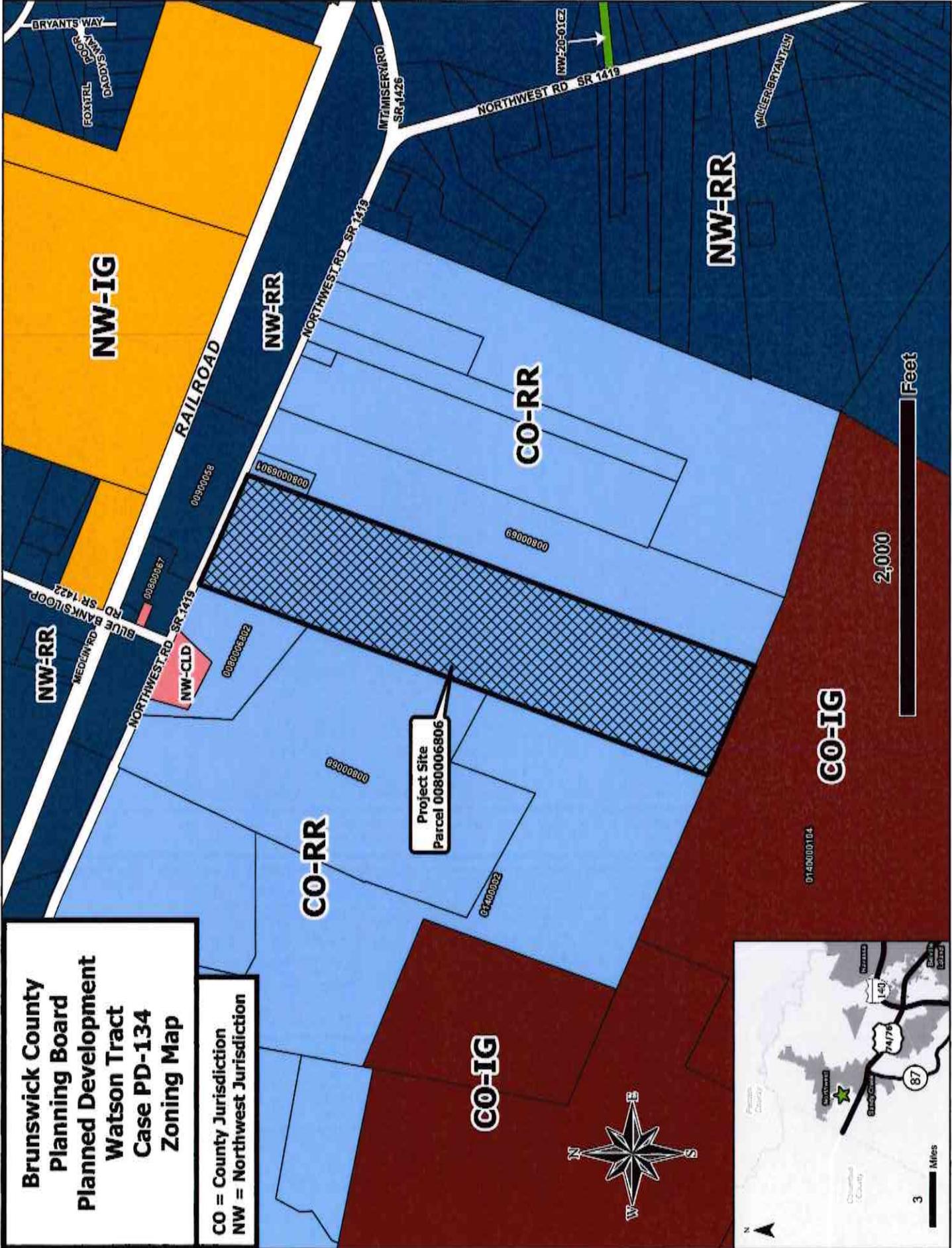
- The majority of surrounding uses consists of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Plan denotes this area as INDI (Industrial Intense).
- Parking will be outside of the right-of-way with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 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.
- The required Open Space for the development is approximately 8.88 acres. The developer is proposing 23.16 acres of dedicated open space. The developer is also proposing 4.83 acres of recreation space of which 1.33 acres are required.

- The proposed 130 lots will generate approximately 1,636 vehicle trips per 24-hour weekday volume. A turn lane warrant analysis has been completed and approved by NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 23.16 acres of recreation space where as 8.88 acres are required.
 2. The developer is proposing 4.83 acres of recreation space where as 1.33 acres are required.
 3. 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.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on September 25, 2024.
- TRC was held on September 4, 2024.

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

Staff recommends approval based on the following conditions:

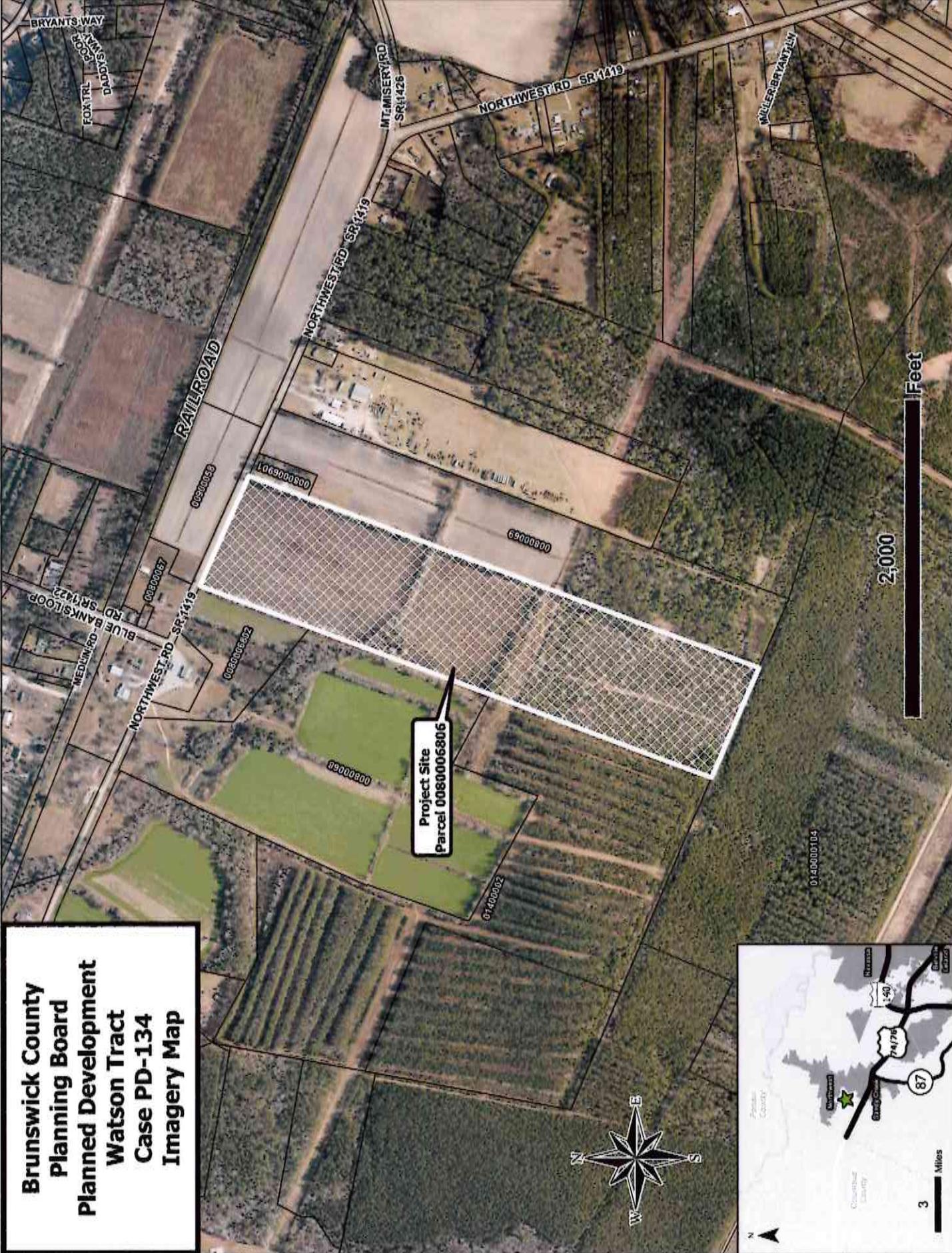
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Provide a 100-foot wide buffer adjacent to the IG zoned property to the south.



**Brunswick County
 Planning Board
 Planned Development
 Watson Tract
 Case PD-134
 Zoning Map**

**CO = County Jurisdiction
 NW = Northwest Jurisdiction**





**Brunswick County
Planning Board
Planned Development
Watson Tract
Case PD-134
Imagery Map**

**Project Site
Parcel 0080006806**



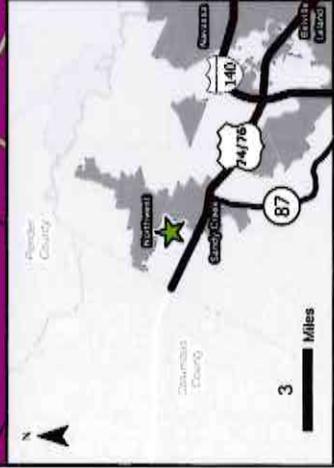
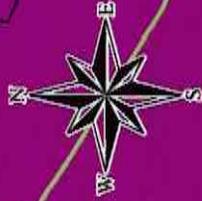
2,000 Feet



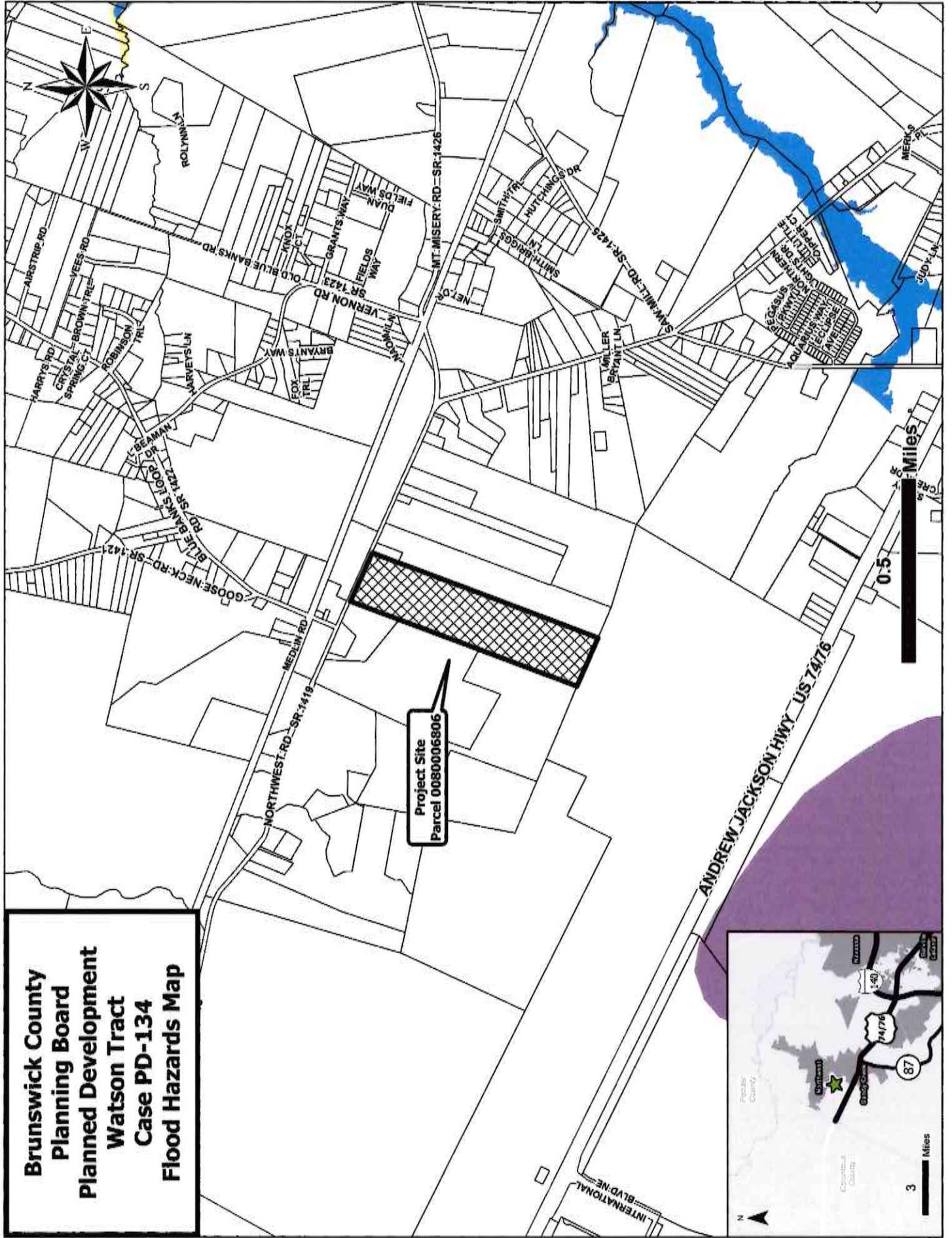
**Brunswick County
 Planning Board
 Planned Development
 Watson Tract
 Case PD-134
 Blueprint Brunswick 2040
 Place Type Map**

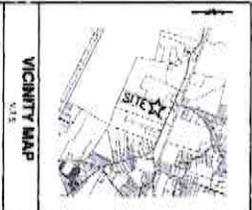
- Open Space - Conservation 1
- Open Space - Recreation
- Low Density Residential
- Medium Density Residential
- Medium density Residential - Mixed
- Commercial
- Institutional
- Employment Center
- Industrial - Light
- Industrial - Intense

Project Site
 Parcel 0080006806



**Brunswick County
Planning Board
Planned Development
Watson Tract
Case PD-134
Flood Hazards Map**





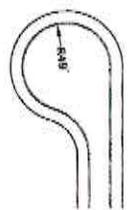
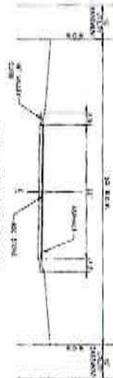
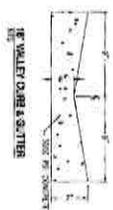
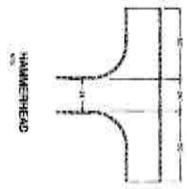
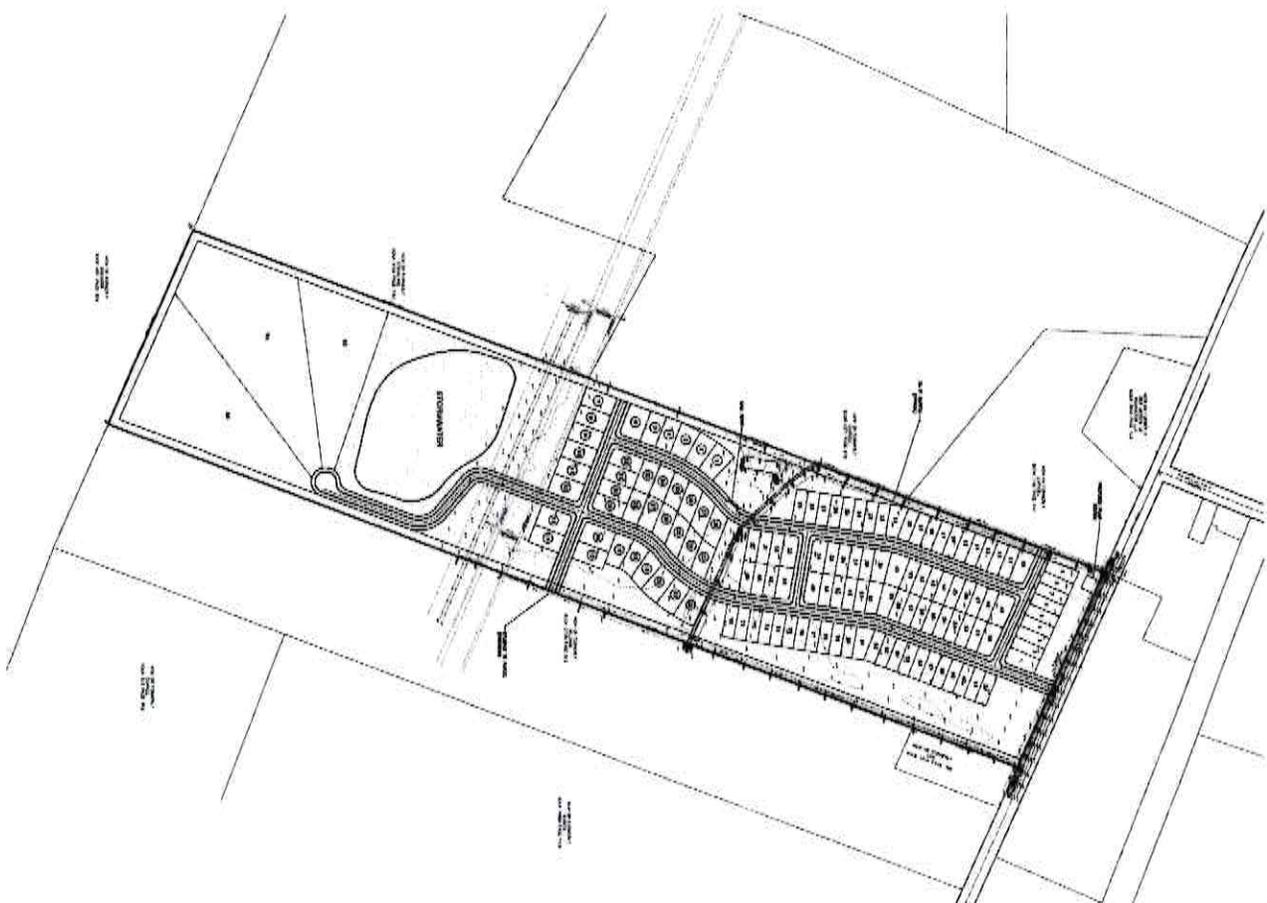
VICINITY MAP
DATE



THIS PLAN IS THE RESULT OF THE CONSULTING ENGINEER'S VISUAL INSPECTION OF THE SITE AND THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTING ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTING ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTING ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE INFORMATION PROVIDED BY THE CLIENT.

SECTION TABLE

SECTION NUMBER	DESCRIPTION
SECTION 1	GENERAL NOTES
SECTION 2	EXISTING CONDITIONS
SECTION 3	PROPOSED CONDITIONS
SECTION 4	CONSTRUCTION METHODS
SECTION 5	CONSTRUCTION SCHEDULE
SECTION 6	CONSTRUCTION COSTS
SECTION 7	CONSTRUCTION RISK
SECTION 8	CONSTRUCTION SAFETY
SECTION 9	CONSTRUCTION ENVIRONMENT
SECTION 10	CONSTRUCTION COMMUNITY RELATIONS
SECTION 11	CONSTRUCTION LEGAL
SECTION 12	CONSTRUCTION CONTRACT
SECTION 13	CONSTRUCTION CLOSEOUT



LEGEND

—	PROPERTY LINE
---	RIGHT OF WAY
- - -	PARKING LOT
- - -	SINGLE FAMILY LOTS
⊙	UTILITIES

SCALE: 1" = 200'

SYMBOL	NAME	DESCRIPTION	DATE



2020S
DATE: 08/28/24
SCALE: 1" = 200'

NORRIS & BLAND
CONSULTING ENGINEERS, P.C.
1425 ASH LITTLE RIVER RD NW
RALEIGH, NC 27601
919.747.9500

OWNER:
FORST, LLC

CONCEPT PLAN
WATSON TRACT
TOWN OF NORTHWEST
BRUNSWICK COUNTY, NORTH CAROLINA

C1



August 15, 2024

Ben Hughes, PE
District Engineer
NCDOT Division 3, District 3
E: bthughes@ncdot.gov

Reference: Watson Tract – Brunswick County, NC
Subject: Traffic Impact Assessment

Dear Mr. Hughes:

This letter provides an assessment of the potential traffic impact associated with the proposed Watson Tract residential development that is proposed to be located on the south side of Northwest Road, east of Blue Banks Loop Road, in Brunswick County, North Carolina. Refer to the attached site location map. The site is expected to consist of up to 95 single-family homes and 38 duplexes (76 units). Site access is proposed via one (1) new full movement driveway along Northwest Road. A preliminary site plan is attached.

Study Area Roadway Summary:

Existing speed limits, typical cross sections, and annual average daily traffic (AADT) volumes for roadways adjacent to the site are summarized in Table 1.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	2022 AADT (vpd)
Northwest Road	SR 1419	2-lane undivided	45 mph	2,300

Based on the most up to date AADT information that the North Carolina Department of Transportation (NCDOT) has available, Northwest Road carries approximately 2,300 total vehicles per day (based on 2022 data) along the frontage of the proposed development.

Trip Generation:

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development was estimated using methodology contained within the ITE Trip Generation Manual, 11.1 Edition. Refer to Table 2 for the proposed site trip generation for the proposed development.

Table 2: Trip Generation Summary

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 Detached (210)	95 DU	964	18	53	60	35
Single-Family Attached (215)	76 DU	529	8	26	25	17
TOTAL TRIPS		1,439	26	79	85	52

It is estimated that the proposed development will generate approximately 1,439 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 105 trips (26 entering, 79 exiting) will occur during the weekday AM peak hour and 137 trips (85 entering, 52 exiting) during the weekday PM peak hour.

The anticipated trips for the proposed development are expected to be less than the typical threshold NCDOT supports for requiring a Traffic Impact Analysis (TIA) (3,000 trips per day).

Turn Lane Warrants:

When comparing the future volumes expected along Northwest Road to the typical NCDOT thresholds for when turn lanes should be considered, the current AADT (2,200 vehicles per day) and the anticipated trip generation potential of the proposed Watson Tract development (less than 1,400

vehicles per day) is expected to result in a future AADT of approximately 3,650 vehicles per day. The typical NCDOT threshold for considering turn lanes is 4,000 vehicles per day. Because the threshold is not expected to be exceeded when adding the potential development traffic to the existing AADT, no turn lanes are recommended along Northwest Road at the proposed development access.

Findings and Summary:

Due to the relatively low trip generation potential of the proposed development, a full Traffic Impact Analysis (TIA) was not required. It is anticipated that the 1,439 total daily trips generated by the proposed development will not have a significant impact on the adjacent roadway network. When comparing the potential future traffic volume on Northwest Road (including the proposed development traffic), the daily traffic thresholds in which turn lanes are typically required by NCDOT are not met.

In conclusion, the findings of this letter suggest the proposed Watson Tract residential development will not significantly impact the surrounding network, and no improvements are recommended by the developer.

If you should have any questions, please feel free to contact me at (336) 714-0112.

Sincerely,

A circular professional engineer seal for Chase T. Smith, PE, State of North Carolina. The seal contains the text "NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047945 CHASE T. SMITH". A handwritten signature is written over the seal. Below the seal, the date "8-15-2024" is printed.

Chase Smith, PE
Traffic Analysis Project Manager
DRMP, Inc.
License #F-1524

Attachments

- Site Location Map
- Site Plan



LEGEND	
	Proposed Site Access
	Study Area



Watson Tract
Brunswick County, NC

Site Location Map

Scale: Not to Scale | Figure 1



**Planned Development (PD)
Application and Checklist**
Fee: \$1,000 (Brunswick County Jurisdiction)
\$968 (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

NB# 24046

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

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

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

Property Owner	Name	FOREST LLC	Phone	910-540-9716
	Address	PO BOX 1967	Fax	
	City, St, Zip	WILMINGTON, NC 28402-1967	Email	bert@exumcompany.com

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

Property Information	Address	Northwest Rd. Northwest, NC 28451
	Tax Parcel(s)	0080006806
	Acreage	59.17
	Current Zoning	RR
	Public Utilities Available?	Water <input checked="" type="checkbox"/> yes Sewer <input checked="" type="checkbox"/> yes

Project Information	Project Name	Watson Tract
	Modification or Expansion Of Existing PD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Single Family Acres	59.17
	Multi-Family Acres	
	Commercial Acres	0

Authorization	Property Owner Signature	<u>Robert C. M. E. [Signature]</u>	Date	<u>August 27, 2024</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>8/27/2024</u>

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

Planned Development Checklist



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

September 6, 2024

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

**RE: Watson Tract Planned Development
File # PD-134**

To Whom It May Concern:

The Technical Review Committee (TRC) at their September 4, 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 indicate the distance from the industrial park boundary to the closest lot.
- Please label the duplex lots.
- Please list the total proposed residential units.
- Please provide a stubout to parcel 00800069.
- Please color or hatch all open space and recreation space areas.
- Please add all open space and recreation space calculations to the data table.
- Please provide a cul-de-sac detail.
- Please revise note #17 to state that there will be 2 driveway parking spaces per residential units.
- Please note that there are not wetlands or flood zones on site.
- Please relocate the mail kiosk adjacent to lot 69.
- Please note that the TIA must be approved by NCDOT prior to going before the Planning Board.
- Please note that a neighborhood meeting is required per UDO Section 9.2.

Comments from Stormwater

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

- A State Sedimentation and Erosion Control Permit will be required.
- A State Stormwater Permit will be required.
- A County Stormwater Permit will be required.
- County SW Requirement: Post-development peak flow rate(s) must not exceed the predevelopment condition for the 1, 10 and 25-year design storms.
- The permitted SCMs must be able to control the post-development peak flow rate for the 100-year design event. Overtopping of SCMs will not be allowed.



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 Engineering

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

- Existing 8" watermain on Northwest Road available for connection.
- Brunswick county has no sewer for connection in area- no capacity available in existing vacuum system; closest forcemain available for connection ~ 1 mile away at Sawmill Road; Development may be able to connect to proposed forcemain permitted for the Saunders Village once this forcemain is in service and owned by the county – capacity would need to be verified.
- Pump Station site called out (Odor Control would not be required at the current location with gravity sewer installed), no water or sewer shown.
- Fire hydrants at subdivision entrance and every 500 LF throughout for single family, every 400 LF for multi-family.
- Double water meter boxes or (2) single water meter boxes required per lot.
- Gravity sewer is always preferred collection system over low pressure sewer.
- One gravity clean-out/grinder station required per lot.

NCDOT Encroachment needed for connection(s) on Northwest Road

Comments from Fire Code Official

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

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

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

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

- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on September 13, 2024.

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

Sincerely,

Marc A. Fager

PD-134

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
0140000104	GRAINGER WILLIAM L		PO BOX 7267	SAVANNAH	GA	31418-7267
01400002	STANALAND MARK		4019 BLADENBORO RD	BLADENBORO	NC	28320-5825
00900058	WILLIAMS ISAAC F JR (LT)	* WILLIAMS FRANKLIN LEO	PO BOX 1986	LELAND	NC	28451
00800069	WILLIAMS ISAAC F JR (LT)	% CHERYL WILLIAMS COX	124 ONSLOW RD	RIEGELWOOD	NC	28456-7097
0080006802	CARROLL CHARLES L ET	CARROLL SUSAN S	5014 NORTHWEST RD NE	RIEGELWOOD	NC	28456
00800068	CARROLL CHARLES L ET	CARROLL SUSAN S	5014 NORTHWEST RD NE	RIEGELWOOD	NC	28456
00800067	WILLIAMS ISAAC F JR (LT)	* WILLIAMS FRANKLIN LEO	PO BOX 1986	LELAND	NC	28451
0080006901	COX CHERYL WILLIAMS		124 ONSLOW RD	RIEGELWOOD	NC	28456-7097

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
0080006806	FOREST LLC		PO BOX 1967	WILMINGTON	NC	28402-1967

APPLICANT(S)

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

REZONING STAFF REPORT



Prepared by Tyler Connor, Planner I
Rezoning Case#: Z-901
October 14, 2024

APPLICATION SUMMARY

The applicant, David Summerlin III with South Brunswick Development LLC., requests to rezone Tax Parcel 1680006508 from RR (Rural Residential) to C-LD (Commercial Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location

195 Green Swamp Road (NC 211)
Near Supply, NC

Tax Parcel

1680006508

Current Zoning

RR

Proposed Zoning

C-LD

Surrounding Zoning

RR, R-6000, and C-LD

Current Use

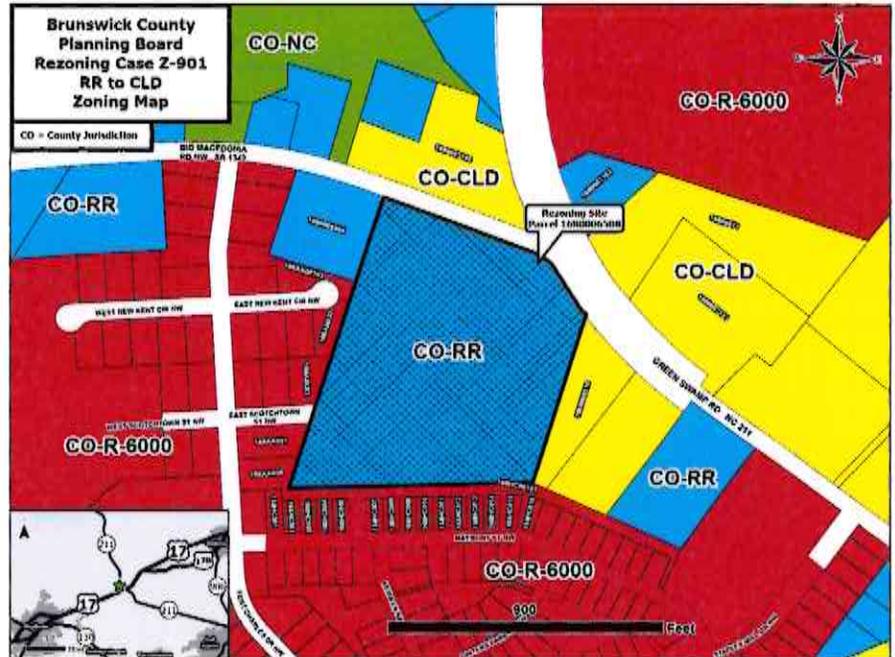
Accessory Structure / Vacant Land

Surrounding Land Uses

Residential, Undeveloped

Size

14.84 Acres



SITE CONSIDERATIONS

Zoning History:

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

Buffers: When developed adjacent to the C-LD, if rezoned to C-LD, no buffer will be required. When locating a non-residential use in C-LD next to an existing residential developed property, a 0.4 buffer shall be required. Non-residential uses located next to other non-residential uses are not required to provide a buffer. When developed adjacent to the RR, if rezoned to C-LD, a 0.8 buffer would be required. When developed adjacent to the R-6000, if rezoned to C-LD, a 0.6 buffer would be required.

Street Yard Buffers: A 20-foot street yard buffer along Green Swamp Rd and a 15-foot street yard buffer along Big Macedonia Rd may be required depending on the design of future development.

Utilities:

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

Schools: The property is located within the Supply Elementary School, Cedar Grove Middle School, and West Brunswick High School districts. All schools have adequate capacity.

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

Traffic: Both Green Swamp Road (NC 211) and Big Macedonia Road (NC 1342) have adequate capacity.

NCDOT Road Improvement Projects in Area:

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

Environmental Impacts:

- The site is not located within a Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 0 of 10. A low score indicates less biodiversity and wildlife on the site.
- The property is located within a half mile of a Voluntary Agricultural District.

ANALYSIS

Proposed Zoning District:

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

Blueprint Brunswick 2040 Plan Place Type: Medium Density Residential-Mixed and Community Center (Activity Center 1)

- Consistent with the Blueprint Brunswick 2040 Plan Place Type.
 Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type.

- **Medium Density Residential-Mixed (MDR-M):** This area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes but may include attached single-family units, such as townhomes and duplexes. The mix of housing types is intended to create intergenerational neighborhoods. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring developments. Maximum impervious coverage limitations help preserve green space.
- **Community Center (Activity Center 1):** These areas are intended to be centers of activity that include a mix of retail, restaurant, service, office, and civic and institutional uses (including senior centers, healthcare facilities, etc.) in addition to a variety of residential housing types. Combined, the nonresidential space exceeds 100,000 sf. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two or more stories are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of community parks, large and small formal greens, plazas, and courtyards. Designed to facilitate access via walking and biking, mixed-use areas should be located where access via the road network, sidewalks, greenways, and/or local shuttle/circulator service is feasible.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-901, with the existing place type designation as Mixed Residential Living (MDR-M) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

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

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

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - o Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - ED-1. Maintain and expand job opportunities in the county.
 - o The Commercial and Residential Suitability Maps identify the subject parcels as more suitable for residential and commercial development.
 - o Identified as a Community Center.
2. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
3. Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.



CO-R-6000

CO-CLD

CO-RR

Rezoning Site
Parcel 1680006508

CO-CLD

CO-RR

CO-R-6000

CO-NC

CO-RR

CO-R-6000

CO = County Jurisdiction

**Brunswick County
Planning Board
Rezoning Case Z-901
RR to CLD
Zoning Map**

BIG MACEDONIA
RD. NW, SR 1342

WEST NEW KENT CIR NW

EAST NEW KENT CIR NW

WEST SCOTCHTOWN ST NW

EAST SCOTCHTOWN
ST NW

168AB002

168AA003

168AA003

1680006504

1680007108

1680007102

1680007104

1680006510

168HC00101

168HC007

168HC008

168HC009

168HC010

168HC011

168HC012

168HC013

168HC014

168HC015

168HC016

168HC001

200HC091

168HC004

168HC005

168HC006

168HC007

168HC008

168HC009

168HC010

168HC011

168HC012

168HC013

168HC014

168HC015

168HC016

MAYMONT ST NW

KEIRALIN NW

FORT CHARLES DR NW

STATES TURN PIKE

Feet

900





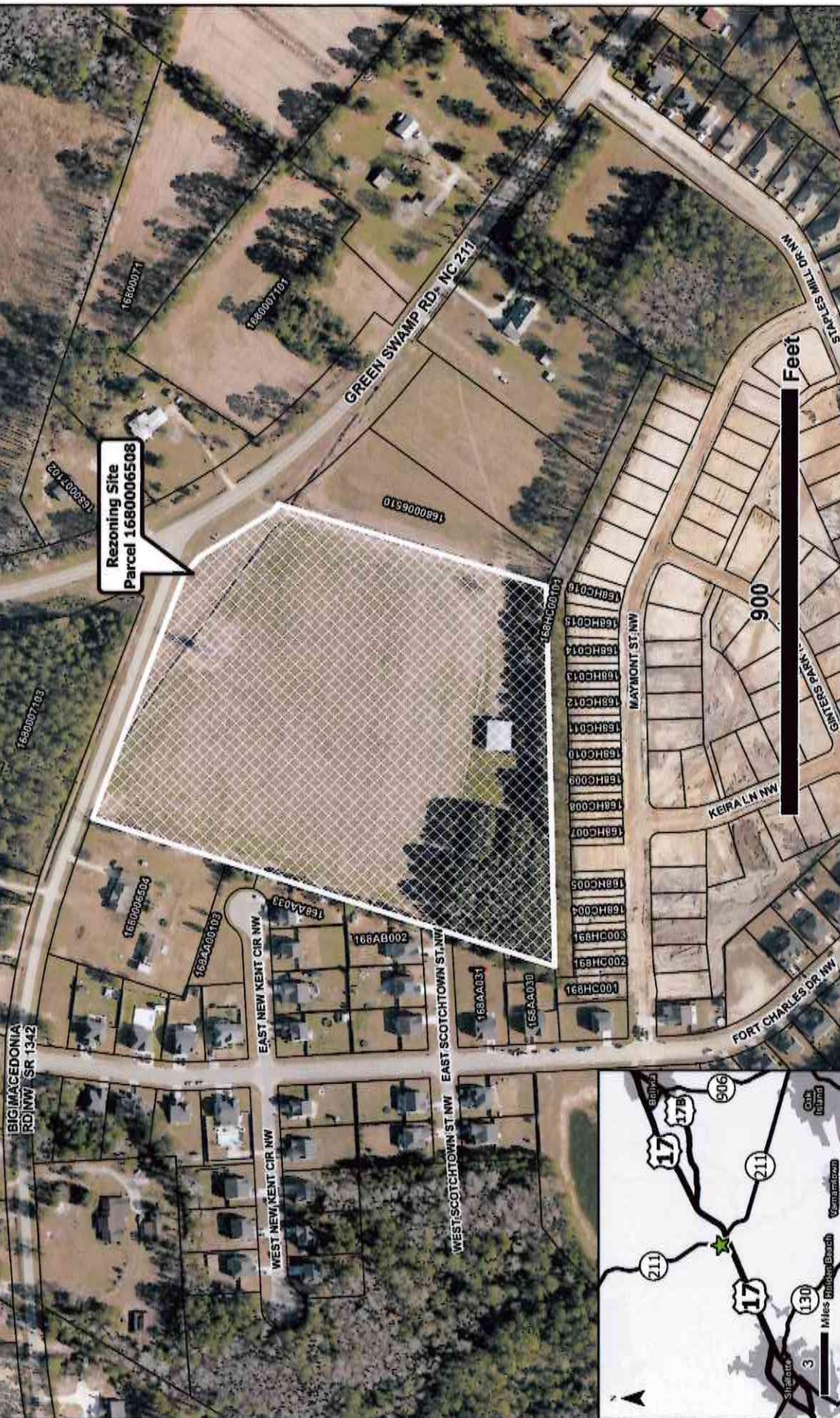
Rezoning Site
Parcel 1680006508

Feet



900

**Brunswick County
Planning Board
Rezoning Case Z-901
RR to CLD
Imagery Map**





**Brunswick County
Planning Board
Rezoning Case Z-901
RR to CLD
Blueprint Brunswick 2040
Place Type Map**

BIG MACEDONIA
RD NW - SR 1342

Rezoning Site
Parcel 1680006508

- Open Space - Conservation 1
- Medium density Residential - Mixed

EAST NEW KENT CIR NW

WEST NEW KENT CIR NW

EAST SCOTCHTOWN ST NW

WEST SCOTCHTOWN ST NW

GREEN SWAMP RD NC 211

MAYMONT ST NW

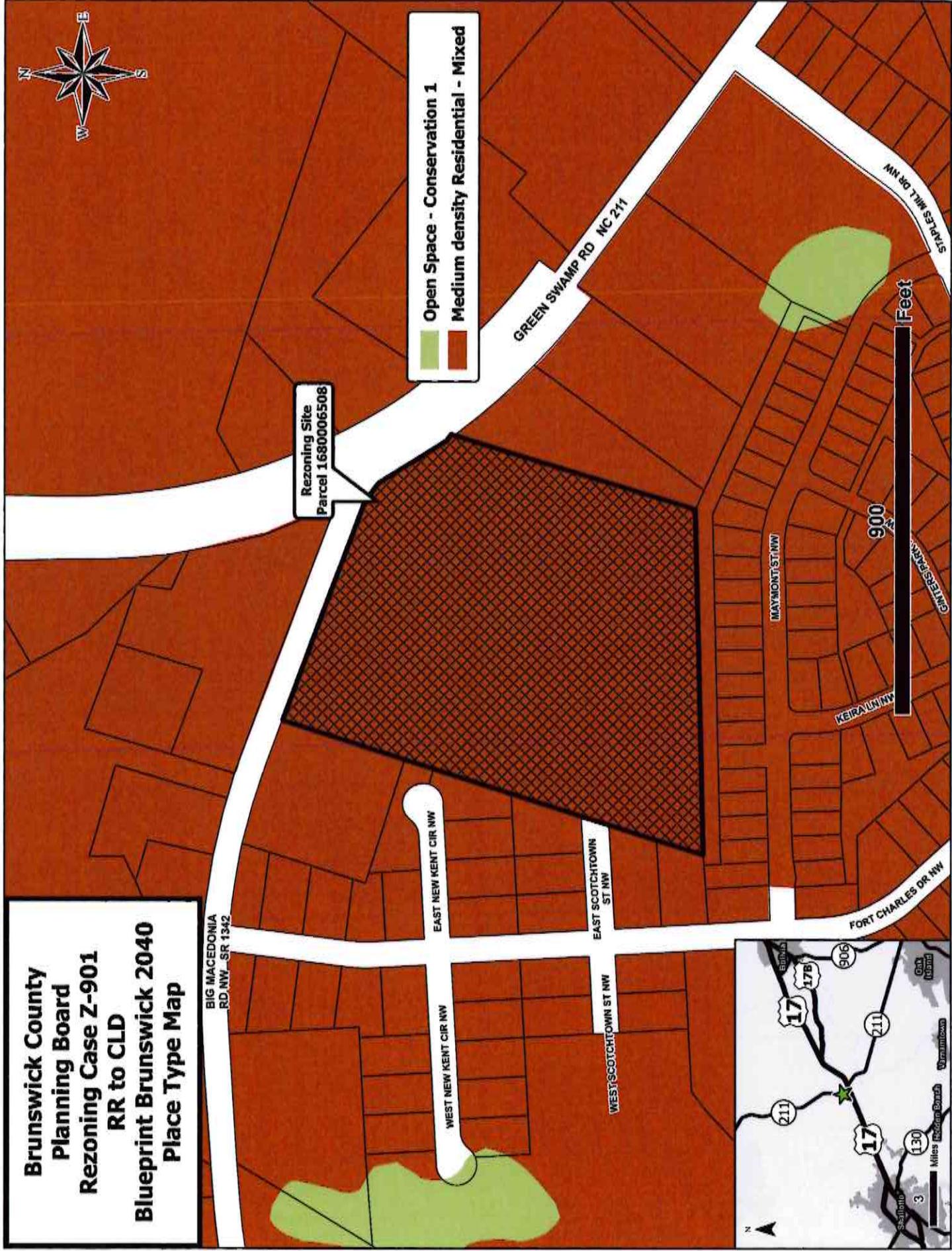
KEIRA LN NW

FORT CHARLES DR NW

SNAPES HWY DR NW

900

Feet

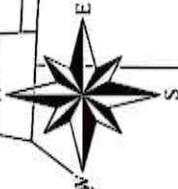
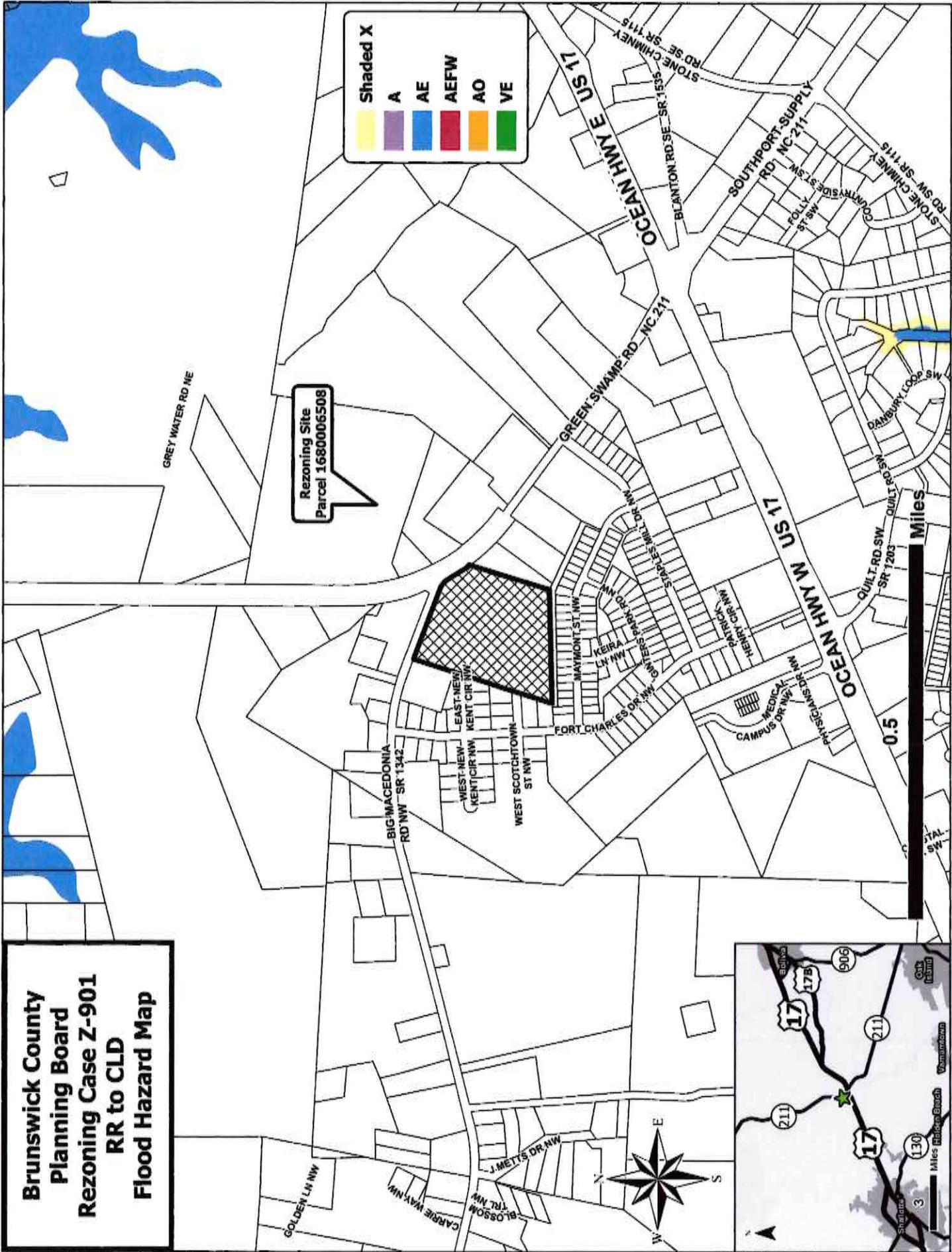


**Brunswick County
Planning Board
Rezoning Case Z-901
RR to CLD
Flood Hazard Map**

Shaded X

- A
- AE
- AEFW
- AO
- VE

Rezoning Site
Parcel 1680005508





REZONING APPLICATION

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

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

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

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): South Brunswick Development LLC David C. Summerlin III	
Mailing Address: 1430 Commonwealth Dr. STE 102 Wilmington, NC 28403	
Phone: 910-444-9012	Email: david.summerlin@scpccommercial.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Clemmons Farming Inc c/o Jody Clemmons	
Mailing Address: 273 SELLERS RD NW SUPPLY, NC 28462	
Phone: 910-231-3900	Email: clemmonsfarming@atmc.net
PROPERTY INFORMATION	
Property Address and/or Description of Location: Parcel ID: 1680006508 at the intersection of Hwy 211 and Big Macedonia Rd	
Parcel Tax ID #(s): Parcel ID: 1680006508	Total Site Acreage: 14.84 Acres
Current Zoning District(s): CO-RR	Proposed Zoning District(s): CO-CLD
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

This property fronts HWY 211 and Big Macedonia Rd and is adjacent to other CO-CLD properties. The Hwy 17/Hwy 211 intersection is subject to plans for a new overpass, making many of the affected properties undevelopable. This site and others in the vicinity will be required to support needed commercial development

LAND USE COMPATIBILITY

Future Land Use Map Classification: Mixed Use

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: David Summerlin dotloop verified 08/19/24 2:35 PM EDT AUCJ-HYB-1818-111Q Date: _____

Owner Signature: Jody Clemmons dotloop verified 08/26/24 10:26 AM EDT DJOC-JNES-M87Y-FTZZ 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-901

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
168AA00103	RICHMOND HILLS HOA INC	c/o Lorrrie Mottesheard	1612 MILITARY CUTOFF RD STE 108	WILMINGTON	NC	28403-5741
168HC001	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC00101	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
16800071	THE GALLOWAY 4 LLC		11551 SEVEN CREEKS HWY	NAKINA	NC	28455-9341
1680007103	THE GALLOWAY 4 LLC		11551 SEVEN CREEKS HWY	NAKINA	NC	28455-9341
168HC002	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC005	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC007	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC008	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC009	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC010	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC011	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC012	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC013	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC014	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC015	LOGAN DEVELOPERS INC		60 GREGORY RD STE 1	BELVILLE	NC	28451-9275
168HC016	LOGAN DEVELOPERS INC		60 GREGORY RD STE 1	BELVILLE	NC	28451-9275
168HC003	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
168HC004	MIRAMAR RICHMOND HILLS LLC		3249 E INDIGO CIR	MESA	AZ	85213-3273
1680007101	CARLISLE FAMILY REVOCABLE TRUST ETALS		1099 HEWETT RD SW	SUPPLY	NC	28462-5801
1680006504	BENNETT CARLTON E ETUX	BENNETT ELANA J	77 BIG MACEDONIA RD NW	SUPPLY	NC	28462-3411
168AA030	CAIDEN WESTENBROCK IRREV SPECIAL NE		PO BOX 17296	CLEARWATER	FL	33762-0296
168AA031	MERCER ARNOLD R ETUX	MERCER CAROL G	178 FORT CHARLES DR	SUPPLY	NC	28462
168AA033	THOMAS MAX T AND	JONES REGINA YVETTE	61 E NEW KENT CIR NW	SUPPLY	NC	28462-5261
168AB002	APPLEBERRY KELLY ET	ANAEL DIBIA OLUCHI	72 E SCOTCHTOWN ST NW	SUPPLY	NC	28462-6084
1680007102	CORBETT CHRISTOPHER MATTHEW (LT)	* CORBETT RIVER HOUSTON	210 GREEN SWAMP RD	SUPPLY	NC	28462-3482
1680006510	STANLEY INVESTMENT 2 GSR LLC		PO BOX 1560	SHALLOTTE	NC	28459-1560

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1680006508	CLEMMONS FARMING INC	C/O JODY CLEMMONS	273 SELLERS RD NW	SUPPLY	NC	28462

APPLICANT(S)

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



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

MEMORANDUM

DATE: October 14, 2024

TO: Planning Board Members

FROM: Dennis Rabon, Zoning Administrator

RE: **Text Amendment – Accessory Dwelling Units**

Staff received a text amendment request on August 15, 2024, from Matthew Morabito to remove 5.4.2.C. of the UDO which requires that the primary dwelling be located on a lot that meets the minimum area requirements of the zoning district to have an accessory dwelling unit (ADU) on the lot. Currently, to have an ADU, the primary dwelling must be located on a lot that meets the minimum area requirements of the zoning district. This text amendment if approved, will allow an ADU to be located on a lot with a primary dwelling that does not meet the minimum area requirements of the zoning district where it is located.



**BRUNSWICK COUNTY
TEXT AMENDMENT APPLICATION
UNIFIED DEVELOPMENT ORDINANCE (UDO)**

For Internal Use Only

Application #: _____

Date: _____

Receipt #: _____

Fee: \$250.00

Applicant: Matthew Morabito
(First Name) (Last Name)
8529 Buffalo Rd. Knightdale. NC 27545
(Mailing Address) (City) (State) (Zip)
919.389.9603 morabito@protonmail.com
(Daytime Phone Number) (Email Address)

BCMS # 202409958

Amendment information:

This is a request to amend Article Number(s): 5.4.2.C

Parcel: 243 PQ 006

*Address: 1970 Ocean
Haver*

Amended version of proposed text language showing "strikeouts" of any text proposed to be deleted is attached or follows below:

I propose that section 5.4 2.C of the Unified Development Ordinance be removed :

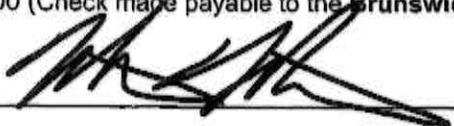
C. The primary dwelling shall be located on a lot which meets the minimum area requirements of the zoning

Statement justifying the reason for the amendment request is attached or follows below:

Owner wants to add a detached Accessory Dwelling Unit (Inlaw suit) to rear of property.

Attached to this Application Are:

- Attachments indicated above
- Other information requested by the Zoning Administrator
- Filing Fee \$250.00 (Check made payable to the Brunswick County Planning Department)

Applicant Signature:  **Date:** 7/15/2024

IF YOU HAVE ANY QUESTIONS ABOUT COMPLETING THIS FORM, CALL 910-253-2025.

Return Completed Form To:

Brunswick County Planning Department, PO Box 249, Bolivia, NC 28422 ATTN: Zoning Administrator

Brunswick County Unified Development Ordinance
ACCESSORY DWELLINGS
TEXT AMENDMENT
(DRAFT September 12, 2024)

Section 5.4.2.C. Accessory Dwellings to remove the requirement that: The primary dwelling shall be located on a lot which meets the minimum area requirements of the zoning district.

5.4.2. Accessory Dwellings

When permitted, accessory dwellings shall be subject to the following additional requirements:

- A. The accessory dwelling shall be located within the primary dwelling (e.g. accessory apartment) or shall meet the locational and dimensional requirements for accessory structures (see above).
- B. Only one accessory dwelling may be allowed.
- C. ~~The primary dwelling shall be located on a lot which meets the minimum area requirements of the zoning district.~~
- D. The property shall retain a single family appearance from the street.
- E. One additional off-street parking space shall be provided.
- F. Use of a travel trailer or recreational vehicle (RV) as an accessory dwelling shall be prohibited within a Residential district or on property devoted to residential use. No RV or travel trailer shall be permanently connected to public or private utilities.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL () DENIAL of Accessory Dwelling Unit Amendment 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:

- Support efforts to increase workforce and affordable housing.
- Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.

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

Brunswick County Unified Development Ordinance PROPOSED TREE, LANDSCAPING, & GREENSPACE TEXT AMENDMENTS

(DRAFT – September 9, 2024)

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

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

B. Trees Required

- 1) A minimum of two (2) 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). Existing trees may be used to meet the minimum requirement. If no existing trees are utilized to meet the minimum requirement, at least one (1) tree must be planted in the front yard unless site conditions prevent such planting.
- 2) A minimum of 12 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. Existing trees, planted trees, or a combination thereof, may be used to meet the requirement. Trees that are required as part of landscaping will be counted to meet this requirement.

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 A 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	5	7	15
PD	15	20	25	30

Unless specifically reduced by the Planning Director, at 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. Open space areas that are identified as passive areas may be distributed throughout the project site at the discretion of the developer. Active Open Space areas may be situated and constructed into one defined area of the development. The developer should attempt to allow easy access to passive open space areas throughout the development, and those should not be largely confined to one 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.

- a) Open space acreage that contains amenities, stormwater elements, utilities, easements, or other similar facilities shall be exempt and not required to be treed.
- b) Trees may be clustered in the open space areas, so long as the overall planting ratio is achieved.
- c) Barren and non-forested land that was previously used for bona fide farm activity or timber purposes at least five (5) years prior to development application shall be exempt from the open space dispersed planting requirement.

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, sensitive natural areas, habitats, and other unsuitable areas. Amenities such as raised boardwalks, trails, and walkways within these areas can be counted based on the actual area used.

- 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 of 40% for incorporating a collector street dedicated to NCDOT for public use or dedicating all roads to NCDOT;
 - B. Reduction of 40% 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.

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.

7) **Amend Section 6.3.A.6.:**

When proposed residential units adjoin an existing bona fide farming activity in a Voluntary Agricultural District, the minimum buffer depth shall be 50 75 feet, with a minimum opacity of 0.2. 0.6 with plantings on the inner 30 ft of buffer.

8) **In Appendix A, updated the Approved Landscaping Species as recommended by the NC Cooperative Extension:**

ADDITIONS	REMOVALS
<p><u>CANOPY TREES</u> <i>Quercus palustris</i> Pin Oak <i>Quercus shumardii</i> Shumard Oak <i>Quercus bicolor</i> Swamp White Oak <i>Quercus pagoda</i> Cherrybark Oak <i>Pinus palustris</i> Longleaf Pine Add 'Teddy Bear' Cultivar to <i>Magnolia grandiflora</i></p> <p><u>UNDERSTORY TREES</u> <i>Vitex agnus-castus</i> Chaste tree x <i>Gordlinia grandiflora</i> Mountain Gordlinia 'Sweet Tea'</p> <p><u>SHRUBS</u> <i>Viburnum dentatum</i> Arrowwood Viburnum 'Blue muffin' <i>Distylium</i> 'Coppertone', 'Vintage Jade', and 'Swing Low' <i>Callistemon</i> Dwarf Bottlebrush 'Little John' <i>Myrica cerifera</i> Dwarf Wax Myrtle 'Don's Dwarf' <i>Aronia melanocarpa</i> Black Chokeberry <i>Vaccinium corymbosum</i> Highbush Blueberry 'New Hanover', 'Legacy' <i>Vaccinium virgatum</i> Rabbiteye Blueberry 'Climax', 'Premier', 'Tifblue' Add 'Strongbox' and 'Gembox' to <i>Ilex glabra</i> Inkberry Holly</p>	<p><u>CANOPY TREES</u> <i>Fraxinus pennsylvanica</i> Green Ash</p> <p><u>UNDERSTORY</u> <i>Koeleruteria bipinnata</i> Bougainvillea Goldenraintree</p> <p><u>SHRUBS</u> <i>Bambusa multiplex</i> Hedge bamboo <i>Berberis thunbergii</i> Japanese barberry <i>Danae racemosa</i> Poet's Laurel <i>Eleagnus pungens</i> <i>Eleagnus x ebbingii</i> <i>Euonymus alatus</i> Winged Euonymus x <i>Fatsyhedera lizei</i> Fatsyhedera <i>Hedera helix</i> English Ivy <i>Juniperus davurica</i> Dahurian Juniper <i>Ligustrum japonicum</i> Japanese Privet <i>Nandina domestica</i> Heavenly Bamboo <i>Pyracantha coccinea</i> Firethorn *Note-remove <i>Pyracantha koidzumii</i> and put "Indian Hawthorn" with its scientific name- <i>Raphiolepis umbellata</i>, 'Eleanor Tabor' and 'Olivia' are its cultivars <i>Smilax laurifolia</i> Greenbriar <i>Smilax smallii</i> <i>Spiraea japonica</i></p>

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 – September 9, 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. Enhance the scenic beauty of Brunswick County by reducing visual clutter and preserving and enhancing the aesthetic and visual character of the major transportation corridors.
- ii. Create attractive corridors that enhance the economic value of the County.
- iii. Encourage the placement of homes to be located further off the highways.
- iv. Encourage environmentally sound planning.
- v. Meet the goals of the Blueprint Brunswick 2040 Plan.

B. Applicability

- 1) The TOZ only applies to properties fronting designated thoroughfares outlined herein.
- 2) 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.
- 3) 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. However, only properties immediately fronting these corridors are affected by these standards.
- 4) 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.
 - ii. US Highway 17 Business from the boundary of the Town of Bolivia continuing west to US Highway 17.

- iii. NC Highway 211 from the Columbus County line to the boundary of the City of Southport.
- iv. US Highway 74/76 from New Hanover County line to Columbus County line.
- v. NC Highway 130 from the Columbus County line to the intersection of Sabbath Home Road (SR 1120).
- vi. NC Highway 87 from the boundary of the City of Northwest continuing south to Ocean Highway (US Highway 17) merge and then continuing along Ocean Highway (US Highway 17) to George II Highway (NC Highway 87) to the NC Highway 133 merge and continuing along River Road (NC Highway 87) to the boundary of the City of Southport.
- vii. NC Highway 133 from the Town of Belville's planning jurisdiction southeast and continuing to the NC Highway 87 merge and then continuing along Long Beach Road (NC Highway 133) to the boundary of the Town of Oak Island.
- vii. NC Highway 179 between the Town of Shallotte's and Ocean Isle Beach's planning jurisdiction and between Ocean Isle Beach's and Sunset Beach's planning jurisdiction
- viii. NC Highway 904 from the Columbus County line to the boundary of the Town of Sunset Beach.
- ix. NC Highway 906 from the boundary of the Town of Bolivia continuing south to the boundary of the Town of Oak Island.

C. Development Standards

1. Permitted Uses

All permitted uses, limited uses, and special use permits are subject to the underlying zoning district and shall be allowed subject to the specific requirements and procedures for each use and all limitations imposed by this Section.

2. Dimensional Standards.

As required by the underlining zoning district

3. Landscaping and Buffering

i. Intent

The TOZ is intended to provide a reasonable buffer on the subject property in undisturbed or enhanced vegetation and ensure sufficient areas of natural vegetation so that the proposed use will be visually in harmony with the natural beauty and wooded character along Brunswick County highways.

ii. This shall apply to all new developments or expansions of existing developments that increase building area, lot area, or parking areas.

iii. If existing trees and landscaping will be retained to meet the requirements in this section tree protection must be utilized during construction as follows:

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. Minor clearing, grading, and utilization of hand tools is permitted.

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 for multifamily, townhomes, commercial, office, institutional, industrial, public, and civic uses. 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 along major designated highways including US Highway 17, NC Highway 211, and US Highway 74/76, with a minimum opacity of 1.0 (within one year of planting) consistent with the Buffer Alternatives Table in Section 6.3.9.A.4. If Alternative 3 or 4 is selected, then the fence or wall must be at least 8 feet in height; 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) consistent with the Buffer Alternatives Table in Section 6.3.9.A.4. If Alternative 3 or 4 is selected, then the fence or wall must be at least 8 feet in height.

- b) The following are permitted uses within the buffer, provided the minimum opacity requirement is met:

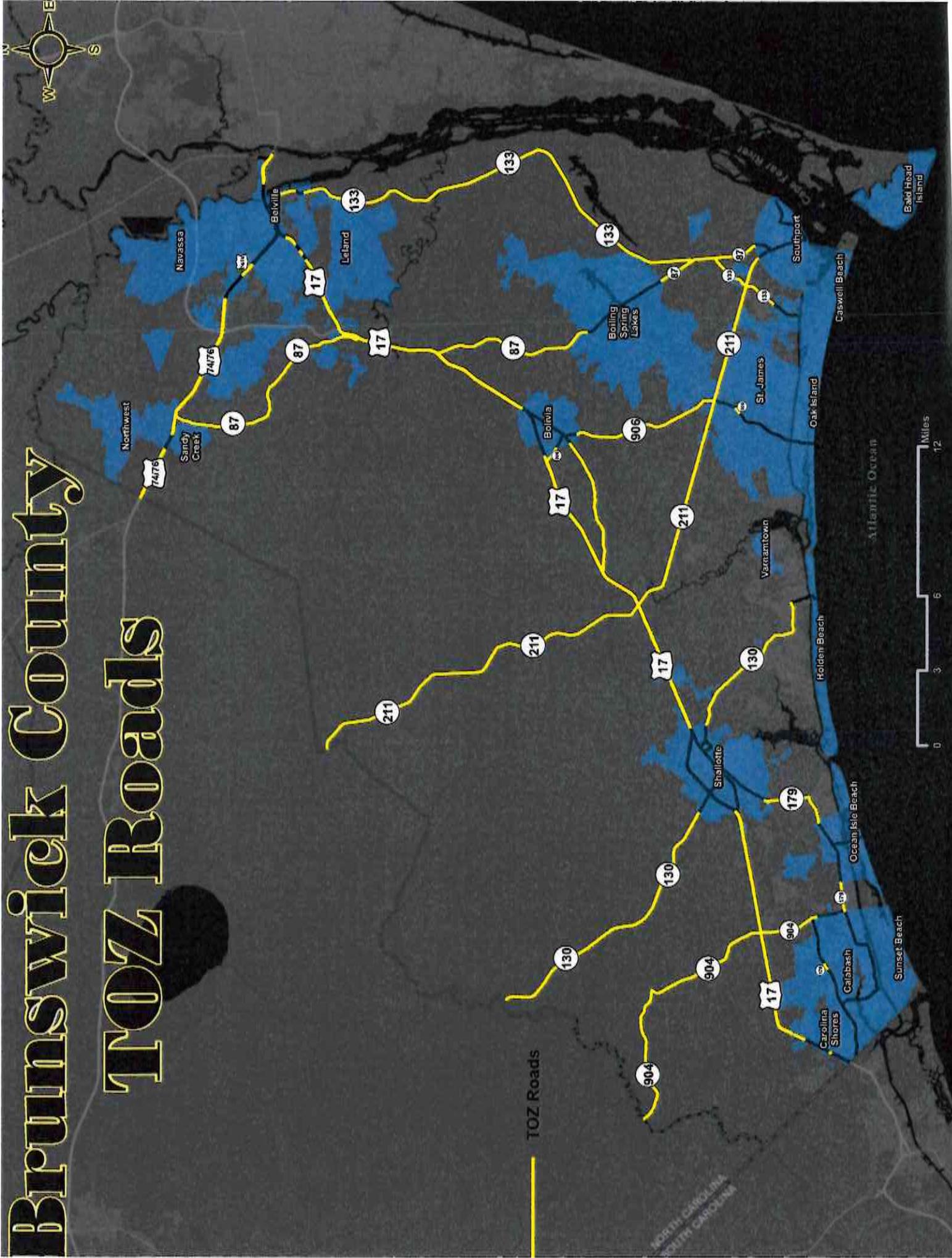
- Stormwater facilities
- Utilities
- Sidewalks, pedestrian trails, bike paths
- Driveway access
- Water features
- Signage

- Clearing and grading for sight distance
- Streetscape furniture
- c) 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

- vi. Incentives for retaining and using existing trees to meet the TOZ street buffer requirements.
 - a) Retention of a Heritage Tree will count as two canopy or understory trees in satisfying the requirements of this section; OR
 - b) One parking space from the minimum number of parking spaces required 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
 - c) 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
 - d) 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 TOZ Roads



Frequently Asked Questions

The following are frequently asked questions regarding the proposed Transportation Overlay Zone (TOZ). Questions are listed in no particular order. *If your question is not listed here, please reach out to Brunswick County Planning at 910-253-2025.*

- **What is the TOZ?**
 - *Transportation Overlay Zone or TOZ for short, is an overlay zoning district proposed in unincorporated Brunswick County.*
- **What is an Overlay District?**
 - *A Zoning Overlay is a zoning district that will apply to properties proposed to be in the TOZ. Additional development standards will be required for*
- **What is the purpose of the TOZ?**
 - *The goal of the TOZ is to beautify and enhance major travel routes in Brunswick County through trees, buffers, and greenspace.*
- **What roadways will the TOZ be applied?**
 - *The roadways include US 17, US 74/76, NC 211, NC 130, NC 87, NC 133, NC 179, NC 904, and NC 906 in unincorporated Brunswick County. Only properties immediately fronting these roads will be affected by these standards.*
- **Will this affect individual single-family homes or bona fide farms?**
 - ***NO!*** – *the proposed TOZ does not apply to individual single-family and two-family (including individual Class A, B, and C Mobile Homes) on a parcel, or bona fide farms. Existing vacant home sites will not have additional development requirements.*
- **What type of development will this affect?**
 - *Only new or expanding commercial, office, institutional, industrial, public and civic uses, multifamily, Planned Developments, and Major Subdivisions. Existing uses are not affected.*
- **What kind of standards will be required?**
 - *Parking Lots – parking areas for multi-family, townhomes, commercial, office, institutional, industrial, public, and civic uses containing ten or more parking spaces shall be landscaped in accordance with Section 6.12.10 Vehicular Use Area Landscaping and 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.*
 - *Street Buffers – Street for commercial, office, institutional, industrial, public, and civic uses multifamily, townhomes, Planned Developments, and Major Subdivisions.*
- **How does this affect my project that is already approved or built?**
 - *Projects that have received all approvals prior to the adoption of the TOZ Zoning District would not be affected or must comply with the TOZ and can continue. All changes or expansions to operations will have to be in compliance with the TOZ Zoning District.*
- **Will this restrict signs?**
 - *Signs are permitted per the underlying zoning and will not have additional standards.*
- **Will the adoption of the Wellhead Protection Area Overlay Zoning District by Brunswick County apply to properties within nearby towns?**
 - *No, the adoption of the TOZ Zoning District by Brunswick County does NOT apply to properties within any town jurisdiction.*

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 – September 9, 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 to have an approved TIA by NCDOT before the project's first plat recordation:

Any required Traffic Impact Analysis for a Planned Development or Major Subdivision shall be approved by NCDOT before the project's first plat recordation. If there is not a plat recordation then before the issuance of the Zoning Development Permit.

4. Add Section 6.16.4.K. to require a Planned Development or Major Subdivision approved by NCDOT before plat recordation:

An NCDOT approved scope for the Traffic Impact Analysis must be submitted to the Brunswick Planning Department prior to submission to the Brunswick County Planning Board.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends (X) APPROVAL () DENIAL of TIA Text Amendment 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:

- Clarifies the timing of TIA requirement in the Unified Development Ordinance (UDO).

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