



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Tuesday
November 12, 2024**

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

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the October 14, 2024 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

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. Accessory Dwelling Units – Proposed UDO Text Amendment

G. Tree and Landscaping – Proposed UDO Text Amendment

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

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

New Business

J. Rezoning Z-902

Proposed rezoning of approximately 2.26 acres located at 605 Holden Beach Road (NC 130) near Shallotte, NC from CLD (Commercial Low Density) and R-6000 (High Density Residential) to CLD (Commercial Low Density) for Tax Parcel 19800044.

9) Other Business.

- A. UDO Modernization Project Update.
- B. Planning Board Case Update.
- C. Planning Board Rules of Procedure Amendment

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
October 14, 2024

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

MEMBERS PRESENT

Jason Gaver
Ron Medlin
Harry Richard Ishler, Alternate
William Bittenbender, At-Large
Clifton Cheek
Allen Brittain, At-Large
James (Jim) Board

MEMBERS ABSENT

Richard Leary

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Deputy Director
Connie Marlowe, Admin. Asst. II
Tyler Connor, Planner I
Phillip Coates, Planner I
Ryan King, Asst. County Attorney

OTHERS PRESENT

Josh Crooks
Savanna Tenenoff, Star News
Herman Hill

John Hankins
Dylan Phillips, Brunswick Beacon

I. CALL TO ORDER.

Mr. Jason Gaver addressed the audience. Mr. Gaver stated that it has been brought to his attention by the Asst. County Attorney and staff that there was a procedural issue with proper notification of this meeting. As a result, the Board cannot begin the meeting until 6:00 p.m.

Mr. Gaver called the meeting to order at 6:01 p.m. He read a brief statement saying that members of the Planning Board are appointed by and serve at the pleasure of the Board of Commissioners. The Board reviews and considers planned items relating to zoning, major subdivisions, planned developments, ordinance amendments and land use planning.

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.

Mr. Richard (Rich) Leary was absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 09-SEP-24 MEETING.

Mr. Bittenbender made a motion to approve the 09-Sep-24 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Marc Pages asked the Board to table Item G (Accessory Dwelling Units Text Amendment) because the applicant requesting the text amendment was unable to attend the meeting. He asked that Election of Officers be added under Other Business as Item C.

Mr. Cheek asked that the agenda reflect that the actual meeting time is 6:00 p.m. rather than 4:00 p.m.

VI. PUBLIC COMMENTS.

Mr. Gaver read a brief statement saying that this is an opportunity for the public to discuss items that are not on the agenda for a public hearing. He further stated that there is a public comment policy available if anyone is interested in a copy.

Mr. Cheek made a motion to open the public comments session and the motion was unanimously carried.

Mr. Josh Crooks, 119 SW 24th Street and 270 Green Ridge Trail SE, addressed the Board on behalf of the Brunswick County Conservation Partnership as well as himself. He read a statement (attached) regarding flooding issues throughout the County due to hurricanes and newly approved developments that potentially create stormwater runoff. Mr. Crooks suggested that staff (Planning and/or Stormwater) contact Mr. Ron Bucci, Stormwater Development Manager for the City of Charleston, about the city's 2020 Stormwater Design Manual that classifies certain areas as Special Protection Areas (SPAs). He felt that the rewrite of the Brunswick County Unified Development Ordinance (UDO) is a perfect opportunity to implement similar practices for our future neighbors, children and grandchildren.

Mr. Herman Hill, 844 McMilly Road NW, addressed the Board. Mr. Hill expressed concern with the affect a new road near NC 130 (Whiteville Road) will have on his property off of McMilly Road NW (SR 1320). Mr. Gaver said he is not familiar that particular area, but he suggested that staff research the matter and make contact with Mr. Hill regarding staff's findings. Mr. Pages asked Mr. Hill to come by the Planning department so staff can better assist him.

With no further comments, Mr. Ishler made a motion to close the public comment session and the motion was unanimously carried.

VII. PUBLIC HEARINGS.

Mr. Cheek made a motion to open the public hearings and the motion was unanimously carried.

Mr. Gaver read a statement (attached) into the record regarding the current flooding issues in the County and Potential Tropical Cyclone #8 (PTC8) that dropped over 20" of precipitation in a very short time. As a result of the impacts experienced with PTC8, he recommended tabling any approvals of land use policies/plans, major subdivisions or planned developments that are on the agenda until November 12, 2024 Planning Board meeting to allow the County to fully recover from and address impacts associated with PTC8. He furthered stated that he is recommending the Planning Board not recommend any significant changes to the development ordinance to include the Traffic Impact Analysis (TIA), Transportation Overlay Zone (TOZ) and Tree and Landscaping amendments and instead place these items back in the overall UDO rewrite process. He stated that his recommendation has one goal – to make sure we, the citizens, leave this place a little better than we found (a quote by the founder of Boy Scouts - Robert Baden-Powell).

Mr. Jim Board addressed the Board. Mr. Board said the UDO rewrite will take approximately 1 year, but the proposed text amendments can move forward now and they can be added to the UDO rewrite and Mr. Allen Brittain concurred. Mr. Brittain said staff and 3 Board members have been working on the proposed text amendments for an extended amount of time. Mr. Ishler also agreed that the text amendments should move forward. Mr. Cheek said he sat on the subcommittee with Mr. Gaver and Mr. Leary that involved revising the proposed text amendments. He felt that the text amendments could be tweaked, but not necessarily delayed until the UDO rewrite. Mr. Ishler asked how long the subcommittee worked on the text amendments? Mr. Cheek said the subcommittee worked on tweaking the proposed text amendments for approximately 2 months. Mr. Brittain reiterated that the proposed changes should not be put on hold for 12 months. Mr. Gaver said he is concerned that the consultants may change the language in the proposed text amendments during the rewrite of the UDO and moving forward with the current language could potentially be very costly for the County. Mr. Ishler felt that the matter should be put to a vote.

Mr. Ryan King recommended that the Board vote on each item individually to determine if they should be tabled or move forward with the public hearing(s) process.

A. Major Subdivision – SS-284

Name: Maco Commons Major Subdivision
Applicant: 2 Tracts Development, LLC
Tax Parcel(s): 0350004513 and 0350004514
Location: Maco Road 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.

Mr. Ishler made a motion to table this item until November 12, 2024 at 6:00 p.m. and the motion was unanimously carried.

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Location: Robert Ruark Drive SE (SR 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.

Mr. Bittenbender made a motion to table this item until November 12, 2024 at 6:00 p.m. and the motion was unanimously carried.

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Tax Parcel(s): 0080006806
Location: Northwest Road (SR 1419)

Description: Watson Tract is a previously approved planned development consisting of 95 single family units and 76 duplex units on 59.17 acres creating an overall density of 2.89 units per acre.

Mr. Ishler made a motion to table this item until November 12, 2024 at 6:00 p.m. and the motion was unanimously carried.

F. Rezoning Z-901 – Jody Clemmons (%David Summerlin III)

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

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 RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1680006508 located at 195 Green Swamp Road (NC 211) near Supply, NC.

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

Mr. David Summerlin, 1251 Mandeville Drive, addressed the Board on behalf of the applicant. Mr. Summerlin said this is a NC 211 commercial parcel and it is consistent with the 2040 Blueprint Brunswick Plan.

Mr. John Hankins, 215 Big Macedonia Road NW, addressed the Board with concerns of excessive traffic at the curb of Big Macedonia Road NW (S.R. 1342) as well as an existing development (approximately 117 units) near the sewerage plant. He further stated that Richmond Hills is close to build out and there is a lot of traffic generated from that development. He said there is traffic congestion on NC 211 past the fire station during the summer months, which poses a major problem to travelers coming off Big Macedonia Road. Mr. Hankins asked if the overpass for NC 211 is going over US 17 or under US 17? Mr. Pages said the overpass will be over US 17. Mr. Gaver reminded Mr. Hankins that this a zoning change request. Mr. Gaver said if the property is developed, a traffic study will likely be required. Mr. Pages concurred that a Traffic Impact Analysis (TIA) will likely be required and the North Carolina Department of Transportation (NCDOT) will be studying this area for potential road improvements. Mr. Cheek suggested that Mr. Hankins contact NCDOT with his traffic concerns in the area. Ms. Dixon stated that the overpass project has been placed on hold due to funding issues.

Mr. Carl Parker, 1034 Parkwood Drive NE, addressed the Board. He stated that he is the President of the NAACP and he asked if there are any plans for public water and sewer for the surrounding area? Mr. Gaver reminded Mr. Parker that this is a zoning change request and any other items will be addressed if and when a project is submitted to the Board for approval.

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

Mr. Cheek made a motion to approve Tax Parcel 1680006508 to C-LD (Commercial Low Density) located at 195 Green Swamp Road (NC 211) near Supply, NC and adopt the

consistency and reasonableness determination statement and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

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

This request is CONSISTENT with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and CONSISTENT with the goals, recommendations, and policies of 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 support the rezoning:
 - Consistent with the goals and objectives
 - LU-2 - Support development in areas that are best suited for future development.
 - LU-3 – Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - ED-1 – Maintain and expand job opportunities in the County.
 - The Commercial and Residential Suitability Maps identify the subject parcels as more suitable for residential and commercial development.
- Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
- Biodiversity and Wildlife Habitat Assessment Score of 0 out of 10.

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

Mr. Gaver stated that any person with standing may appeal the decision of the Planning Board 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.

G. Accessory Dwelling Units Text Amendment.

Mr. Cheek made a motion to table this item until November 12, 2024 at 6:00 p.m. and the motion was unanimously carried.

H. Tree and Landscaping Text Amendment.

Mr. Bittenbender made a motion to table this item until November 12, 2024 at 6:00 p.m. and the motion carried with Mr. Ishler, Mr. Board and Mr. Brittain opposing.

I. Transportation Overlay Zone (TOZ) Text Amendment.

Mr. Cheek made a motion to table this item until November 12, 2024 at 6:00 p.m. and the motion carried with Mr. Ishler, Mr. Board and Mr. Brittain opposing.

J. Traffic Impact Analysis (TIA) Text Amendment.

Mr. Cheek made a motion to table this item until November 12, 2024 at 6:00 p.m. and the motion carried with Mr. Ishler, Mr. Board and Mr. Brittain opposing.

VIII. OTHER BUSINESS.

- UDO Modernization Project Update.

Ms. Dixon addressed the Board. She stated that this an ongoing project and the Board's Subcommittee met with the consultant and focus groups. The Subcommittee will be meeting with the Commissioners for the next few weeks regarding their expectations for how they want the County to grow. Ms. Dixon said there will be opportunities for public input and a potential Planning Board session. Mr. Gaver added that this document will dictate what Brunswick County looks like in the future and it is important that we get it right.

- Planning Board Case Update.

Ms. Dixon addressed the Board. The parcel denied by the Board in Zoning Case Z-895 was appealed by the applicant and it will be heard de novo by the Board of Commissioners on October 21, 2024. Zoning Case Z-898 was also appealed and it, too, will be heard de novo by the Board of Commissioners on October 21, 2024. Ms. Dixon stated that there were no appeals submitted for the previously approved rezoning case Z-900 at the 09-Sep-24 Planning Board meeting, so the Board's decision stands.

- Election of Officers.

Mr. Gaver made a motion to nominate Mr. Cheek as Chair. With no other nominations, the Board voted unanimously for Mr. Cheek to be Chair.

Mr. Cheek made a motion to nominate Mr. Gaver as Vice Chair. With no other nominations, the Board voted unanimously for Mr. Gaver to be Vice Chair.

XI. ADJOURNMENT.

With no further business, Mr. Gaver 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. 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. 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.

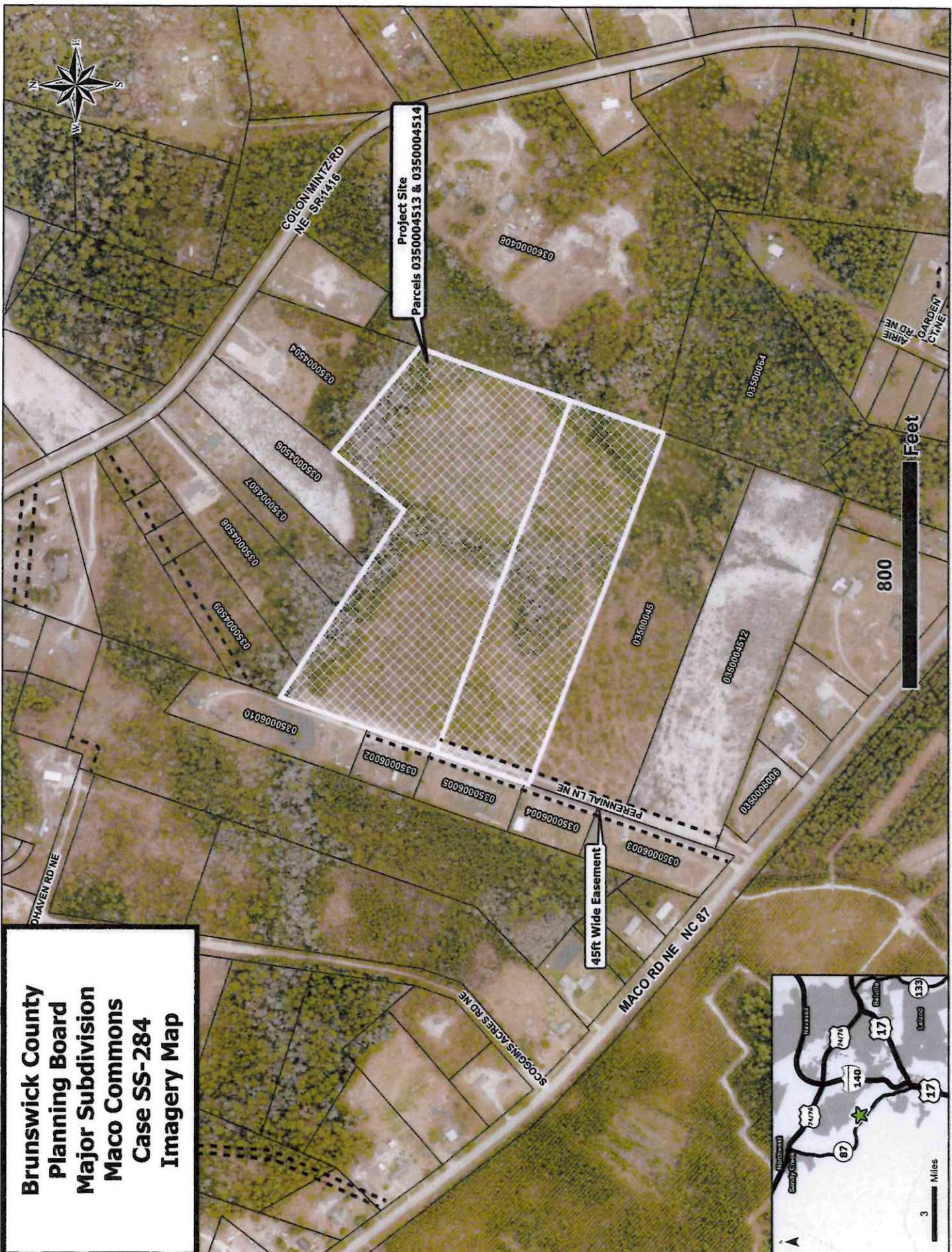
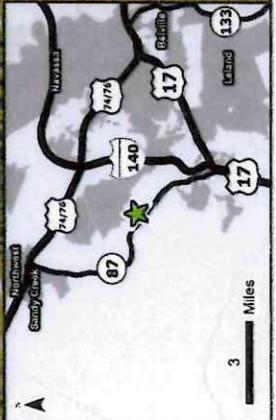
**Brunswick County
Planning Board
Major Subdivision
Maco Commons
Case SS-284
Imagery Map**



Project Site
Parcels 0350004513 & 0350004514

45ft Wide Easement

800 Feet

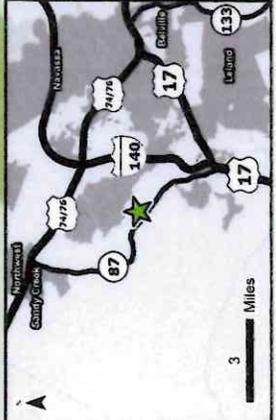


**Brunswick County
Planning Board
Major Subdivision
Maco Commons
Case SS-284
Blueprint Brunswick 2040
Place Type Map**



Open Space - Conservation 1
Rural - Agricultural

800
Feet



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

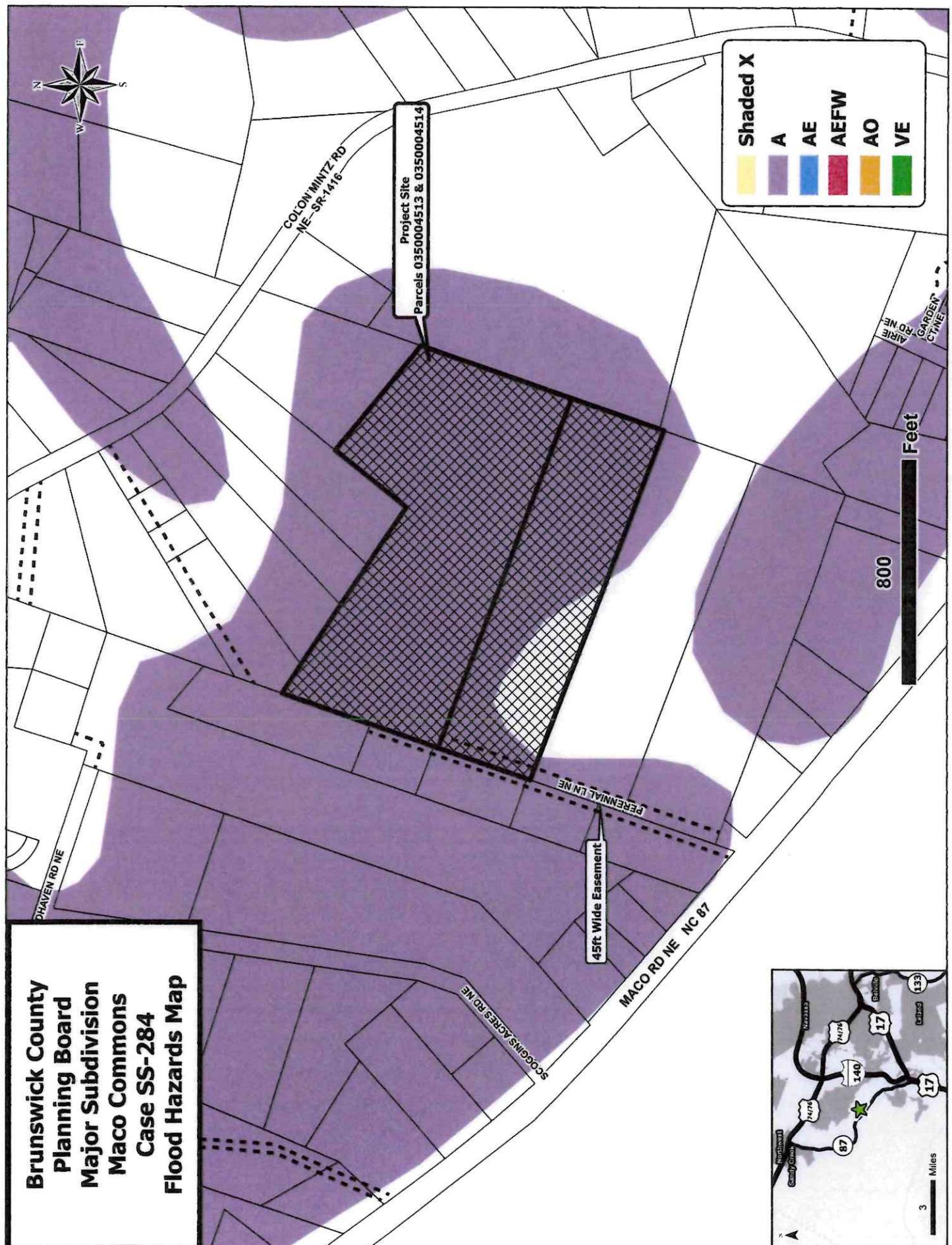
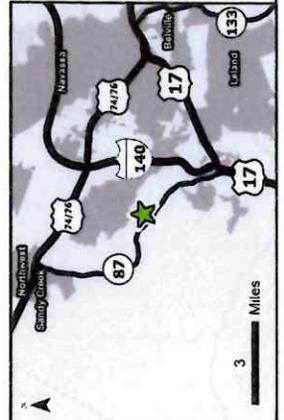
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|---|-------------|
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|  | AE |
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|  | VE |

800 Feet

Project Site
 Parcels 0350004513 & 0350004514

45ft Wide Easement



| | |
|-------------|--------------|
| Project No. | 2024-001 |
| Client | MACO COMMONS |
| Site No. | 1 |
| Scale | 1" = 40' |
| Date | 10/26/24 |
| Drawn By | J. Smith |
| Checked By | M. Jones |
| Project No. | 2024-001 |
| Client | MACO COMMONS |
| Site No. | 1 |
| Scale | 1" = 40' |
| Date | 10/26/24 |
| Drawn By | J. Smith |
| Checked By | M. Jones |

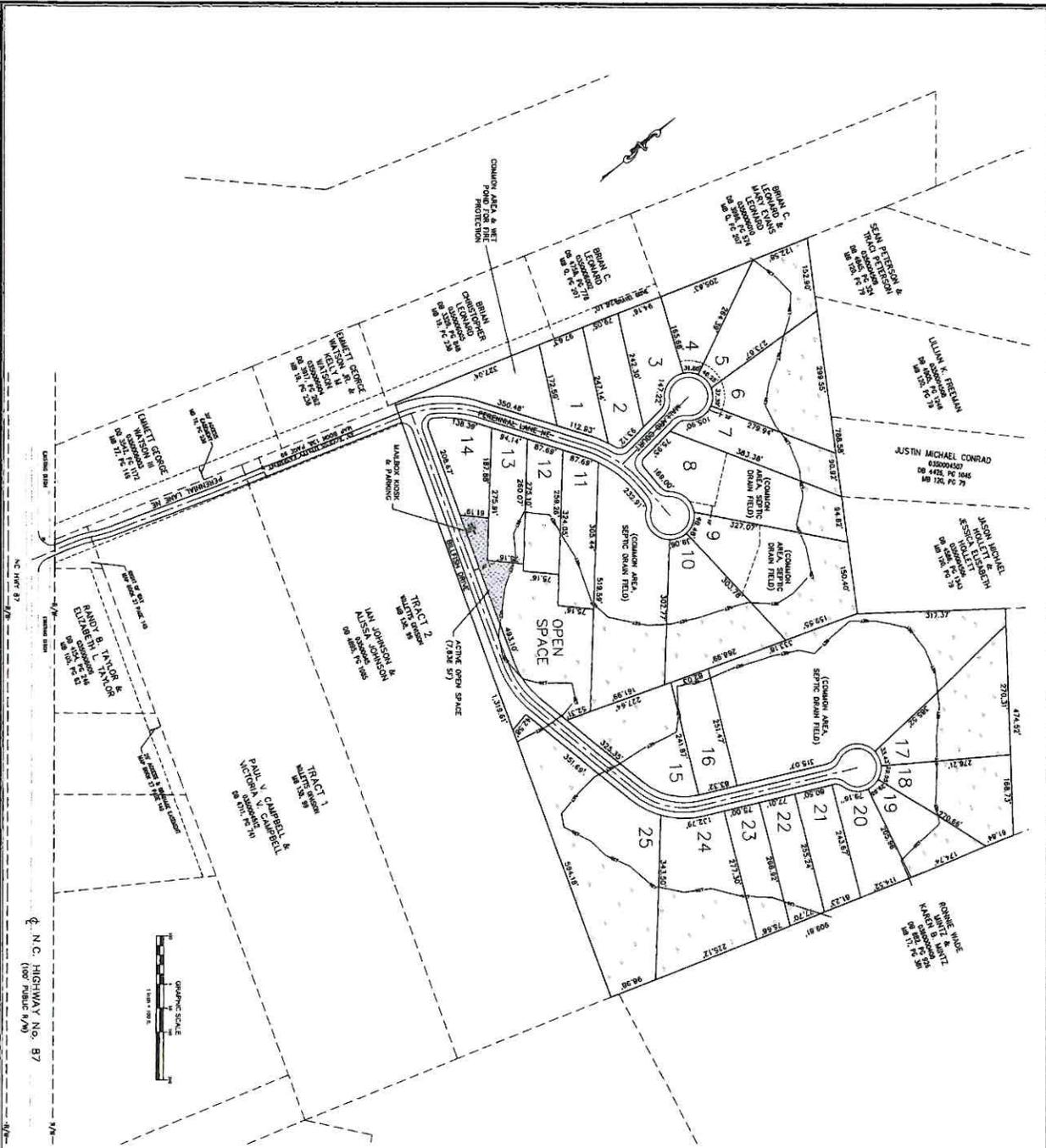
BRUNSWICK COUNTY
NORTH CAROLINA

MACO COMMONS
2 TRACTS DEVELOPMENT, LLC
1401 COLON WINTZ RD, NE
LELAND, NC 28541

ROBERT CRYE CONSULTING
ENGINEERS PLLC
6218 STONERIDGE ROAD
WILMINGTON, NC 28409
910.390.1244 / 910.390.2502

SITE PLAN

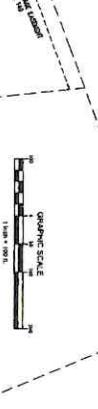
C-3



SCALE: 1" = 40'
N.C. HIGHWAY NO. 87
(100' PUBLIC R/W)

| LOT NO. | LOT SQUARE FOOTAGE |
|---------|--------------------|
| 1 | 36,711 |
| 2 | 2,007 |
| 3 | 2,003 |
| 4 | 2,013 |
| 5 | 2,013 |
| 6 | 4,027 |
| 7 | 28,321 |
| 8 | 4,161 |
| 9 | 4,161 |
| 10 | 42,159 |
| 11 | 23,339 |
| 12 | 23,339 |
| 13 | 45,489 |
| 14 | 20,079 |
| 15 | 20,079 |
| 16 | 20,079 |
| 17 | 20,079 |
| 18 | 20,079 |
| 19 | 20,079 |
| 20 | 20,079 |
| 21 | 20,079 |
| 22 | 20,079 |
| 23 | 20,079 |
| 24 | 20,079 |
| 25 | 20,079 |
| TOTAL | 51,501 |

- GENERAL NOTES:
- 1 - ALL LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC DRAIN FIELDS.
 - 2 - THERE SHALL BE A NOTE ON THE FINAL PLANS, MASTER COMMENTS, AND DEEDS SHOWING THE LOCATION OF WELLS AND NOTING THAT THOSE AREAS REMAIN THE PROPERTY OF THE HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED AND/OR FOR THE USE OF THE HOMEOWNERS ASSOCIATION.
 - 3 - A HOMEOWNERS ASSOCIATION WILL BE FORMED PRIOR TO SALE OF LOTS AND THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 611.21 OF THE OWNED DEVELOPMENT ORDINANCE.
 - 4 - ALL ROADS WILL BE BUILT TO MEET MINIMUM STANDARDS FOR SUBDIVISION ROADS.
 - 5 - ALL ROADS WILL BE FRONTED.
 - 6 - WETLANDS EXIST ON SITE. 0.23 AC WETLAND IMPACT.
 - 7 - EXISTING ZONING - CO-4R.
 - 8 - SITE AVERAGE - 2710 AC - 1180,277 SF.
 - 9 - TAX PARCEL ID - 035060413 & 035060414.
 - 10 - TOTAL LOTS - 25.
 - 11 - AVERAGE LOT SIZE - 21,838 SF.
 - 12 - SMALLEST LOT - 20,079 SF.
 - 13 - OPEN SPACE REQUIRED - 35,408 SF WITH 5,311 SF REQUIRED AS RECREATIONAL SPACE.
 - 14 - OPEN SPACE PROVIDED - 51,501 SF WITH 7,238 SF AS RECREATIONAL SPACE (13,263) - PAVED RECREATIONAL AREA.
 - 15 - SETBACKS:
FRONT - 25 FT
REAR - 20 FT
 - 16 - A PERIPHERAL BUFFER IS NOT REQUIRED.
 - 17 - EACH LOT SHALL PROVIDE FOR 2 PARKING SPACES AND ARE NOW GARAGE SPACES.
 - 18 - THIS PROJECT SHALL COMPLY WITH REQUIREMENTS OF THE BRUNSWICK COUNTY ZONING ORDINANCE AND THE BRUNSWICK COUNTY FIRE PREVENTION ORDINANCE.
 - 19 - ANY CONSTRUCTION AND/OR STATE STORM WATER PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE PROJECT.
 - 20 - MINIMUM LOT WIDTH - 75 FT.
 - 21 - MINIMUM LOT AREA - 20,000 SF.
 - 22 - 25 LOTS @ 4,000 SF/LOT = 100,000 SF
OPEN SPACE REQUIRED = 35,408 SF
MINIMUM ROAD = 1,500 SF
TOTAL = 174,912 SF
 - 23 - ALL STREET LIGHTS MUST MEET I808 SECTION B.9.



NOTE: MINIMUM ROTO DEPTH TO BE 1.5 FT
LOCAL RESIDENTIAL ROAD X-SECTION
W/ SHOULDER & SWALE
N.T.S.





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.

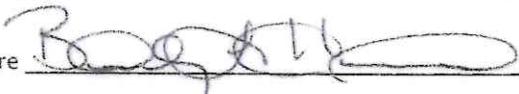
Please fill out form completely, supplying all necessary information and documentation to support your request.

| | | | | |
|-----------------------|---------------|---------------------------|-------|-------------------|
| 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

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 JAN 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 | | 1606 MACO RD NE | LELAND | NC | 28451-8665 |
| 0350004509 | PETERSON SEAN ETUX | PETERSON TRACI | 5414 SESSOM'S 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.

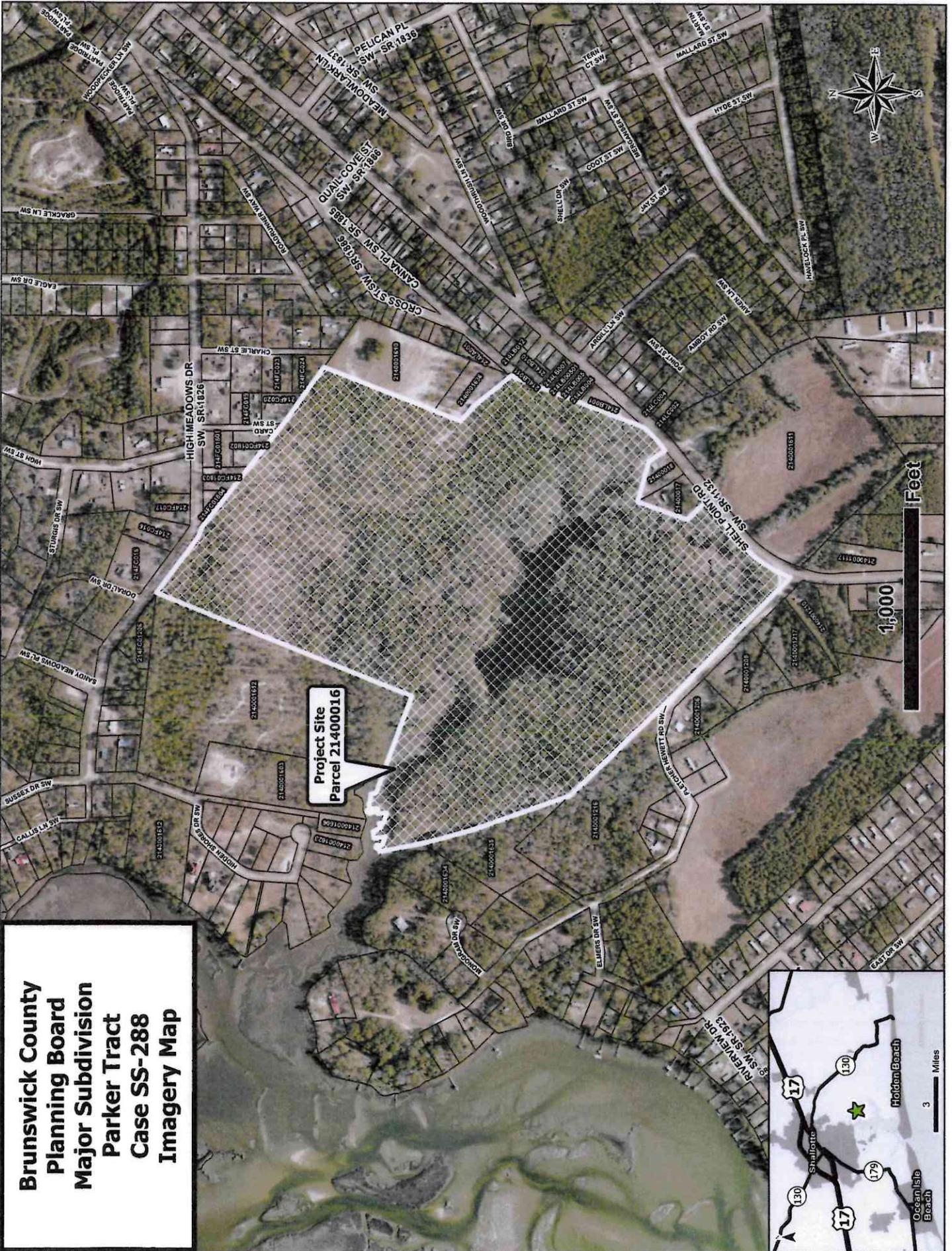
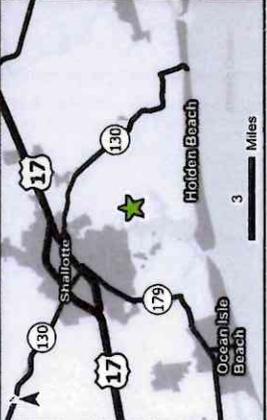
**Brunswick County
Planning Board
Major Subdivision
Parker Tract
Case SS-288
Imagery Map**

**Project Site
Parcel 21400016**



Feet

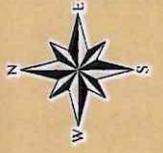
1,000



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

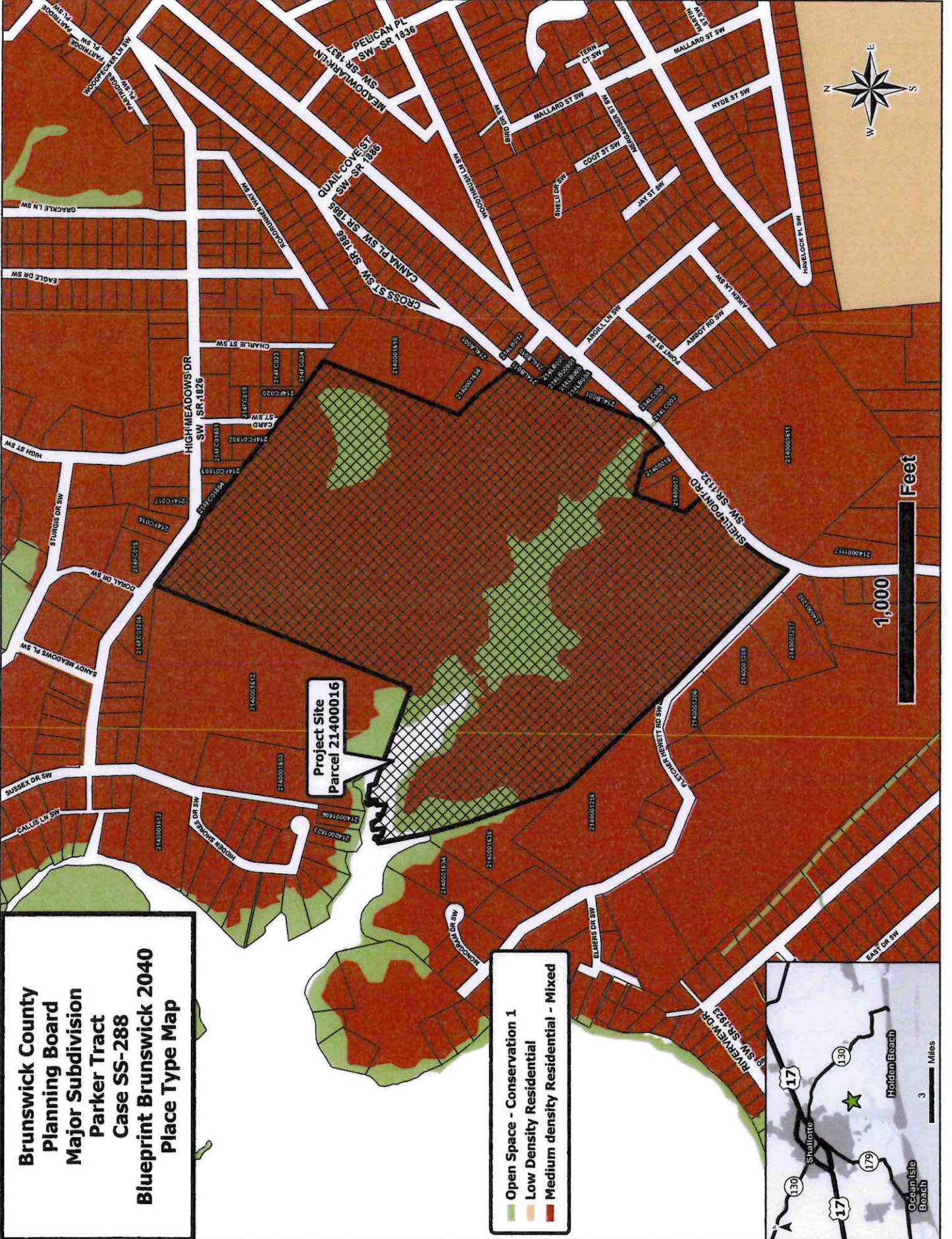
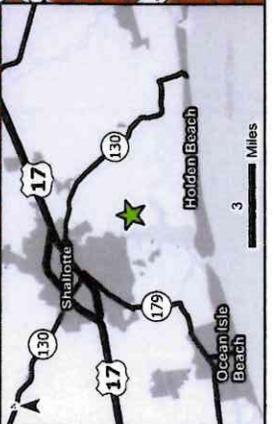
- Open Space - Conservation 1
- Low Density Residential
- Medium density Residential - Mixed

**Project Site
Parcel 21400016**



Feet

1,000

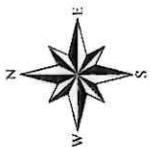


**Brunswick County
Planning Board
Major Subdivision
Parker Tract
Case SS-288
Flood Hazards Map**

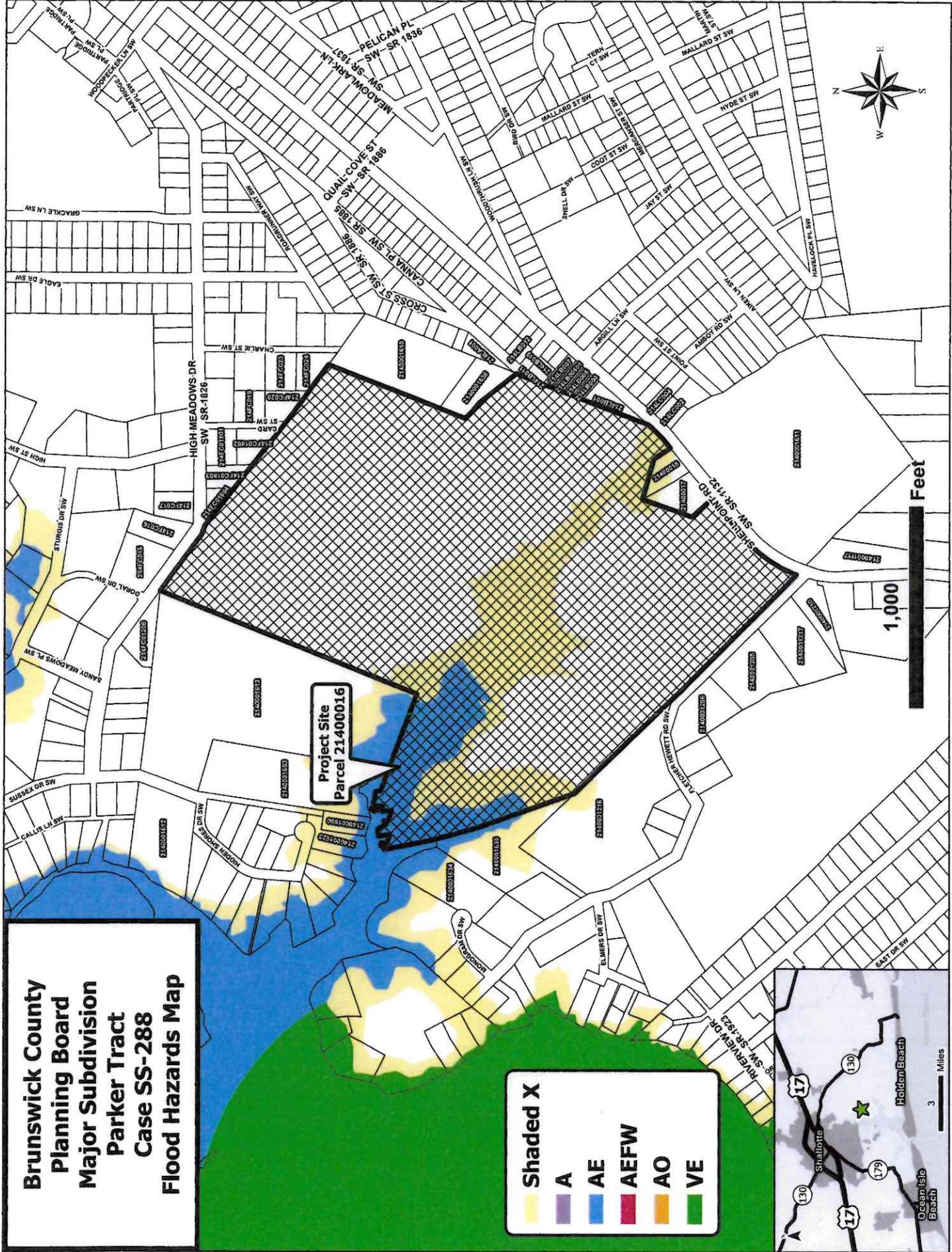
**Project Site
Parcel 21400016**

Shaded X

| | |
|--|-------------|
| | A |
| | AE |
| | AEFW |
| | AO |
| | VE |



1,000 Feet





DRMP, Inc.
 8210 University Executive Park Drive
 Suite 220, Charlotte, NC 28262

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

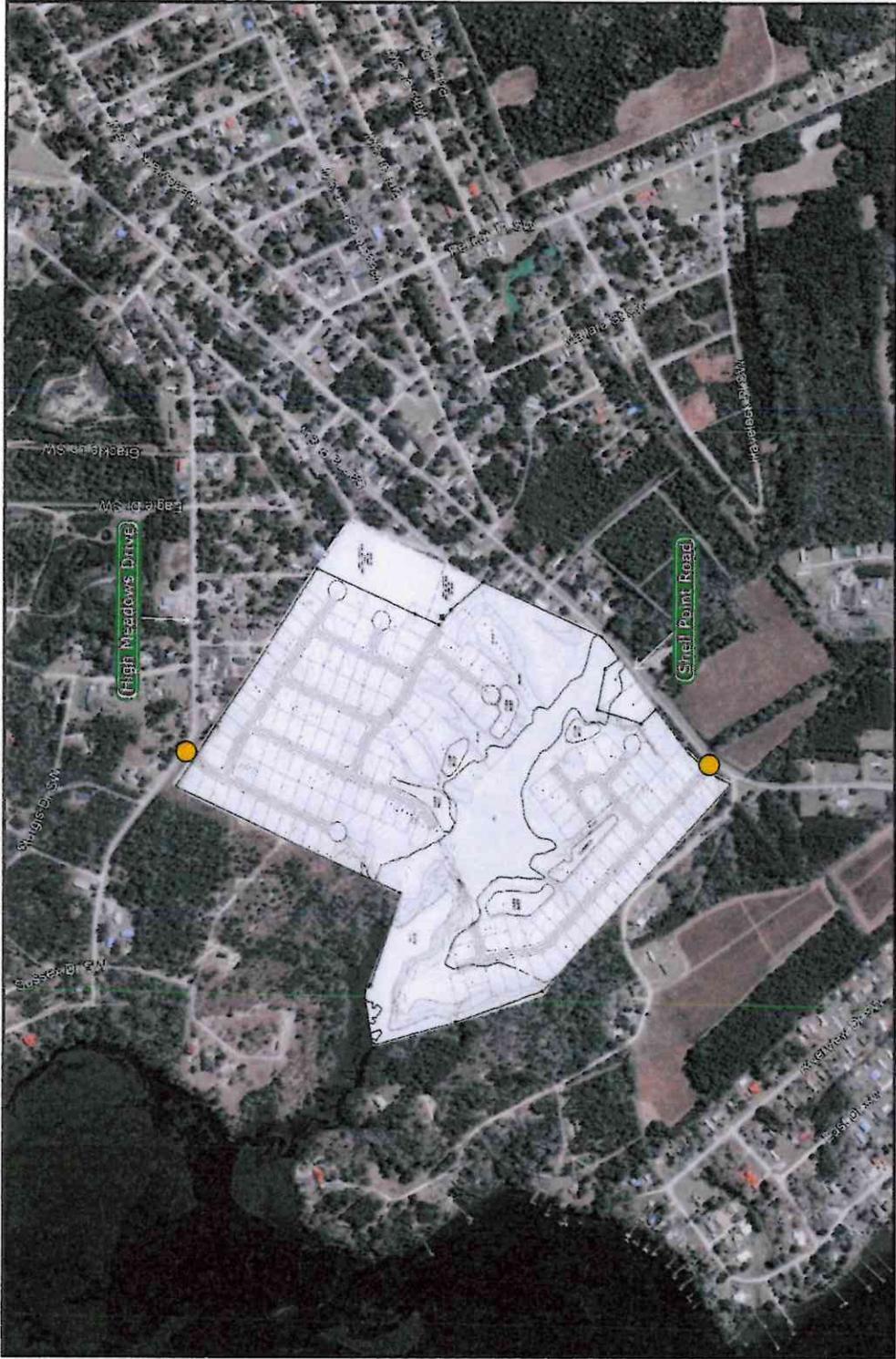
Chase Smith, PE
Traffic Analysis Project Manager

DRMP, Inc.

License #F-1524

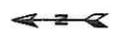
Attachments

- 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 |



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

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

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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-marshall/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.



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="radio"/> 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)

| PARCEL ID | NAME 1 | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|------------|---------------------------------------|---------------------------------------|--------------------------|---------------|-------|------------|
| 2140001636 | WILLIAMS GRACE W | C/O ENGLERT GALE | 406 E OLD HIGHWAY 74 76 | LAKE WACCAMPA | NC | 28450-2522 |
| 2140001603 | HAVEN DONOVAN J | | 9221 LAWFORD WAY APT 308 | OOLTEWAH | TN | 37363-5004 |
| 214LB004 | WHAN KADY AND | HILL JOHN | 4607 ROSELEE DR | TRINITY | NC | 27370-8674 |
| 2140001635 | ZIMBRICH DANIEL B JR | | 6600 OAKSHORE DR #135 | PARKER | FL | 32404-7476 |
| 214FC020 | MORGAN CODY DWIGHT | | 1334 CARD ST SW | SHALLOTTE | NC | 28470-5912 |
| 214LC004 | SIMMONS JAY GOULD JR | | 15007 CARLISLE DR SE | HUNTSVILLE | AL | 35803 |
| 214LC002 | SIMMONS JAY GOULD JR | | 15007 CARLISLE DR SE | HUNTSVILLE | AL | 35803 |
| 214LB011 | FRANKLIN GARY N | | 4167 SALEM CHURCH ROAD | HAW RIVER | NC | 27258 |
| 214LB010 | FRANKLIN GARY N | | 4167 SALEM CHURCH ROAD | HAW RIVER | NC | 27258 |
| 214LB007 | TROY HAROLD G SR ETUX | | 201 W COLUMBUS ST | WHITEVILLE | NC | 28472-4025 |
| 214LB00501 | OVERBEY RICHARD A ETUX | OVERBEY GAYLE H | 3130 SHELL POINT RD SW | SHALLOTTE | NC | 28470 |
| 214LB001 | KOZELOUZEK WILLIAM F ET | KOZELOUZEK DIANE | 3148 SHELL POINT RD SW | SHALLOTTE | NC | 28459 |
| 214LA001 | KNIGHT CONNIE H | | 3723 EDWARDS RD | WINGATE | NC | 28174-8756 |
| 214FC01206 | INGRAM JOHN DARREN ET | INGRAM LISA | 230 BROWN PELICAN CT | CLOVER | SC | 29710-8263 |
| 2140001623 | HIDDEN SHORES LLC | | 4683 HWY 144 | LORIS | SC | 29569 |
| 2140001216 | MAIFELD RANDOLPH G ETUX | MAIFELD KANDY ATTINGER | 3411 S CLUB CREST AVE | CINCINNATI | OH | 45209-1858 |
| 214FC01801 | RADFORD DAVID RONALD ET | RADFORD BARBARA | 1824 NEELLEY RD | PLEASANT GDN | NC | 27313-9227 |
| 214FC024 | SANTA E JUNE | | 410 SEVEN OAKS RD | DURHAM | NC | 27704-1129 |
| 21400017 | WARD DORIS E (LT) ETVIR | WARD JOHN H (LT) % CYNTHIA HILZ ETALS | 2774 SHELL POINT RD SW | SHALLOTTE | NC | 28470 |
| 2140001612 | WHITE RAM LP | | PO BOX 40 | SHALLOTTE | NC | 28459-0040 |
| 2140001611 | HENRY C & GRACE W WILLIAMS REV LIV TR | C/O ENGLERT GALE | 406 E OLD HIGHWAY 74 76 | LAKE WACCAMPA | NC | 28450-2522 |
| 2140001610 | SHELL POINT BAPTIST CHURCH | | 3059 SHELL POINT RD SW | SHALLOTTE | NC | 28459 |
| 2140001606 | CHADWICK CEMETERY | | | | | |
| 2140001117 | KIRK ANEDA JEAN | | 327 LOOP RD | BELHAVEN | NC | 27810-9354 |
| 214LB012 | WORKMAN JAMES W ETUX | WORKMAN MONICA L | 3151 CANNA PL | SHALLOTTE | NC | 28470-5880 |
| 214LB005 | OVERBEY RICHARD A ETUX | OVERBEY GAYLE H | 3130 SHELL POINT RD SW | SHALLOTTE | NC | 28470 |
| 21400018 | LONG JASON T ETUX | LONG SANDRA A | 3180 SHELL POINT ROAD | SHALLOTTE | NC | 28470 |
| 214FC01804 | BROWNING JOHN | | 3127 HIGH MEADOWS DR | SHALLOTTE | NC | 28470-5879 |
| 214FC016 | PIGOTTE WHITNEY | | 3140 HIGH MEADOWS DR | SHALLOTTE | NC | 28470-5878 |
| 214FC015 | GASKIN RICHARD D ETUX | GASKIN CLAUDIA | 3160 HIGH MEADOWS DR | SHALLOTTE | NC | 28470-5878 |
| 214FC01803 | MARSHBURN LORETTA S | | 3115 HIGH MEADOWS DR | SHALLOTTE | NC | 28470-5879 |
| 214FC01802 | THOMAS JOHN J III | | 1319 CARD ST | SHALLOTTE | NC | 28470-5912 |
| 214FC019 | ANGIER MICHAEL M ETUX | ANGIER WENDY S | 1320 CARD STREET | SHALLOTTE | NC | 28470 |
| 214FC017 | MORRISON MARCUS L ETUX | FULLWOOD ERICA K | 3128 HIGH MEADOWS DR | SHALLOTTE | NC | 28470-5878 |

| | | | | | |
|------------|----------------------|----------------------------|-----------|----|------------|
| 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 | 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 | 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.

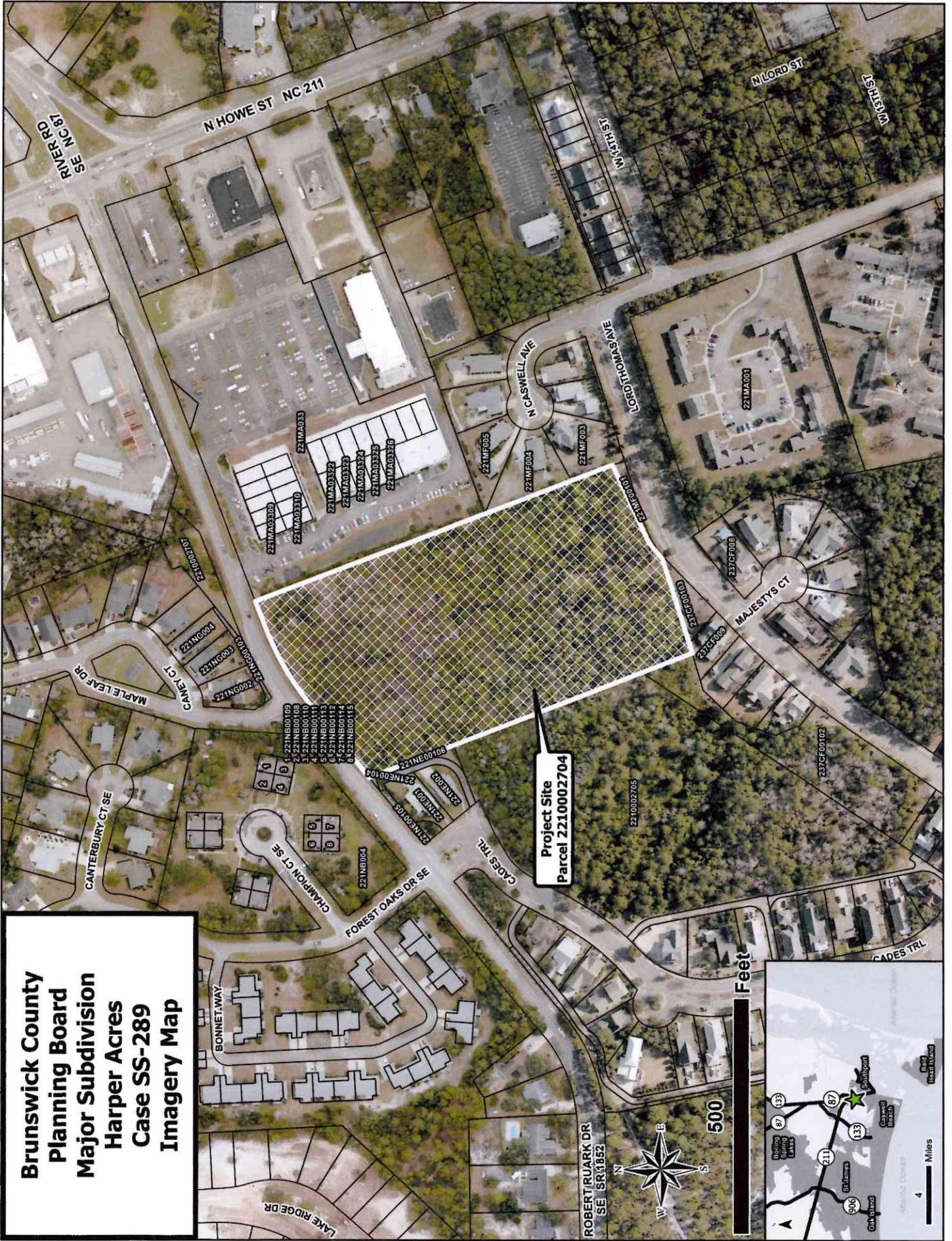
- A Traffic Impact Analysis (TIA) is not required for this project. A NCDOT Driveway Permit shall be required prior to construction.
- Proposed Infrastructure:
 1. **Water** and **Sewer** to be provided by Brunswick County.
 2. **Roads** will be Private.
- The required Open Space is required at 5% of 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. 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. Remove Pedestrian Easement to Lord Thomas Ave.

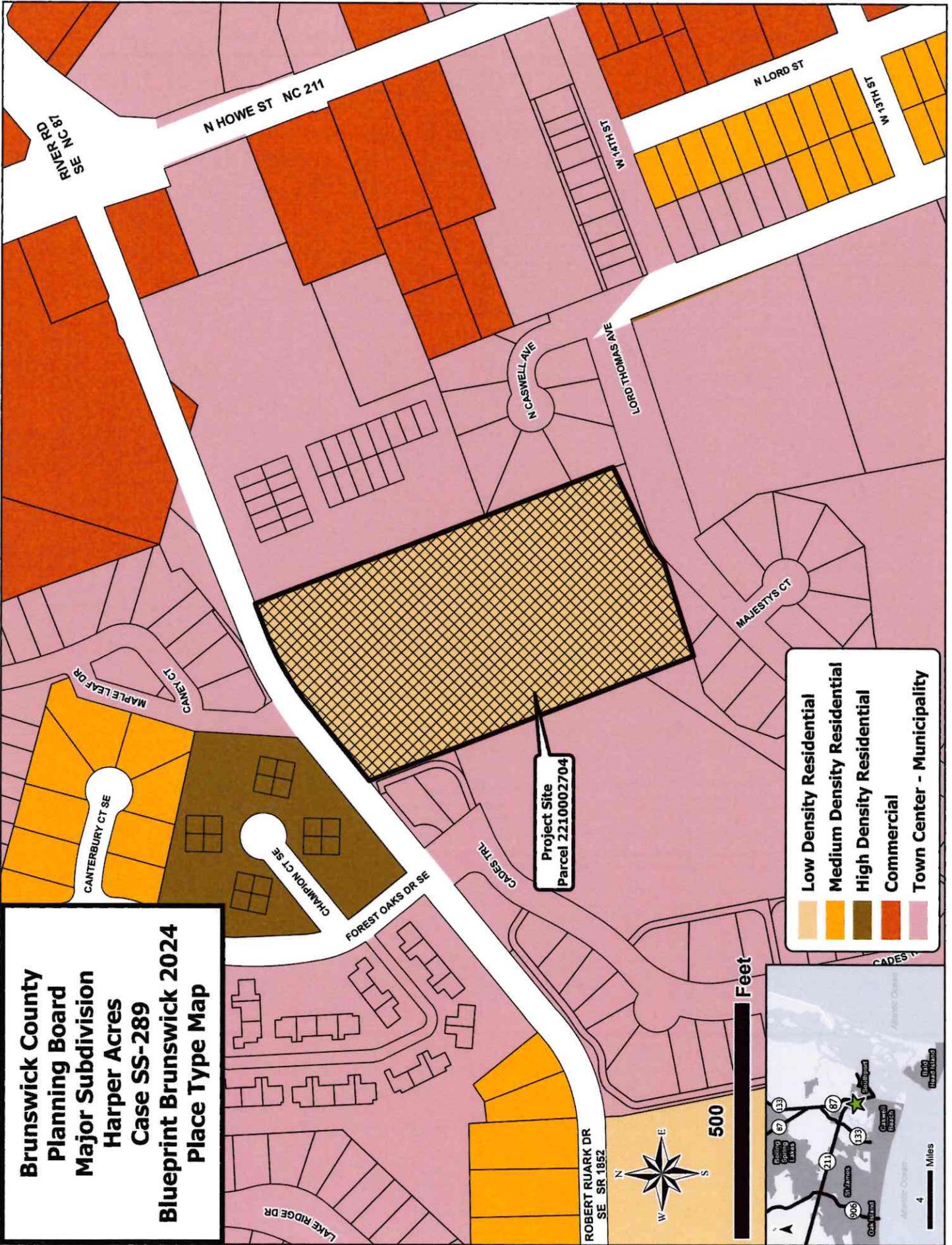
**Brunswick County
 Planning Board
 Major Subdivision
 Harper Acres
 Case SS-289
 Imagery Map**



**Project Site
 Parcel 2210002704**



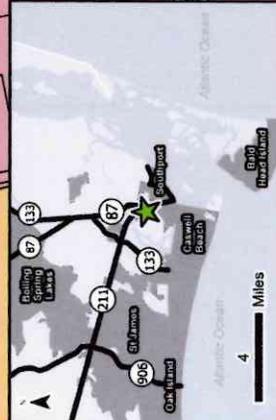
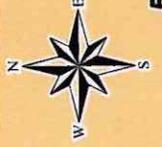
**Brunswick County
 Planning Board
 Major Subdivision
 Harper Acres
 Case SS-289
 Blueprint Brunswick 2024
 Place Type Map**



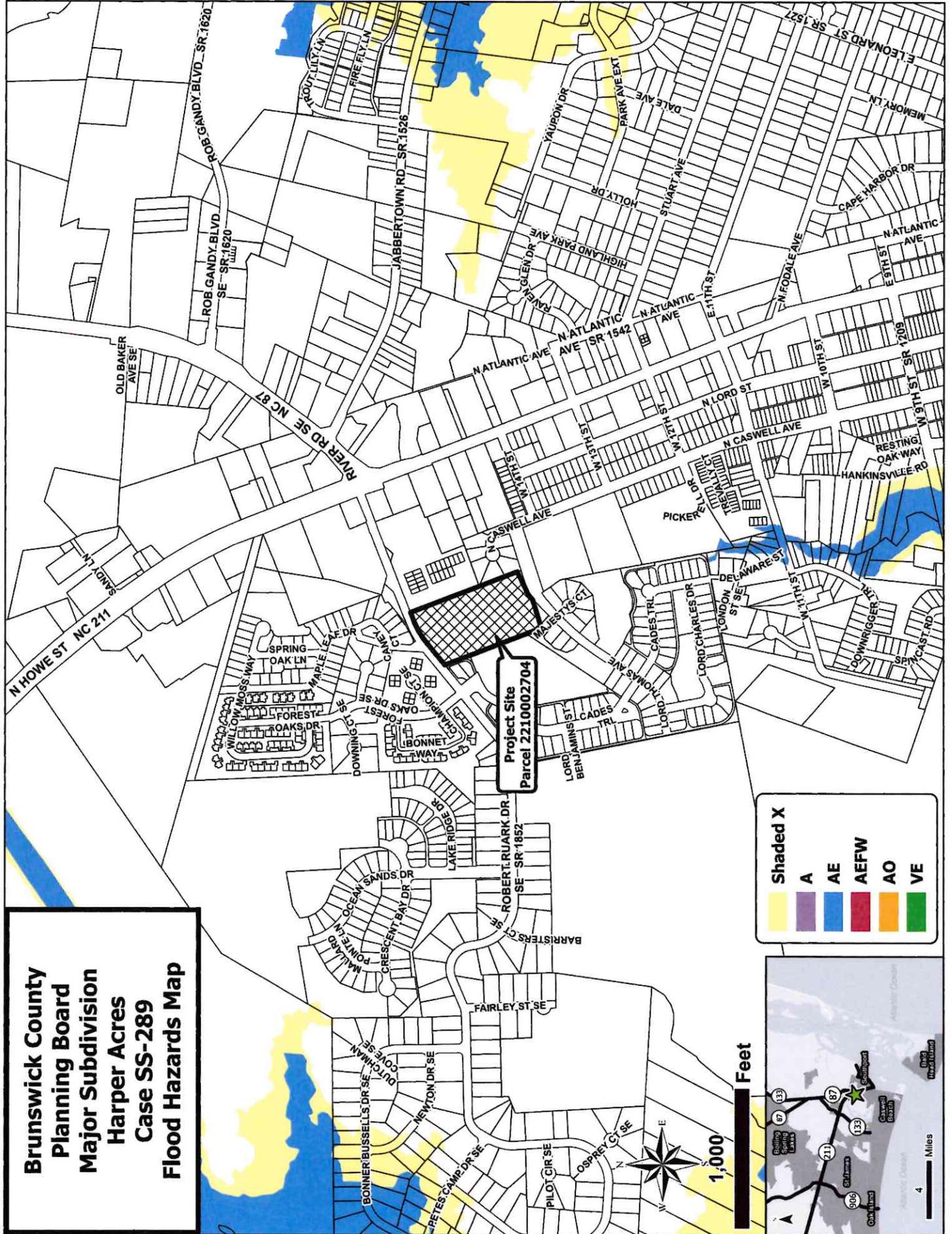
**Project Site
 Parcel 2210002704**

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

500 Feet

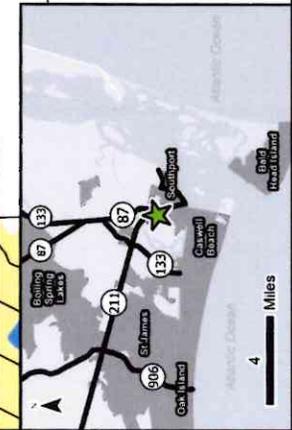


**Brunswick County
Planning Board
Major Subdivision
Harper Acres
Case SS-289
Flood Hazards Map**



Shaded X

| | | | | |
|---|----|------|----|----|
| A | AE | AEFW | AO | VE |
|---|----|------|----|----|





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 | scotimoore836@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).

SS-289

ADJACENT PROPERTY OWNER(S)

| ARCEL ID | NAME 1 | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|-----------|-------------------------------------|--------------------------|----------------------------------|------------|-------|------------|
| 21NG003 | GRAHAM BRUCE GEORGE ETUX | GRAHAM SUZANNE BURGAN | 1104 CANEY CT | SOUTHPORT | NC | 28461-3565 |
| 37CF00103 | CADES COVE HOMEOWNERS ASSN INC | c/o PRIESTLEY MANAGEMENT | PO BOX 4408 | GREENSBORO | NC | 27404-4408 |
| 210002707 | CITY OF SOUTHPORT | | 1029 N HOWE ST | SOUTHPORT | NC | 28461-3039 |
| 21NG00103 | SOUTHWYNDE AT FOREST OAKS COMM ASSN | | 1226 N HOWE ST | SOUTHPORT | NC | 28461-2603 |
| 21NE00106 | CADES COVE HOMEOWNERS ASSOC INC | c/o PRIESTLEY MANAGEMENT | PO BOX 4408 | GREENSBORO | NC | 27404-4408 |
| 21NE00105 | CADES COVE HOMEOWNERS ASSOC INC | c/o PRIESTLEY MANAGEMENT | PO BOX 4408 | GREENSBORO | NC | 27404-4408 |
| 21NE00104 | CADES COVE HOMEOWNERS ASSOC INC | c/o PRIESTLEY MANAGEMENT | PO BOX 4408 | GREENSBORO | NC | 27404-4408 |
| 21MF00101 | CITY OF SOUTHPORT | | 1029 N HOWE ST | SOUTHPORT | NC | 28461-3039 |
| 21NG004 | HENNESSEY ROBIN A ETALS | | 1106 CANEY CT | SOUTHPORT | NC | 28461-3565 |
| 21MF005 | STOECKLE CRAIG F ETUX | STOECKLE KAREN P | 1240 N CASWELL AVE | SOUTHPORT | NC | 28461-2661 |
| 21MF004 | MCCULLOCH TERRA ETUX | MCCULLOCH SHAWN | N5187 UNION HILL RD | OCONOMOWOC | WI | 53066-9318 |
| 21MF003 | STALLINGS EUGENE WESTLEY JR ETALS | | 2705 GUARES COURT | CROFTON | MD | 21114 |
| 37CF008 | HEILMANN BENJAMIN LOUIS ETUX | HEILMANN ABBEY LOUISE | 502 MAJESTYS CT | SOUTHPORT | NC | 28461-5189 |
| 37CF009 | VENO WILLIAM R JR ETUX | VENO JUDITH M | 272 LORD THOMAS AVENUE | SOUTHPORT | NC | 28461 |
| 21NE001 | LOVING DAVID M ETUX | LOVING TRACY F | 402 CADES TRL | SOUTHPORT | NC | 28461-2762 |
| 21NE002 | WYTIJAZ JOHN JAMES ETUX | WYTIJAZ ELIZABETH A | 404 CADES TRL | SOUTHPORT | NC | 28461-2762 |
| 21NG002 | BARLOW JEFFREY LEE ETUX | BARLOW ROBERTA RAE | 1102 CANEY CT | SOUTHPORT | NC | 28461-3565 |
| 21MA001 | WINDTREE LIMITED PARTNERSHIP | | PO BOX 15025 | WILMINGTON | NC | 28408 |
| 210002705 | CADES COVE HOMEOWNERS ASSOC INC | c/o PRIESTLEY MANAGEMENT | PO BOX 4408 | GREENSBORO | NC | 27404-4408 |
| 21NB00109 | VENUTI JILLIAN CLAIRE | | 380 CHAMPION CT | SOUTHPORT | NC | 28461-2629 |
| 21NB00115 | ELLIOT CHRIS AND | FOREMAN AMITY | 330 CHAMPION CT | SOUTHPORT | NC | 28461-2629 |
| 21NB00108 | HUNTING IAN J AND | GILLESPIE HEATHER E | 360 CHAMPION CT | SOUTHPORT | NC | 28461-2629 |
| 21NB00110 | EHUNG TIMOTHY G ET | EHUNG BELINDA R | 370 CHAMPION CT | SOUTHPORT | NC | 28461-2629 |
| 21NB00111 | STILLER STEPHANIE | | PO BOX 10302 | SOUTHPORT | NC | 28461-0302 |
| 21NB00112 | STINSON CHARLES RICHARD JR ETUX | STINSON TIFFANI C | 1020 NATURAL SPRINGS WAY | LELAND | NC | 28451-4107 |
| 21NB00113 | COLEMAN JOCELYN | | 320 CHAMPION COURT | SOUTHPORT | NC | 28461 |
| 21NB00114 | NUNNERY PETER K | | 1368 DREXMORE AVE | CHARLOTTE | NC | 28209-3017 |
| 37CF00102 | FOREST OAKS INC OF SOUTHPORT | | 3960 EXECUTIVE PARK BLVD SUITE 8 | SOUTHPORT | NC | 28461-8185 |
| 21MA03310 | CADES COVE HOMEOWNERS ASSN INC | c/o PRIESTLEY MANAGEMENT | PO BOX 4408 | GREENSBORO | NC | 27404-4408 |
| 21MA03324 | SMVL LLC | | 963 HOOPER RD | MEBANE | NC | 27302-8918 |
| 21MA03326 | SMVL LLC | | 963 HOOPER RD | MEBANE | NC | 27302-8918 |
| 21MA03325 | SMVL LLC | | 963 HOOPER RD | MEBANE | NC | 27302-8918 |
| 21MA03323 | SMVL LLC | | 963 HOOPER RD | MEBANE | NC | 27302-8918 |
| 21MA03322 | SMVL LLC | | 963 HOOPER RD | MEBANE | NC | 27302-8918 |
| 21MA03309 | SMVL LLC | | 963 HOOPER RD | MEBANE | NC | 27302-8918 |
| 21MA033 | COMMANDER MOT SUNNY POINT | | 6280 SUNNY POINT DR SE | SOUTHPORT | NC | 28461 |

OWNER(S)

| ARCEL ID | NAME | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|----------------|--|-------------------|-------------------------|---------------|-------|------------|
| 210002704 | RICH MOORE REAL ESTATE INVESTMENTS LLC | | 473 OCEAN RIDGE PKWY SW | OCEAN ISL BCH | NC | 28469-5439 |
| 37 Application | BLUE OCEAN CONSTRUCTION | ATTN: SCOTT MOORE | 3545 IRIS ST | WILMINGTON | NC | 28409 |

APPLICANT(S)

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

**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:

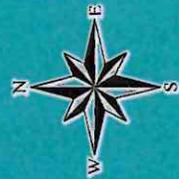
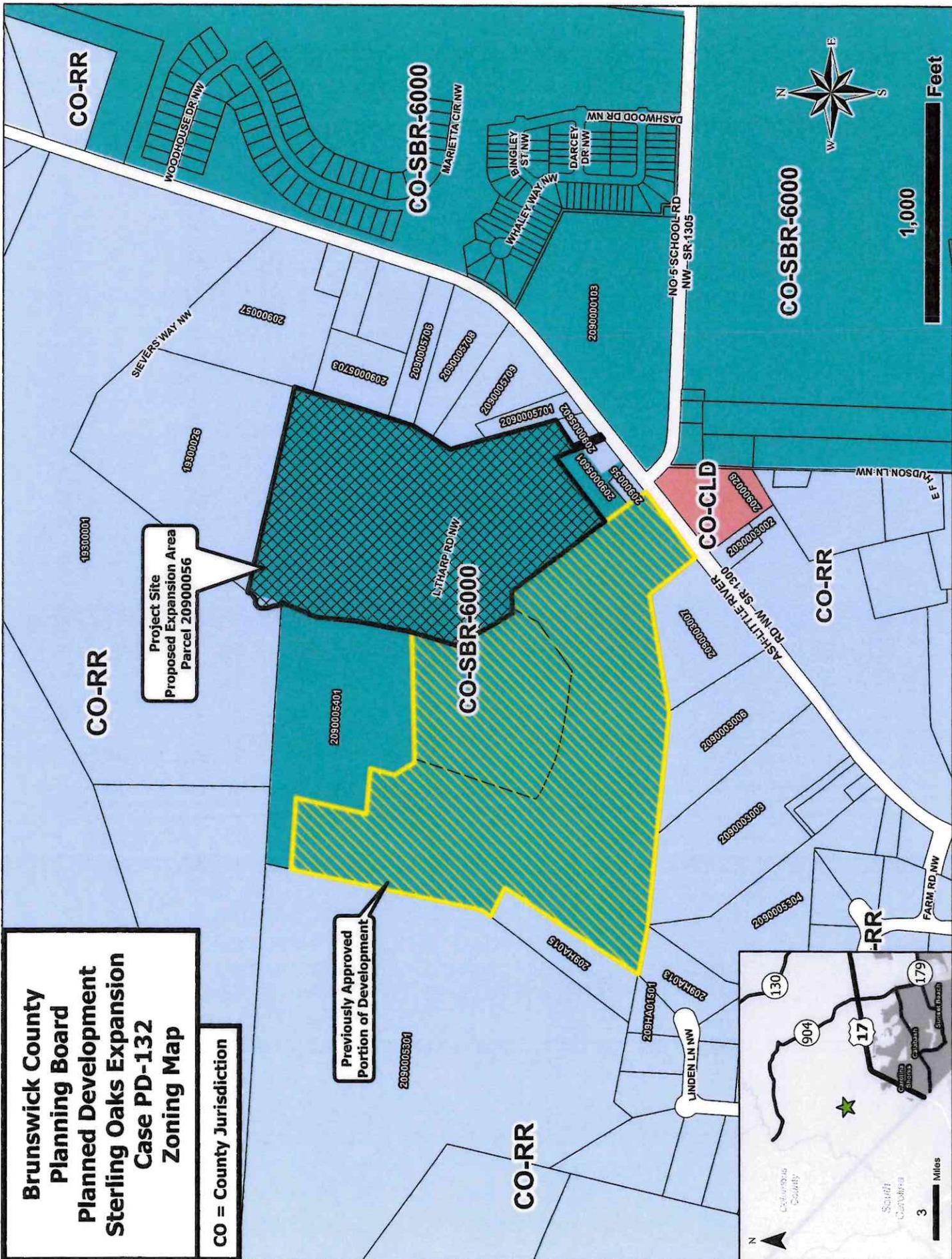
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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 209000556**

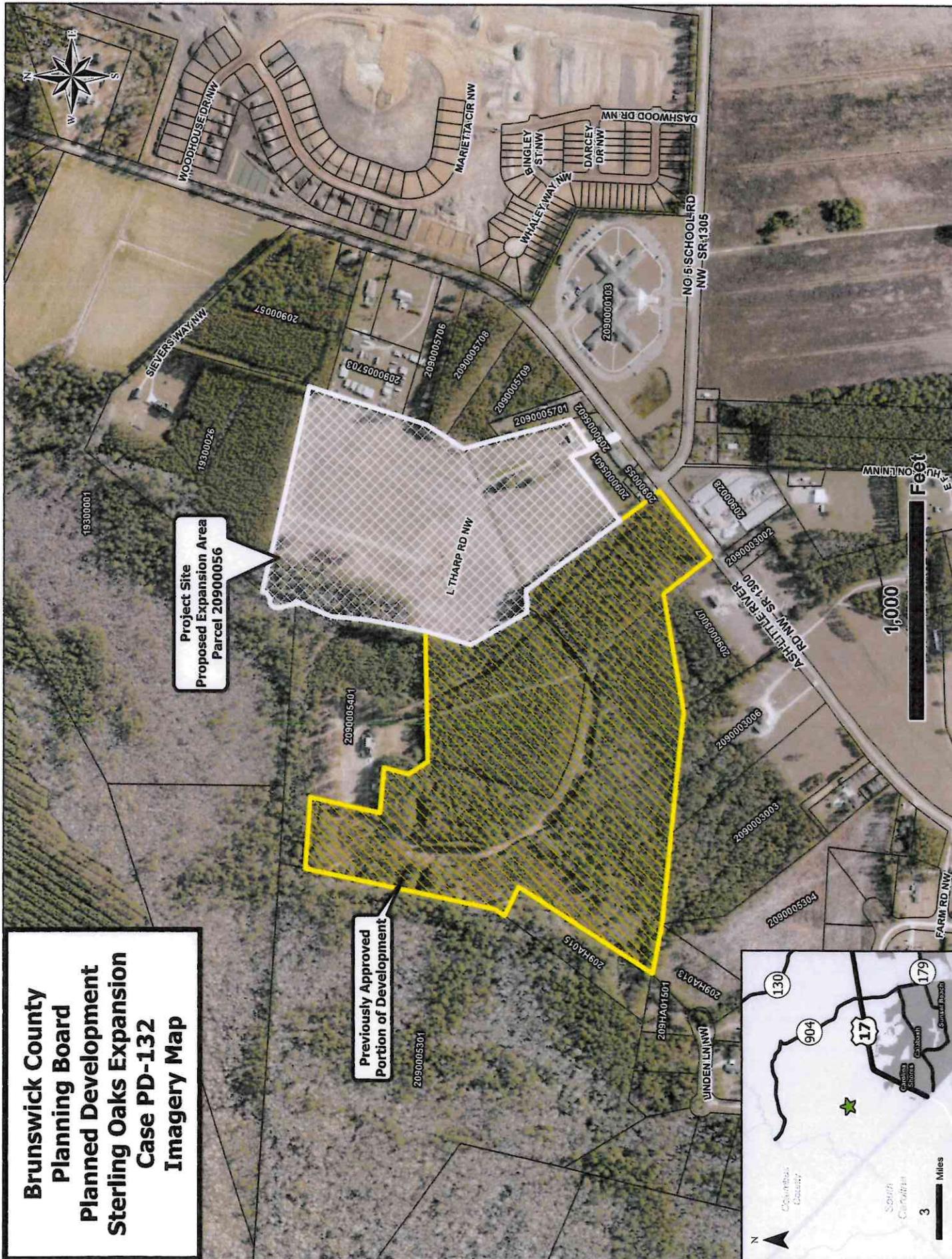
**Previously Approved
 Portion of Development**



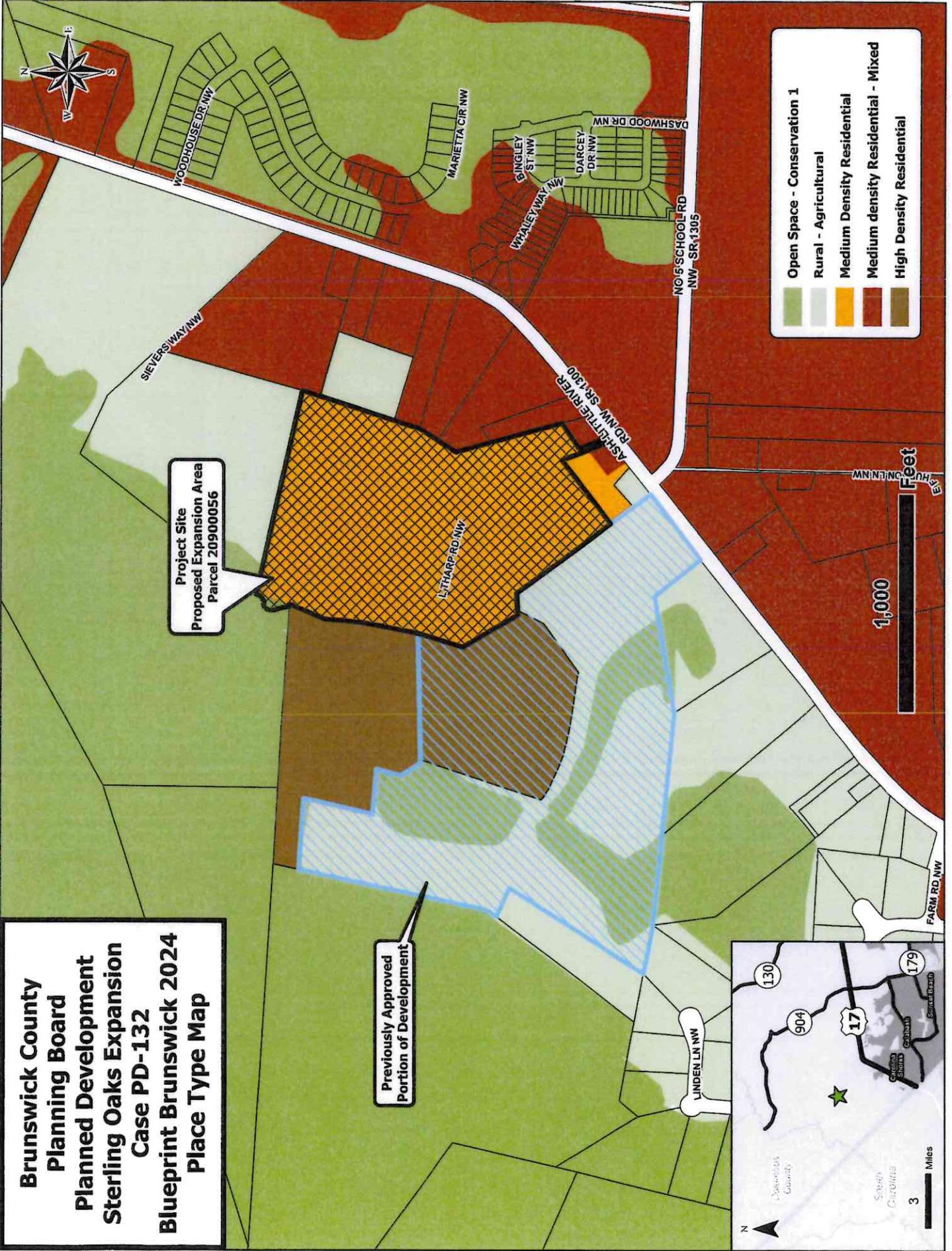
**Brunswick County
Planning Board
Planned Development
Sterling Oaks Expansion
Case PD-132
Imagery Map**

**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**



Open Space - Conservation 1

Rural - Agricultural

Medium Density Residential

Medium density Residential - Mixed

High Density Residential

Project Site
 Proposed Expansion Area
 Parcel 20900056

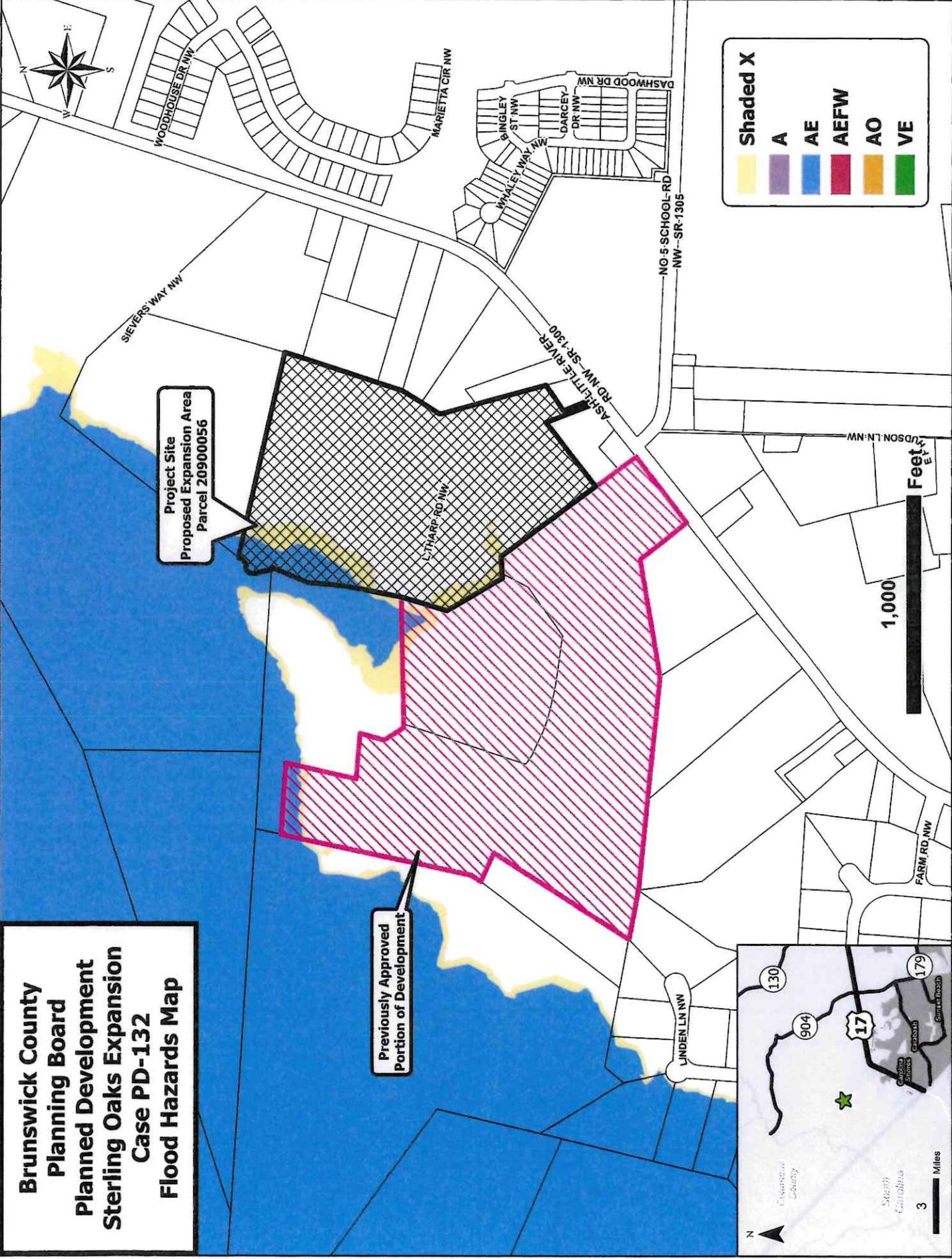
Previously Approved
 Portion of Development

1,000
 Feet

Map of Brunswick County, North Carolina, showing the project location (marked with a star) relative to major roads (130, 904, 17, 179) and neighboring areas (Catawba County, Cherokee County, and the City of Statesboro).

3
 Miles

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



**Project Site
 Proposed Expansion Area
 Parcel 20900056**

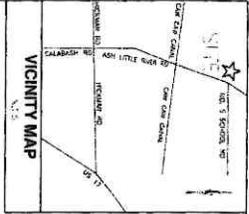
**Previously Approved
 Portion of Development**

Shaded X

- A
- AE
- AEFW
- AO
- VE

**1,000
 Feet**





LEGEND

| | |
|-----|-----------------|
| --- | PROPERTY LINE |
| --- | BOUNDARY OF MAP |
| --- | PROPOSED LOT |
| --- | 30 BF |
| --- | EXISTING |
| --- | WETLANDS |



SCALE: 1" = 200'

| SYMBOL | DATE | DESCRIPTION | BY |
|--------|------|-------------|----|
| | | REVISIONS | |

OP

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

3502 IRON GATE DR., SUITE 102 1425 ASH LITTLE RIVER RD. N9
WILMINGTON, NC 28412 ARL NC 28520
PHONE: (910) 315-9353 PHONE: (910) 367-5900

OWNER:
RS Parker Development, LLC
1838 Eastchester Dr. Suite 108
High Point, NC 27265
843-241-0018
ronnie@rsparkordomes.com

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



RAMEY KEMP ASSOCIATES

TOGETHER WE ARE LIMITLESS

T 919 872 5115
5808 Faringdon Pl,
Raleigh, NC 27609

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:

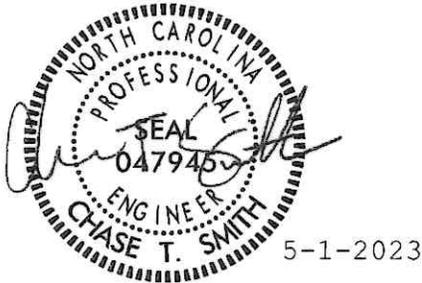
Right and left-turn lanes at the proposed site driveway were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). SR 1300 (Ash-Little River Road) currently serves an average daily traffic (ADT) volume below the 4,000 vehicles per day (vpd) 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,



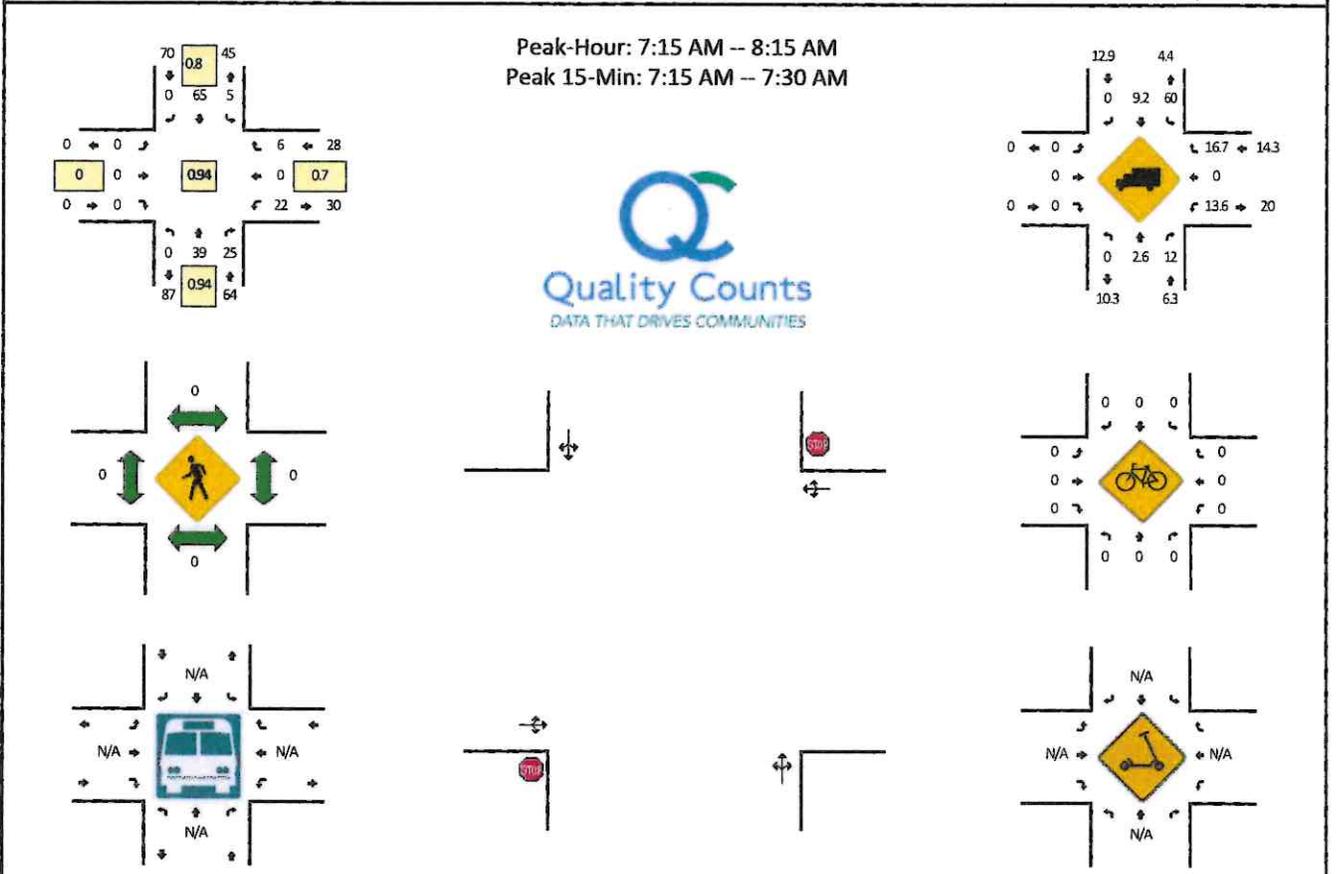
Chase Smith, P.E.
Traffic Engineering Project Manager
Infrastructure Consulting Services, Inc.
dba
RAMEY KEMP ASSOCIATES

NC Corporate License # F-1489

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

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

QC JOB #: 15701701
 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 | | |
| 7:00 AM | 0 | 7 | 4 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 2 | 0 | 33 | |
| 7:15 AM | 0 | 9 | 6 | 0 | 1 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 1 | 0 | 43 | |
| 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 | 161 |
| 8:00 AM | 0 | 11 | 6 | 0 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 2 | 0 | 34 | 162 |
| 8:15 AM | 0 | 9 | 8 | 0 | 1 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 1 | 0 | 33 | 152 |
| 8:30 AM | 0 | 5 | 3 | 0 | 3 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 36 | 146 |
| 8:45 AM | 0 | 3 | 3 | 0 | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 2 | 0 | 24 | 127 |
| 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 | 4 | | 20 | |
| Buses | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | 0 | | | | 0 | | | | 0 | | | 0 | |
| Bicycles | 0 | 0 | 0 | | 0 | 0 | 0 | | 0 | 0 | 0 | | 0 | 0 | 0 | | 0 | |
| Scoters | | | | | | | | | | | | | | | | | | |

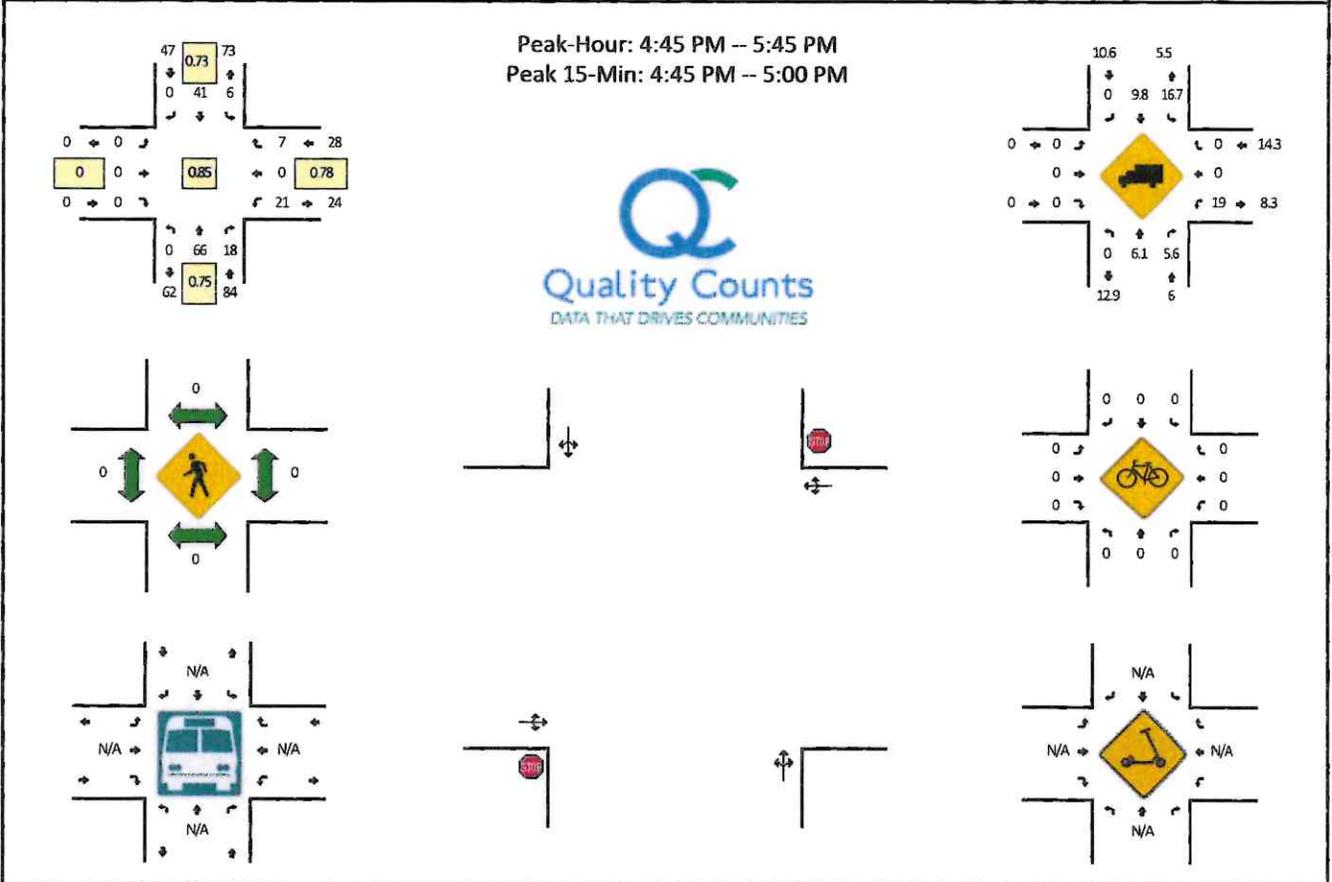
Comments:

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

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 | | | | | | | | | | | | | | | | | | |
| Pedestrians | 0 | 0 | | | 0 | 0 | | | 0 | 0 | | | 0 | 0 | | | 0 | |
| Bicycles | 0 | 0 | | | 0 | 0 | | | 0 | 0 | | | 0 | 0 | | | 0 | |
| Scoters | | | | | | | | | | | | | | | | | | |

Comments:

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

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

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

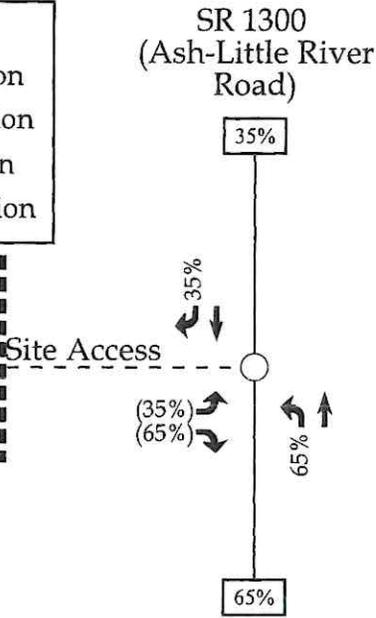


Supsura
 Brunswick County, NC

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



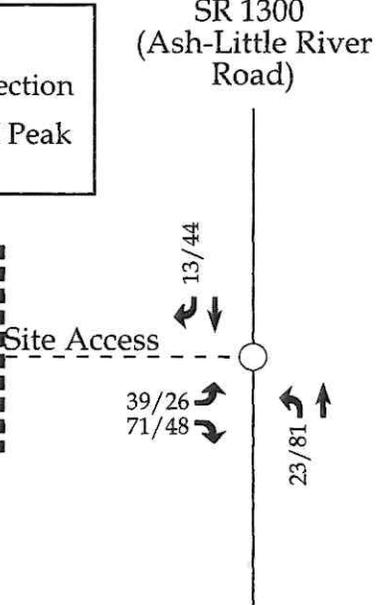
Supsura
Brunswick County, NC

Site
Trip Distribution

Scale: Not to Scale

LEGEND

- Unsignalized Intersection
- x / y → Weekday AM / PM Peak Hour Site Trips



Supsura
Brunswick County, NC

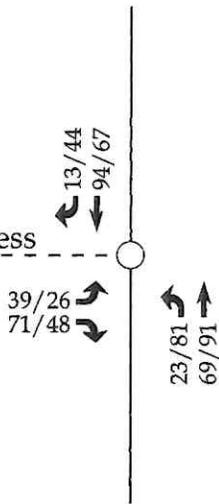
Site
Trip Assignment

Scale: Not to Scale

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



SR 1300
 (Ash-Little River Road)



Supsura
 Brunswick County, NC

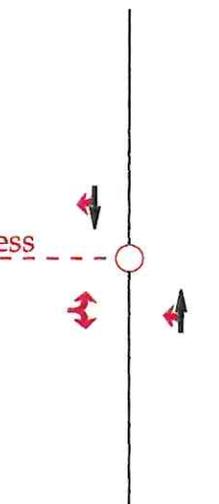
2026 Build Peak
 Hour Traffic Volumes

Scale: Not to Scale

LEGEND
 ○ Unsignalized Intersection
 → Existing Lane
 → Improvement by Developer



SR 1300
 (Ash-Little River Road)



Supsura
 Brunswick County, NC

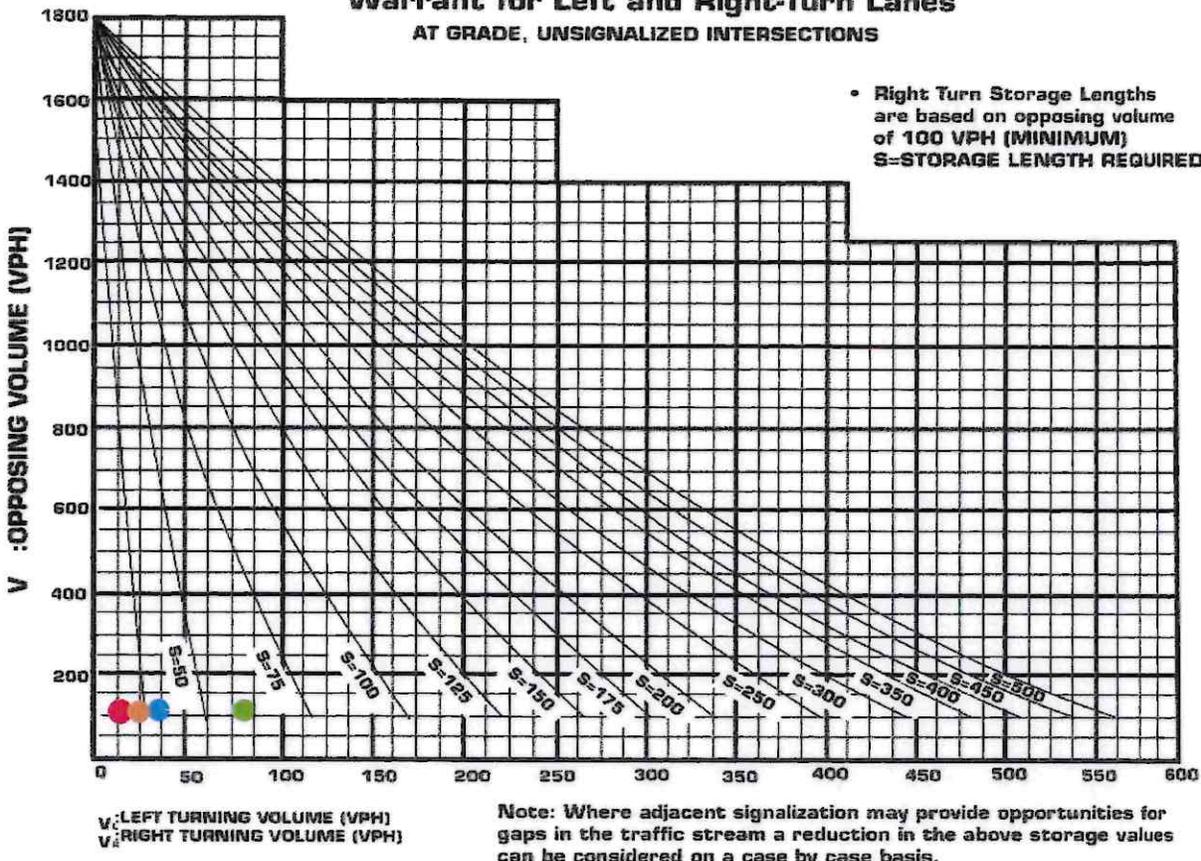
Recommended Lane
 Configurations

Scale: Not to Scale

SUPSURA - BRUNSWICK COUNTY, NC

TURN LANE STORAGE WARRANTS

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

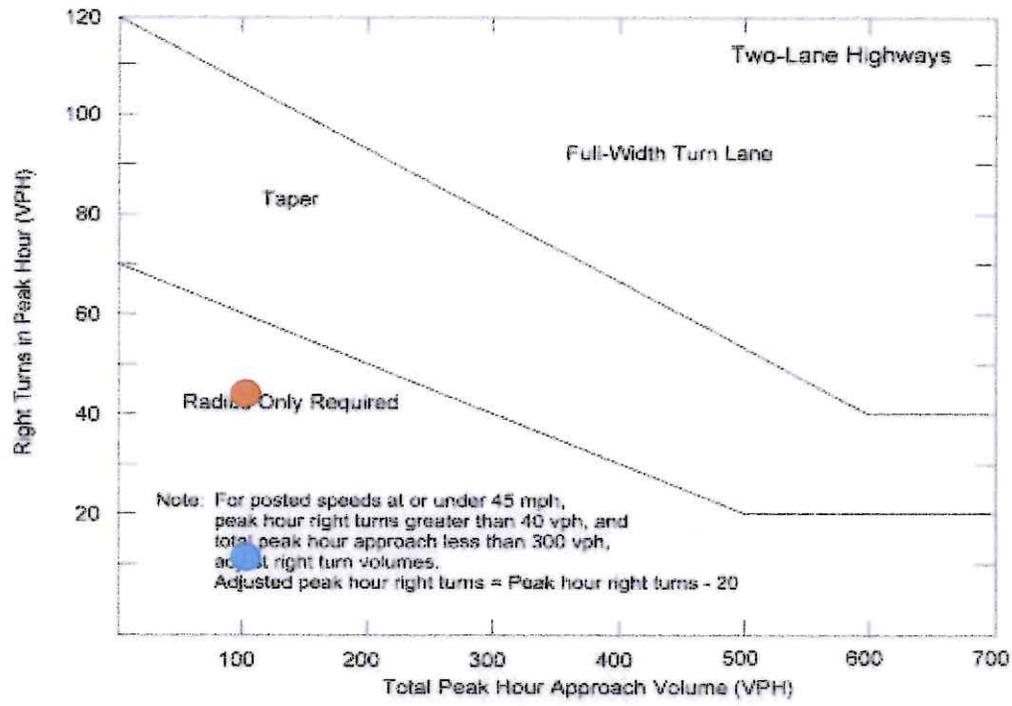


Policy On Street And Driveway Access to North Carolina Highways

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

| SCENARIO | Movement | Turn Lane | Turning Volume (V _R /V _L) | 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



NB# 24052



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

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

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

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

| | | | | |
|----------------|---------------|----------------------------------|-------|--------------------------|
| Property Owner | Name | 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 |
|-----------|----------------------------------|---|-------------------------------|-----------------|-------|------------|
| 090003007 | JONES KENNETH A | | 1579 ASH LITTLE RIVER RD NW | ASH | NC | 28420-1703 |
| 09HAD1501 | BLIGHT CAROL A | | 1625 LINDEN LN NW | ASH | NC | 28420-1707 |
| 090003002 | TODD RAYMOND THOMAS | | 1630 ASH-LITTLE RIVER RD | ASH | NC | 28420 |
| 090003003 | JONES KENNETH A | | 1579 ASH LITTLE RIVER RD NW | ASH | NC | 28420-1703 |
| 090005701 | BENSON JOHN A JR | | 1685 ASH LITTLE RIVER RD NW | ASH | NC | 28420-1701 |
| 0900028 | ASH MINI STORAGE LLC | | PO BOX 435 | EPHRAIM | UT | 84627-0435 |
| 090005708 | ALEGRE EDSON A | | 1767 BEACH DR SW | SUNSET BEACH | NC | 28468-4708 |
| 0300001 | S&W INVESTMENTS & HOLDINGS LLC | | 2124 LAFAYETTE CIR | LITTLE RIVER | SC | 29566-9100 |
| 0900055 | JACKSON PEARLINE | | 1550 BEACH DR SW | CALABASH | NC | 28467-3001 |
| 09005601 | MIDGETTE ETHEL M (HEIRS) | | 1665 ASH LITTLE RIVER RD NW | ASH | NC | 28420-1701 |
| 09HA013 | LITTLE RIVER FARMS BRUNSWICK INC | C/O LARRY THORPE | 1541 SEASIDE RD SW | OCEAN ISL BCH | NC | 28469-5501 |
| 09005304 | MCFARLAND TRACY SHANNON | | 1296 COTTON MILL CT | SUNSET BEACH | NC | 28468-4464 |
| 0300026 | MCCARTHY ROBERT ETUX | | 9660 SIEVERS WAY | ASH | NC | 28420 |
| 030000103 | OHI ASSET NC HALLSBORO LLC | MCCARTHY CAROL ATTN: KRISTY MCGARVEY | 303 INTERNATIONAL CIR STE 200 | HUNT VALLEY | MD | 21030-1359 |
| 09HA015 | BLIGHT CAROL A | | 1625 LINDEN LN NW | ASH | NC | 28420-1707 |
| 030005301 | JDJ OF MYRTLE BEACH LLC | | 628 SEA MOUNTAIN HWY STE A | N MYRTLE BCH | SC | 29582-2497 |
| 09005401 | JAMES JOSEPH D ET | | 1633 ASH LITTLE RIVER RD | ASH | NC | 28420 |
| 090003006 | JONES KENNETH A | JAMES KELLY | 1579 ASH LITTLE RIVER RD NW | ASH | NC | 28420-1703 |
| 090005709 | TODD KENNETH W | | 5712 MILL BRANCH RD NW | ASH | NC | 28420-3300 |
| 09005706 | LAMBERT CHARLES T | | 1747 ASH-LITTLE RIVER RD | ASH | NC | 28420 |
| 09005703 | LAMBERT CHARLES THOMAS | | 1747 ASH LITTLE RIVER RD NW | ASH | NC | 28420 |
| 090057 | REAVES GARY ET | | 12 SUNRISE COURT | CAROLINA SHORES | NC | 28467 |
| 09005602 | GODWIN LAURIE ANN | REAVES LINDA | 1677 ASH LITTLE RIVER RD NW | ASH | NC | 28420-1701 |

CEL ID NAME NAME 2 OWNER(S)

| CEL ID | NAME | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|--------|--------------|--------|-----------------------------|------------|-------|------------|
| 090056 | RSPD ASH LLC | | 1838 EASTCHESTER DR STE 108 | HIGH POINT | NC | 27265-1494 |

CEL ID NAME NAME 2 APPLICANT(S)

| CEL 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.

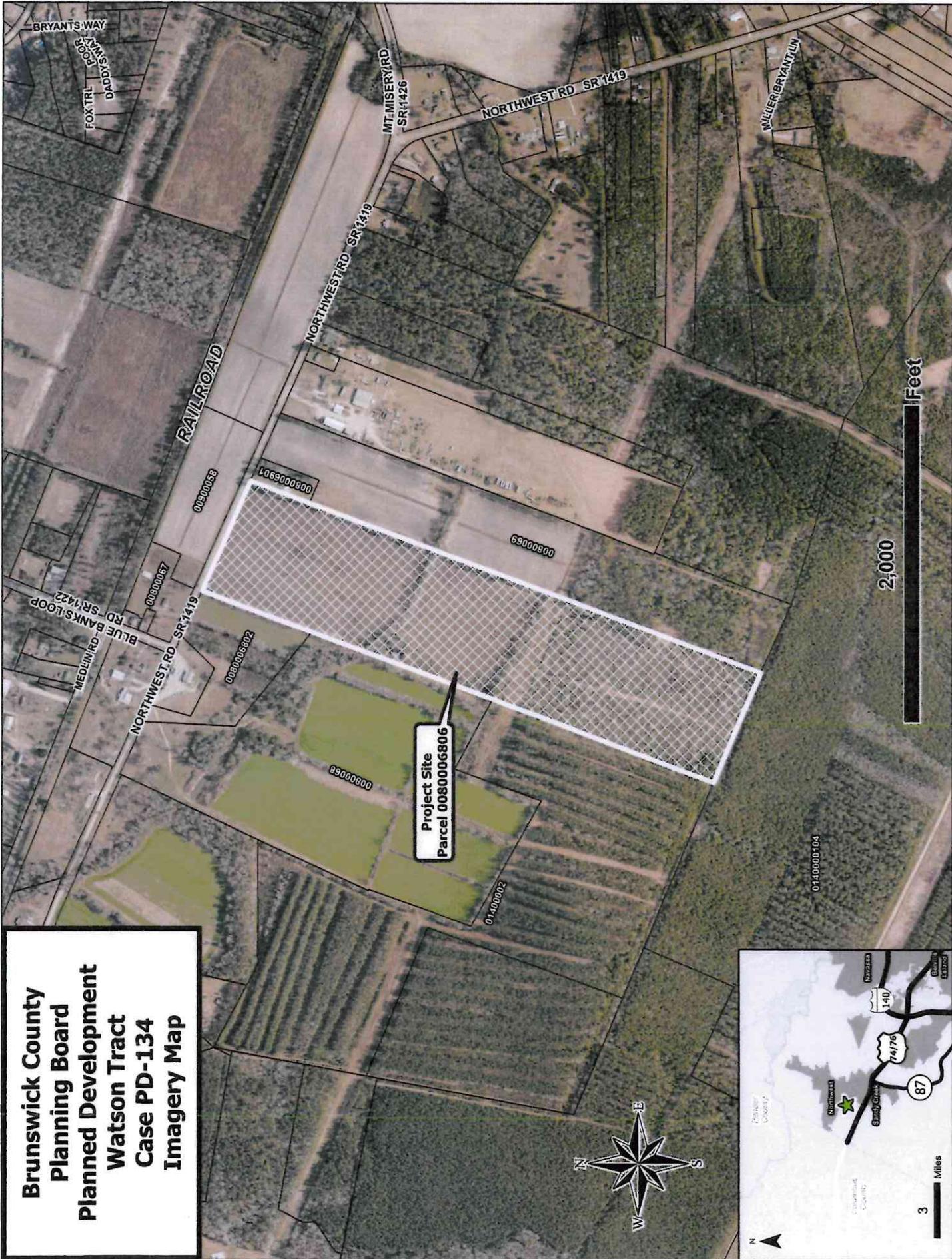
- The proposed 130 lots will generate approximately 1,636 vehicle trips per 24-hour weekday volume. A turn lane warrant analysis has been completed and approved by NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to 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
Imagery Map**



Project Site
Parcel 0080006806

2,000 Feet

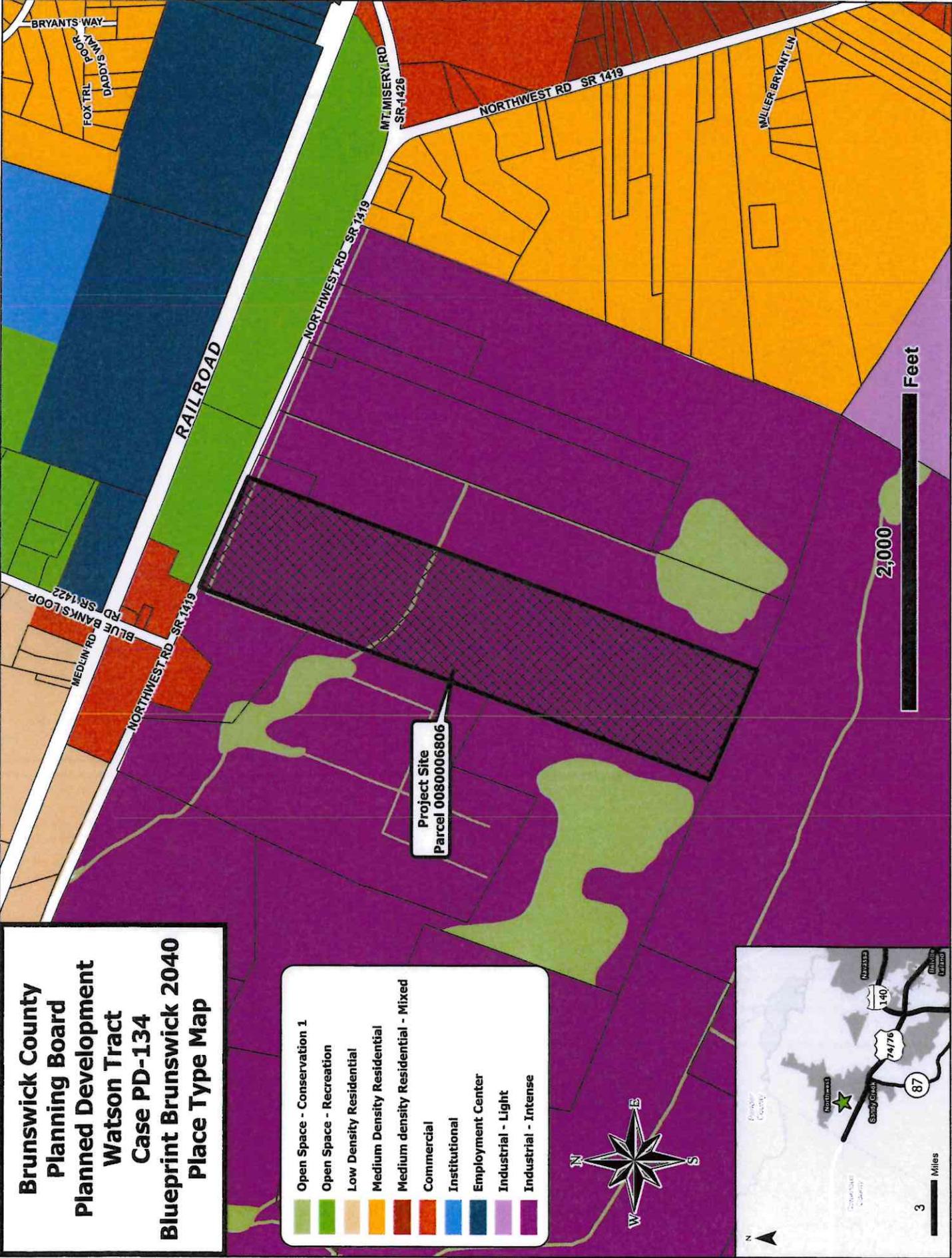


**Brunswick County
 Planning Board
 Planned Development
 Watson Tract
 Case PD-134
 Blueprint Brunswick 2040
 Place Type Map**

- 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**



Project Site
Parcel 0080006806

0.5 Miles

3 Miles



DRMP, Inc.
 8210 University Executive Park Drive
 Suite 220, Charlotte, NC 28262

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. The seal contains the text "NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047945 CHASE T. SMITH" around the perimeter. A handwritten signature is written over the seal, and the date "8-15-2024" is printed below it.

8-15-2024

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 YES NO

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

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

| | | | | |
|----------------|---------------|---------------------------|-------|----------------------|
| Property Owner | Name | 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 Lots 95 SF/ 38 duplex lots |
| | Multi-Family Acres | Units |
| | Commercial Acres | 0 |

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

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 |
|------------|--------------------------|-------------------------|----------------------|------------|-------|------------|
| 1140000104 | GRAINGER WILLIAM L | | PO BOX 7267 | SAVANNAH | GA | 31418-7267 |
| 11400002 | STANALAND MARK | | 4019 BLADENBORO RD | BLADENBORO | NC | 28320-5825 |
| 10900058 | WILLIAMS ISAAC F JR (LT) | * WILLIAMS FRANKLIN LEO | PO BOX 1986 | LELAND | NC | 28451 |
| 08000069 | WILLIAMS ISAAC F JR (LT) | % CHERYL WILLIAMS COX | 124 ONSLOW RD | RIEGELWOOD | NC | 28456-7097 |
| 080006802 | CARROLL CHARLES L ET | CARROLL SUSAN S | 5014 NORTHWEST RD NE | RIEGELWOOD | NC | 28456 |
| 0800068 | CARROLL CHARLES L ET | CARROLL SUSAN S | 5014 NORTHWEST RD NE | RIEGELWOOD | NC | 28456 |
| 0800067 | WILLIAMS ISAAC F JR (LT) | * WILLIAMS FRANKLIN LEO | PO BOX 1986 | LELAND | NC | 28451 |
| 080006901 | COX CHERYL WILLIAMS | | 124 ONSLOW RD | RIEGELWOOD | NC | 28456-7097 |

OWNER(S)

| PARCEL ID | NAME | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|-----------|------------|--------|-------------|------------|-------|------------|
| 80006806 | FOREST LLC | | PO BOX 1967 | WILMINGTON | NC | 28402-1967 |

APPLICANT(S)

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



BRUNSWICK COUNTY PLANNING DEPARTMENT
75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422
www.brunswickcountync.gov/planning • (910)253-2026

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)

Amendment information: BCMS # 202409938
 This is a request to amend Article Number(s): 5.4.2.C Parcel: 243PQ006
 Amended version of proposed text language showing "strikeouts" of any text proposed to be deleted is Address: 1970 Ocean
 attached or follows below: Haver

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: [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>CANOPY TREES</u> <i>Fraxinus pennsylvanica</i> Green Ash</p> <p><u>UNDERSTORY</u> <i>Koelreuteria bipinnata</i> Bougainvillea Goldenraintree</p> |
| <p><u>UNDERSTORY TREES</u> <i>Vitex agnus-castus</i> Chaste tree <i>x Gordlinia grandiflora</i> Mountain Gordlinia 'Sweet Tea'</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 <i>x Fatshedera lizei</i> Fatshedera <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</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>*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 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.
- viii. 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
- ix. NC Highway 904 from the Columbus County line to the boundary of the Town of Sunset Beach.
- x. 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.

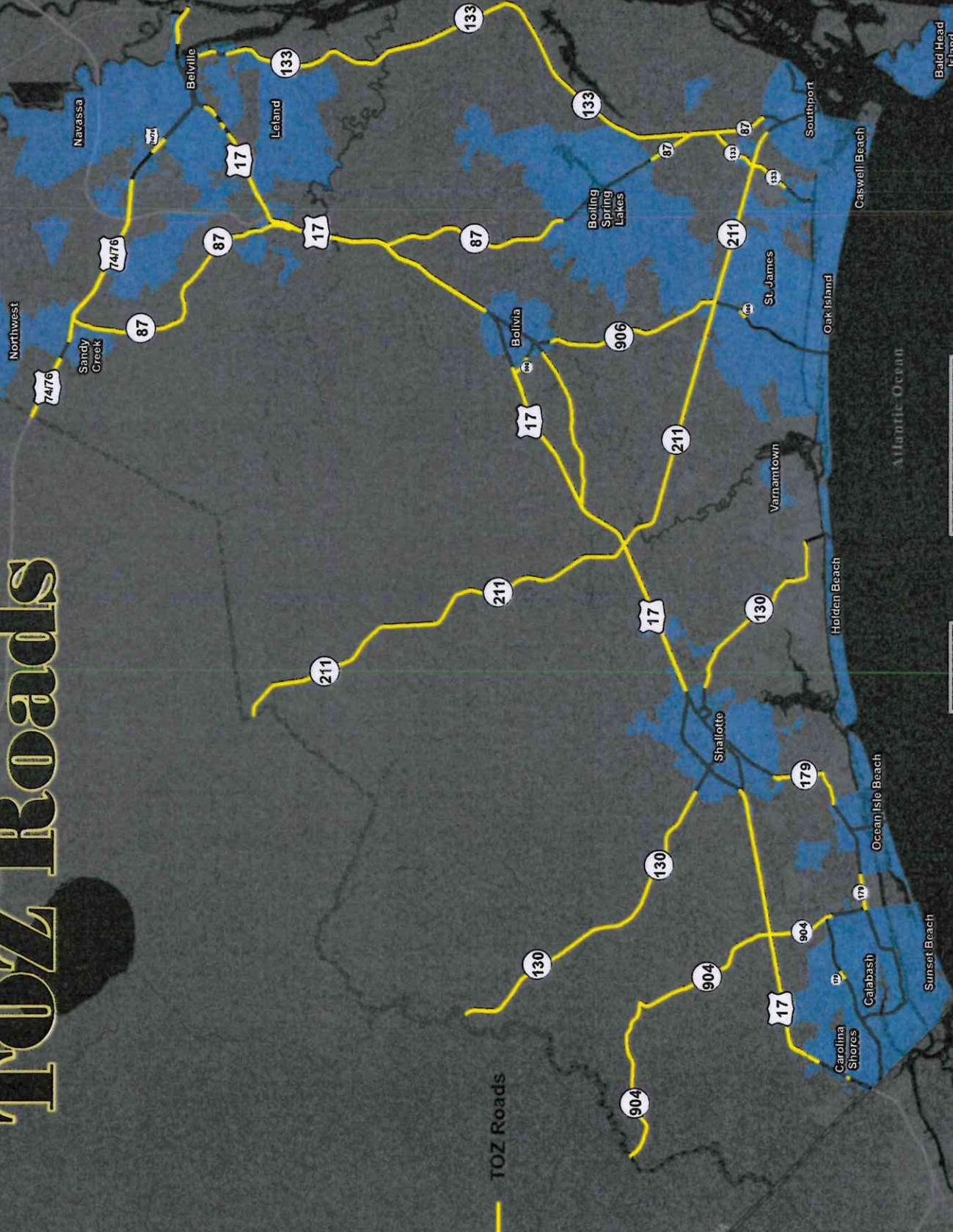
Frequently Asked Questions

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 an area on top of an existing zoning district in which additional development standards will be required.
- ❑ 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 homes (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 underlining zoning and will not have additional standards.
- ❑ Will the adoption of the TOZ 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 TOZ Roads



TOZ Roads

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: _____ |

REZONING STAFF REPORT



Prepared by Tyler Connor, Planner I
Rezoning Case#: Z-902
November 12, 2024

APPLICATION SUMMARY

The applicant, Christian Recovery Centers Inc. requests to rezone Tax Parcel 19800044 from C-LD (Commercial Low Density) and R-6000 (Medium Density Residential) to C-LD (Commercial Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

Location

605 Holden Beach Road SW Shallotte, NC.

Tax Parcel

19800044

Current Zoning

C-LD (Commercial Low Density) and R-6000 (High Density Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

C-LD (Commercial Low Density) and R-6000 (High Density Residential)

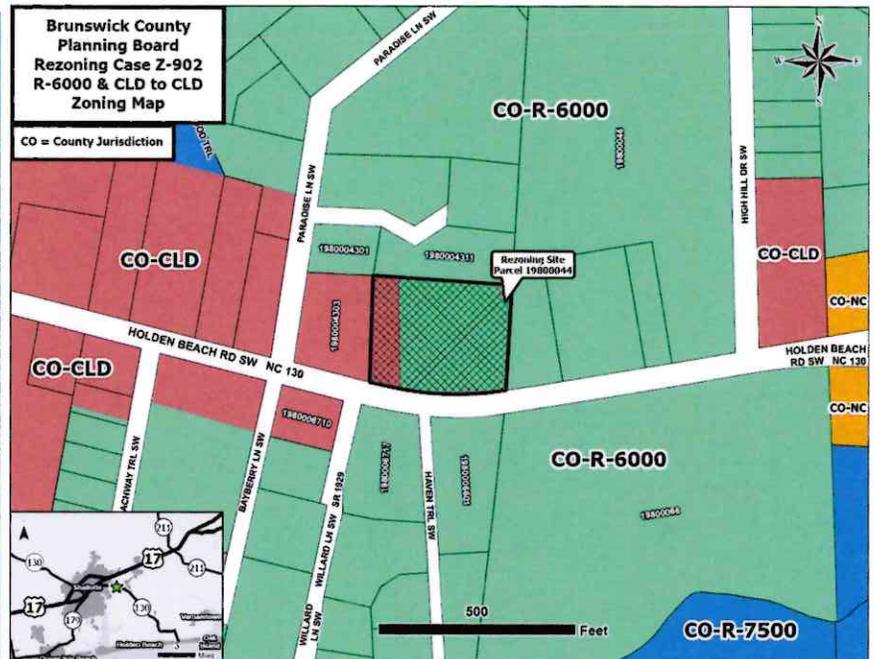
Current Use

Residential (Single Wide Mobile Home)

Surrounding Land Uses

Residential, Undeveloped, and Commercial

Size 2.26 acres



SITE CONSIDERATIONS

Zoning History:

- The parcel was zoned as R-6000 (High Density Residential) in 2007 with the adoption of the Unified Development Ordinance. The applicant shifted the parcel boundary of the parcel to the West in early 2024, which caused the property to become split zoned into R-6000 and C-LD. The parcel West of the subject parcel (also owned by the applicant) was rezoned December 11, 2023 from C-LD and R-6000 to C-LD as part of (Case Z-877).

Buffers: If rezoned to C-LD, no buffer is required adjacent to other CLD zoned property. When developed adjacent to R-6000, a .6 buffer would be required along a developed property and a .4 would be required along vacant property.

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

Utilities:

- County water is available via a 12-inch water line.
- County wastewater is not 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 the Area: There are no capital improvement projects within the vicinity.

Traffic:

- Holden Beach Road SW (NC 130) is near capacity.

NCDOT Road Improvement Projects in Area:

- There are no transportation improvements within the close vicinity of the subject parcel.

Environmental Impacts:

- The rezoning request is not located within a Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: The back portion of the site scores a 7 out of 10 due to the possible presence of wetlands.
- The property is located within a half-mile of a Voluntary Agricultural District property.

ANALYSIS

Proposed Zoning District:

The C-LD (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."

Existing Blueprint Brunswick 2040 Plan Place Types:

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

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-902, 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

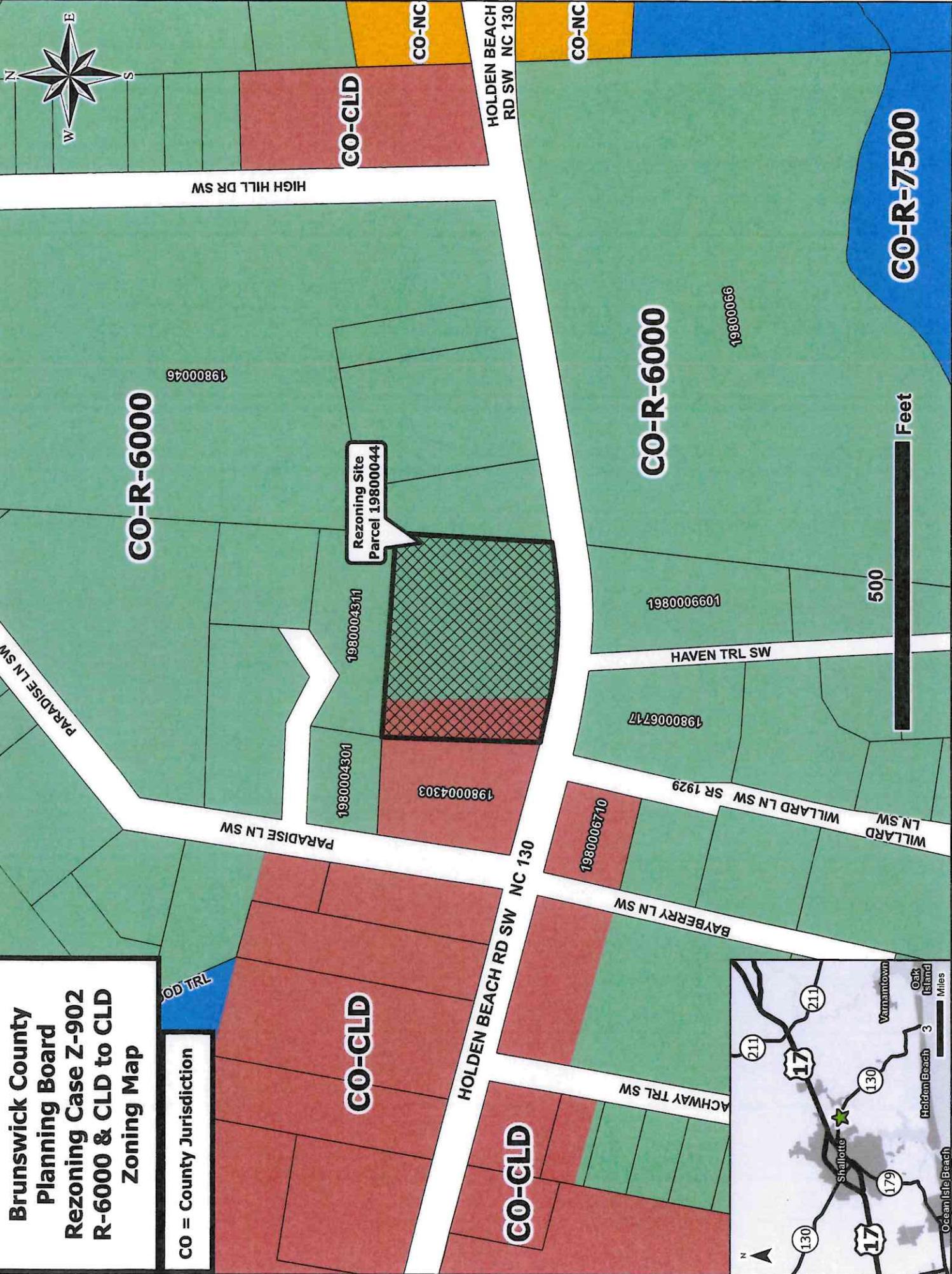
Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

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:

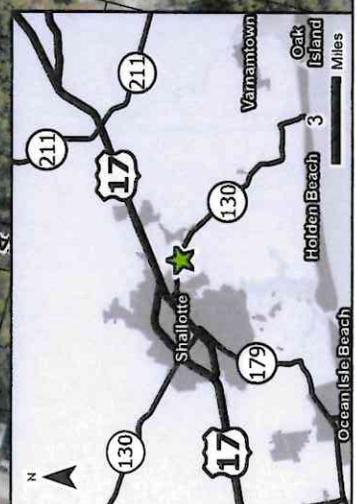
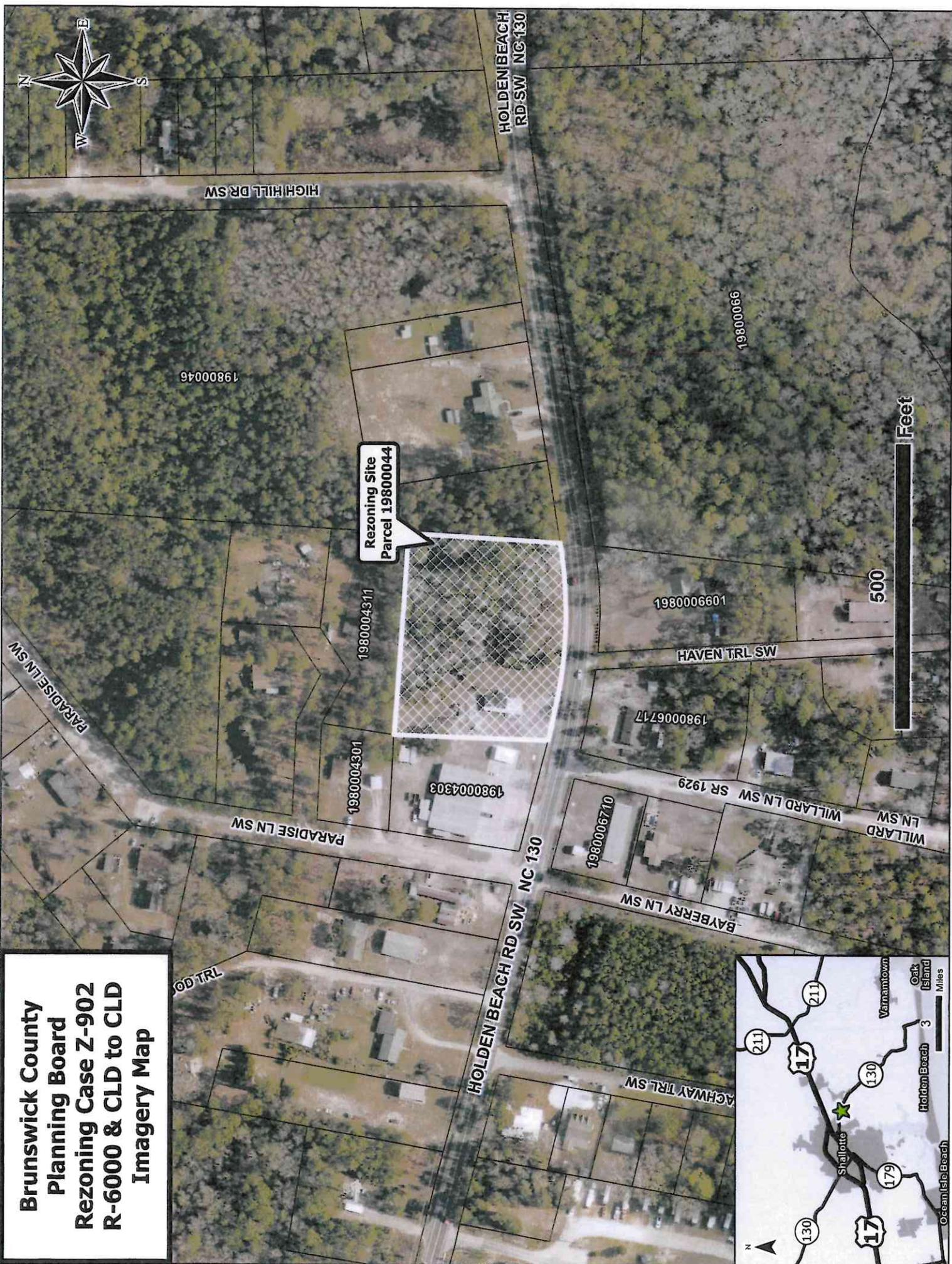
1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - ED-1. Maintain and expand job opportunities in the county.
 - HW-5. Continue to grow opportunities for education and employment within the County.
 - The Commercial Suitability Map identifies the subject parcel as generally suitable for commercial development.
2. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezoning to similar districts within the immediate vicinity.

**Brunswick County
Planning Board
Rezoning Case Z-902
R-6000 & CLD to CLD
Zoning Map**

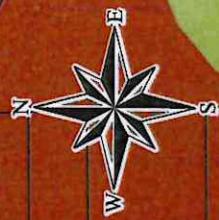
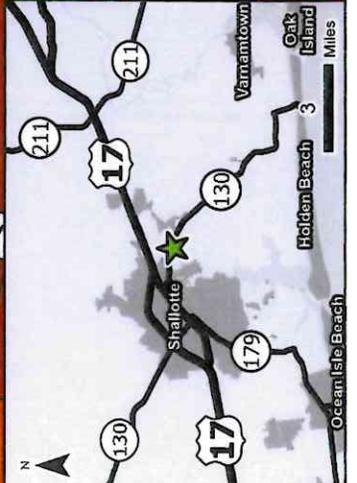
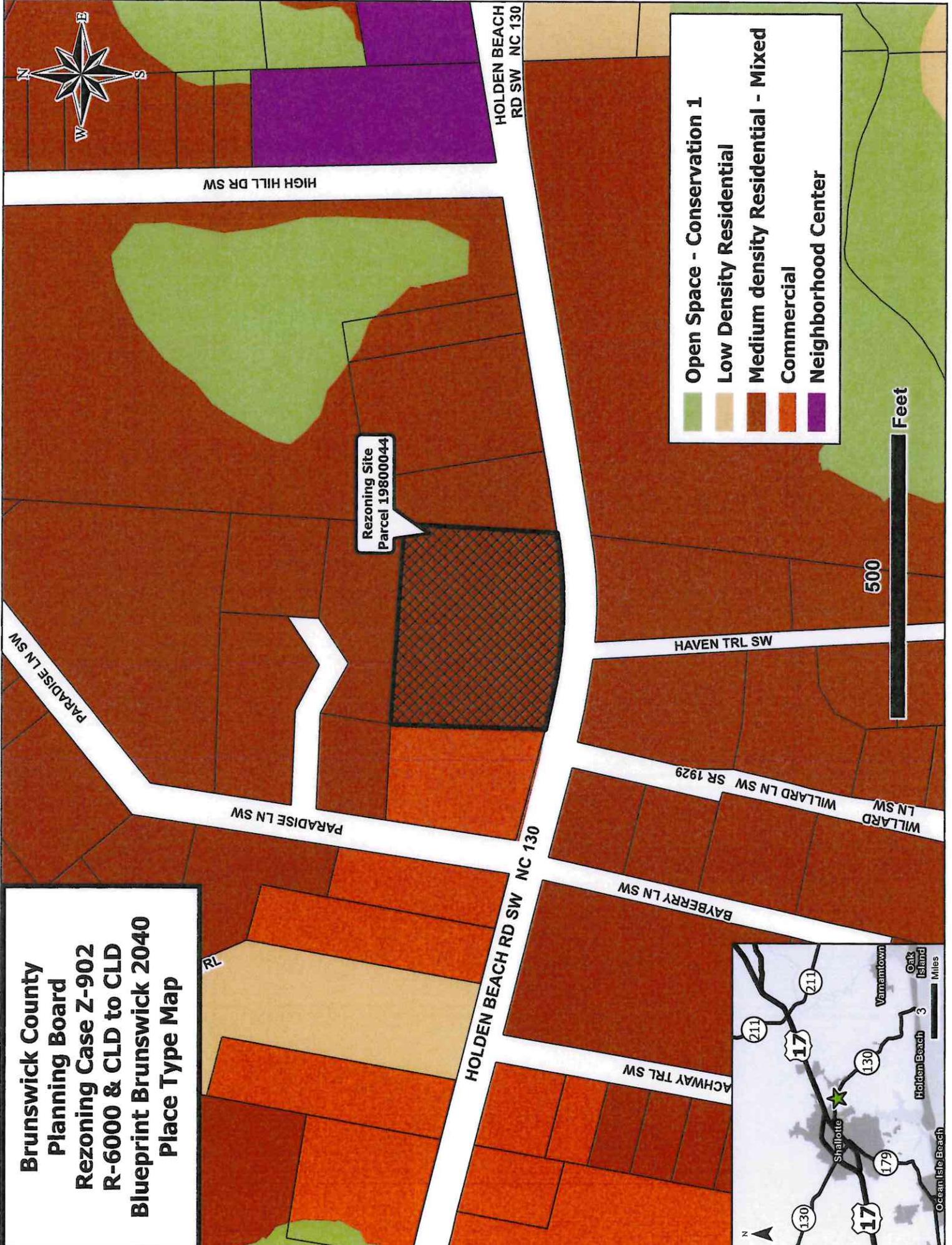
CO = County Jurisdiction



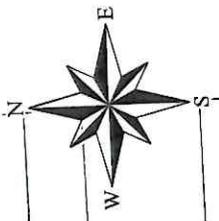
**Brunswick County
Planning Board
Rezoning Case Z-902
R-6000 & CLD to CLD
Imagery Map**



**Brunswick County
 Planning Board
 Rezoning Case Z-902
 R-6000 & CLD to CLD
 Blueprint Brunswick 2040
 Place Type Map**

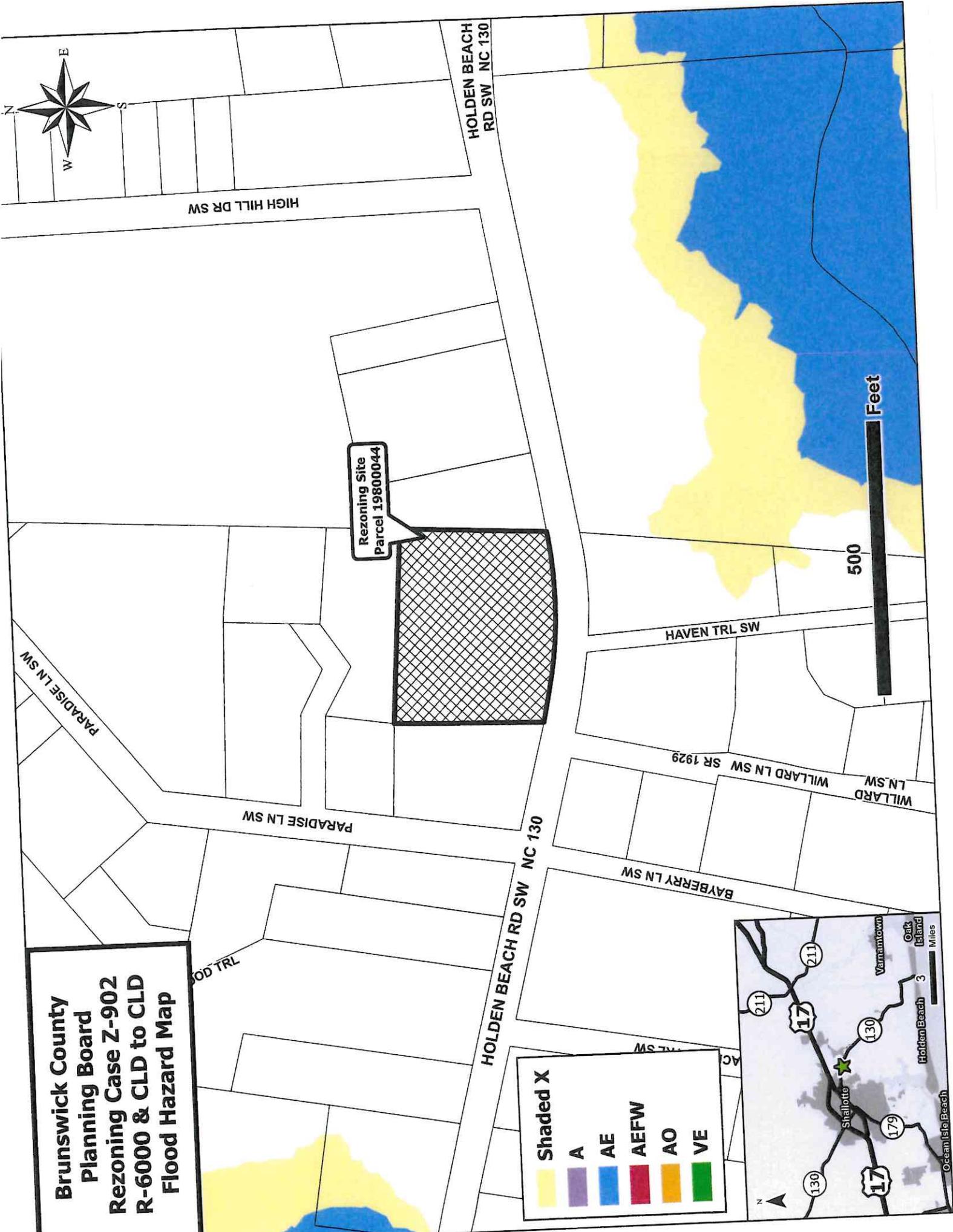
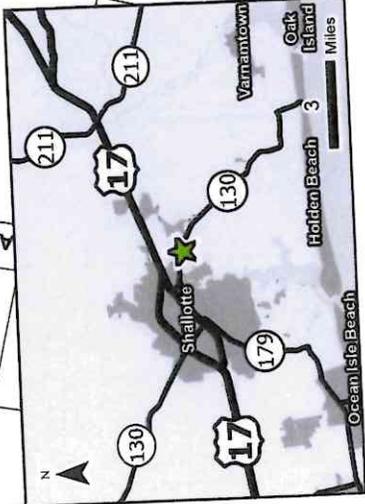


**Brunswick County
 Planning Board
 Rezoning Case Z-902
 R-6000 & CLD to CLD
 Flood Hazard Map**



Rezoning Site
 Parcel 19800044

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





REZONING APPLICATION

| | |
|--|-------------------------|
| <i>For Office Use Only</i> | |
| Rezoning Case Z- <u>902</u> | Invoice # <u>622770</u> |
| Date Received <u>9-13-24</u> | |
| Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 253-2437
 Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

| | |
|---|-------------------------------------|
| APPLICANT INFORMATION (This person will be the contact person and will receive all mailings) | |
| Applicant Name(s): Christian Recovery Centers, Inc | |
| Mailing Address: P.O. Box 3091 Shallotte , NC 28459 | |
| Phone: 919-389-9935 | Email: jtorbich@crcirecovery.org |
| PROPERTY OWNER INFORMATION (If different from above) | |
| Owner Name(s): | |
| Mailing Address: | |
| Phone: | Email: |
| PROPERTY INFORMATION | |
| Property Address and/or Description of Location: 605 Holden Beach Rd Shallotte NC 28470 | |
| Parcel Tax ID #(s): 19800044 | Total Site Acreage: 2.26 |
| Current Zoning District(s): CO-R-6000 / C-LD TC | 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:

The nature of the area is already congruent with the zoning designation CLD. A portion of the parcel originally was already zoned CLD.

LAND USE COMPATIBILITY

Future Land Use Map Classification:

~~CLD~~ MDRM TC 10/15/24

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:

Josh Torbich

Date:

9/11/2024

Owner Signature:

Josh Torbich

Date:

9/11/2024

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

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

City of Northwest Jurisdiction Fees

- | | | |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,815) | <input type="checkbox"/> 1.0 to <5 acres (\$1,936) | <input type="checkbox"/> 5.0 to <25 acres (\$2,057) |
| <input type="checkbox"/> 25 to <50 acres (\$2,299) | <input type="checkbox"/> 50+ acres (\$2,420) | <input type="checkbox"/> Conditional Zoning (Add \$605) |

Please note that any continuance request after initial advertising will incur and additional \$500 fee for Brunswick County Jurisdiction and \$605 for City of Northwest Jurisdiction.

Z-902

ADJACENT PROPERTY OWNER(S)

| PARCEL ID | NAME 1 | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|------------|--------------------------------|---------------------------|------------------------|------------------|-------|------------|
| 1980004303 | CHRISTIAN RECOVERY CENTERS INC | | PO BOX 3091 | SHALLOTTE | NC | 28459-3091 |
| 1980006601 | CASTIGLIONE RUSSELL RYAN ETALS | | 3160 CHICAGO ST UNIT B | SAN DIEGO | CA | 92117-6114 |
| 1980006710 | CHEEK BAXTER C | | PO BOX 8200 | OCEAN ISL BCH | NC | 28469-2200 |
| 1980006717 | BROWN HARRIET R (LT) ETVIR | BROWN DARREN D (LT) ETALS | 602 HOLDEN BEACH RD SW | SHALLOTTE | NC | 28470-1715 |
| 1980004301 | DAVIS GREGORY L | | 430 PARADISE LN SW | SHALLOTTE | NC | 28470-1717 |
| 1980004311 | DAVIS MICHAEL JASPER ETUX | DAVIS TINA BATTIS | 4671 RONS COUNTRY LN | ROCKY MOUNT | NC | 27804-8090 |
| 19800066 | COBLE JOHN C JR | | PO BOX 7616 | OCEAN ISLE BEACH | NC | 28469-2316 |
| 19800046 | MCLAMB MONNIE W ETALS | | 240 HICKMAN RD NW | CALABASH | NC | 28467-2017 |

OWNER(S)

| PARCEL ID | NAME | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|-----------|--------------------------------|--------|-------------|-----------|-------|------------|
| 19800044 | CHRISTIAN RECOVERY CENTERS INC | | PO BOX 3091 | SHALLOTTE | NC | 28459-3091 |

APPLICANT(S)

| PARCEL ID | NAME | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|-----------|--------------------------------|--------|-------------|-----------|-------|------------|
| | CHRISTIAN RECOVERY CENTERS INC | | PO BOX 3091 | SHALLOTTE | NC | 28459-3091 |

Mailed on 10/25/2024 by Tyler Connor



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

www.brunswickcountync.gov/planning • (910)253-2200

MEMORANDUM

DATE: November 1, 2024
TO: Brunswick County Planning Board
FROM: Kirstie Dixon, Planning Director
RE: **Brunswick County Planning Board Rules of Procedure Amendment**

Request to officially move the start time of the Brunswick County Planning Board from 6 PM to 4 PM by amending the Brunswick County Planning Board Rules of Procedure. This will accommodate the amount of activity and better manage county resources (staff overtime).

Amend Article VI.A. Regular Meetings, of the Brunswick County Planning Board Rules of Procedure:

ARTICLE VI - MEETING

A. Regular Meetings

Regular meetings of the Board shall be held on the second Monday of every month at 6:00 P.M. **4:00 P.M.** in the Public Assembly Building at the Brunswick County Government Complex.

Attached is a full copy of the Brunswick County Planning Board Rules of Procedure Amendment noting the proposed change.

BRUNSWICK COUNTY PLANNING BOARD

RULES OF PROCEDURE

ARTICLE I - PURPOSE AND GENERAL RULES

A. Purpose

The purpose of the Planning Board shall be set forth in the Brunswick County Code, and other general and special State laws relating to planning in Brunswick County. The Planning Board shall have those powers and duties delegated by ordinance to the Board by the Brunswick County Board of Commissioners.

B. General Rules

The Planning Board shall be governed by North Carolina General Statute, Article 3, Chapter 160D, Boards and Organizational Arrangements, and other general and special acts relating to planning and related activities in Brunswick County as well as by the ordinance which established the Board. The Planning Board also shall operate according to the most recent edition of Suggested Rules of Procedure for the Board of County Commissioners, published by the University of North Carolina Institute of Government. In instances where the Planning Board conducts quasi-judicial proceedings (i.e., acts as a Board of Adjustment), the Planning Board will operate according to provisions of North Carolina General Statute 160D.

1. Rezoning Applications

The Planning Board will not accept amendments to rezoning requests following application submittal unless sufficient time is provided to notify all adjacent and/or abutting property owners prior to the Planning Board's Public Hearing. Such applications will be tabled until such notification is made.

ARTICLE II - PLANNING BOARD OFFICERS

A. Electing Officers

At its first meeting in July each year, the Planning Board shall elect one of its members to serve as Chair and preside over the Board's meetings and one member to serve as Vice Chair. The persons so designated shall serve in these capacities for terms of one (1) year. Vacancies in these offices may be filled for the unexpired terms only. Election of officers shall occur as the last item of business before adjournment of the August meeting. The candidate for each office receiving a majority vote of the Planning Board members present shall be declared elected.

B. Chair

The Chair shall be elected by the full membership of the Planning Board. The Chair shall decide on all points of order and procedure unless directed otherwise by a majority of the Board in session at the time. The Chair shall preside at all meetings, appoint standing and temporary committees.

Quasi-Judicial Decisions. On all quasi-judicial matters (e.g., Variances), the Chair or any member acting as Chair is authorized to administer oaths to witnesses in any matter coming before the Board. Additionally, the Board through the Chair, or in the Chair's absence anyone acting as Chair, may subpoena witnesses and compel the production of evidence. The Chair shall issue requested subpoenas he/she determines to be relevant, reasonable in nature and scope, and not oppressive. The Chair shall rule on any motion to question or modify a subpoena. Decisions regarding subpoenas made by the Chair may be appealed to the full Board.

C. Vice Chair

The Vice Chair shall be elected by the Board from among its regular members in the same manner and for the same term as the Chair. He or she shall serve as acting Chair in case the Chair is absent, and at such times he or she shall have the same powers and duties as the Chair.

ARTICLE III - MEMBERS

A. Membership

Membership on the Planning Board shall be governed by the terms of Chapter 153-A of the North Carolina General Statutes and the Brunswick County Code.

B. Members

Seven (7) Planning Board members and one (1) alternate member shall be appointed by the Board of Commissioners. The five (5) members will be selected from each County commissioner electoral district and two (2) At-Large members also shall be appointed by the Board of Commissioners. An additional one (1) member shall be appointed by the Board of Commissioners and will serve as an alternate. New appointments are for three year terms, four (4) terms expiring in even numbered years and three (3) terms expiring in odd numbered years. Vacancies occurring for reasons other than the expiration of terms shall be filled as they occur for the remainder of the unexpired term.

C. Attendance

Any members of the Board who miss more than three consecutive meetings or public hearings, or who miss more than four or more meetings in a year, without a reasonable excuse, may result in loss of office. Leave of absence for good cause can be granted by the Board of Commissioners, for a period not to exceed three (3) months. In either case, until the vacant position has been filled or the member returns from leave of absence, during any interim period the Planning Board shall be deemed to have as its full membership six (6) rather than seven (7) members, and a quorum shall consist of four (4) members.

D. Payment For Attendance

The Board of Commissioners may authorize within the operating budget of the planning department a per diem payment for attendance of meetings of the Planning Board.

E. Reappointments

Members of the Brunswick County Planning Board shall be considered eligible for reappointment by the Board of Commissioners.

F. Director

The Planning Director shall serve as Advisor and Clerk to the Planning Board. The Planning Director shall also serve as Secretary to the Planning Board. The Planning Board Chair or his or her designee may have the opportunity to review the minutes of the Planning Board meeting prior to their submission to the Planning Board for approval. The Secretary, subject to the direction of the Chair and the Board, shall keep all minutes and records of the Planning Board, provide notice of the regular and special meetings to members, and any other such duties normally carried out by the Secretary. The Planning Director shall not be eligible to vote. On all quasi-judicial (e.g., Special Exceptions) matters, the Clerk to the Planning Board also may administer oaths to all witnesses.

ARTICLE IV - COMMITTEES

The Planning Board may establish such standing or temporary committees as it may deem useful in its works. The members of these committees shall be appointed by the Chair.

ARTICLE V - POWERS AND DUTIES

It shall be the duty of the Planning Board, in general to:

1. Make studies of the County and surrounding area.
2. Determine objectives to be sought in the development of the study area.
3. Prepare and adopt plans for achieving these objectives.
4. Develop and recommend policies, ordinances, administrative procedures; and other means for carrying out plans in a coordinated and efficient manner.
5. Advise the Board of Commissioners concerning the use and amendment of means for carrying out plans.
6. Exercise any function in the administration and enforcement of various means for carrying out plans that the Board of Commissioners may direct.
7. Perform any other related duties that the Board of Commissioners may direct.
8. Consistent with Section 2.3.2. of the Brunswick County Unified Development Ordinance, the Planning Board shall hear and take final action on the following development review procedures:

- a. Variance from Subdivision Requirements;
- b. Major Subdivision – Preliminary Plat;
- c. Major Site Plan;
- d. Planned Development Review;
- e. Zoning Vested Rights Determination; and
- f. Rezoning.

ARTICLE VI - MEETING

A. Regular Meetings

Regular meetings of the Board shall be held on the second Monday of every month at ~~6:00 P.M.~~ 4:00 P.M. in the Public Assembly Building at the Brunswick County Government Complex.

B. Special Meetings

The Chair may call special meetings of the Board at any time. At least forty eight (48) hours written notice of the time and place of special meetings shall be given, by either the Secretary or the Chair, to each member of the Board.

C. Cancellation of Meetings

If there is no business for the Board, or if so many members cannot attend that a quorum will not be available, the Chair may dispense with a regular meeting by given written or oral notice to all members not less than twenty four (24) hours before the time set for the meeting.

D. Quorum

A majority of the full membership of the Board must be present at a meeting if the Board is to transact any business other than to adjourn. The Chair may not call a meeting to order until such a quorum is present unless, after waiting a reasonable time past the meeting's scheduled starting time, the Chair determines that there is no hope of obtaining a quorum. In that case, the Chair shall call the meeting to order, note the lack of a quorum, and adjourn the meeting. If a quorum ceases to be present at any time during a meeting, the Chair shall note the lack of a quorum, order the cessation of business, and adjourn the meeting.

E. Voting

The vote of majority of those members present shall be sufficient to decide all matters before the Planning Board of a legislative nature, provided a quorum is present.

Quasi-Judicial Decisions. While all Variances shall require a four-fifths (4/5) vote for approval, only a simple majority is required for Special Exception permits and ordinance interpretations. No Planning Board member shall participate in the decisions of any matter in which they have a personal financial interest. Each member shall vote either "yes or no" except when excused by the Chair. The Chair shall be entitled to the same voting privileges as any other member of the Board. In the case where a Board member excuses himself or herself

from participation in Planning Board matters without prior approval of the Chair, the Board members vote shall be recorded as "Yes".

The Brunswick County Planning Board asserts that boundary line disputes are outside the jurisdiction of the Brunswick County Planning Board. Board action(s), where such boundary line disputes exist, will be made without regards to a real or perceived boundary line dispute.

F. Conflicts of Interest

To preserve public confidence in the integrity of the Planning Board and the County's governmental process, each Board member shall have right and duty to avoid even the appearance of a conflict of interest. A conflict of interest can be defined as participating in a matter where there is either a direct/indirect benefit to the Board member, or the perception of a benefit. The Board member shall ask the Chair to be excused from participation in any matter before the Board in which the member's impartiality might reasonably be questioned. If any other Board member questions the impartiality of a Board member before or during the Board's consideration of a matter, the Chair shall treat this as a request that the member be excused from participation. Any request that a Board member be excused from participation must disclose the basis for the request. It is the Chair's responsibility to determine if a conflict of interest does exist and to either excuse or not excuse the Board member from participation.

ARTICLE VII - BASIC STUDIES

A. Gathering Maps and Aerial Photographs

The Planning Board may gather maps and aerial photographs of man-made and natural physical features of the County and surrounding area, statistics on past trends and present conditions with respect to population, property values, economic base, land use, and any other pertinent information deemed necessary.

B. Special Studies

The Planning Board may make, cause to be made, or obtain special studies on the location, condition and adequacy of specific facilities, which may such things such as housing, commercial and industrial facilities, parks, playgrounds, and recreational facilities, including water and waste disposal systems; and traffic, transportation and parking facilities.

C. Records Or Information By County Officials

All County officials shall, upon request, furnish to the Planning Board such available records or information as it may require in its work. The Board or its agents may, in the performance of their official duties, enter upon lands during reasonable hours and make what ever examinations or surveys and maintain necessary monuments thereon in accordance with State law.

ARTICLE VIII - RECOMMENDATIONS

A. Unified Development Ordinance

The Planning Board may prepare and submit to the Board of Commissioners for its consideration and possible adoption of a Unified Development Ordinance to regulate the height, area, bulk, location, and use of buildings and premises within the area, in accordance with the provisions of North Carolina General Statute Chapter 160D. The Planning Board will also have the power to initiate proposals for amendment of the Unified Development Ordinance, based upon its studies and comprehensive plan. The Planning Board also will review and make recommendations to the Board of Commissioners concerning all proposed amendments to the Unified Development Ordinance.

ARTICLE IX - ADMINISTRATION

A. Attending Conferences, Meetings, Traveling Expenses

Members of the Planning Board, when authorized by the Planning Board and approved by the Planning Director, may attend planning conferences, meetings of planning institutes, hearings upon pending planning legislation, and the Planning Board may upon the Planning Director's approval, and by formal affirmative vote, pay, the reasonable travel expense incident to such attendance.

B. Publicity and Education

The Planning Board shall have the power to promote public interest in and on understanding its recommendations. The Planning Board, with the Planning Director's approval, publish and distribute copies of its recommendations and may employ such other means of publicity and education as it may determine.

ARTICLE X - ORIENTATION AND TRAINING

A. Orientation of New Members

The Planning Director shall meet with new Board members as soon as possible after their appointment to prepare them for effectively serving on the Planning Board. At that meeting, the Planning Director shall provide each new member a copy of the Planning Board handbook, all ordinances the Board typically deals with, and the comprehensive plan and other major statements of the County's growth management and land development policies. The Planning Director shall also generally explain the County's growth management and land development policies, the relationship between the Board and County Planning Staff, and the organization, duties and responsibilities, procedural rules, and legal constraints under which the Board operates.

B. General

Board members are encouraged to expand their knowledge and understanding of planning issues by reading planning related literature and attending planning conferences, courses, seminars, and workshops.