



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**4:00 P.M. Monday
December 9, 2024**

**County Cafeteria (Bldg. D)
Brunswick County Government Center**

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the November 12, 2024 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

- A. Transportation Overlay Zone (TOZ) – Proposed UDO Text Amendment
- B. Traffic Impact Analysis (TIA) – Proposed UDO Text Amendment

New Business

C. Planned Development – PD-131

Name: Brecourt Manor Planned Development
 Applicant: Norris & Tunstall Consulting Engineers, P.C.
 Tax Parcel: Portion of 16800072 and 16800073
 Location: Green Swamp Road (NC 211)
 Description: Brecourt Manor is a proposed planned development, consisting of 137 single family units on 33.23 acres, creating an overall density of 4.12 units per acre.

D. Planned Development – PD-137

Name: Indigo Planned Development
 Applicant: East West Partners
 Tax Parcel: 22100027, 2210002901, 2210A001, 2370000401, 2370000419, 2370000418, 2370000417, 2370000422, 23700005, 2370000502, 23700020, 23700018, 2370001601, 23700016, & 23700015
 Location: Robert Ruark DR SE (SR 1852) & W 9th ST (SR 1209)
 Description: Indigo is a proposed planned development, consisting of 400 single family units, 200 duplex/townhouse units, & 500 multi-family units on 326.96 acres, creating an overall density of 3.36 units per acre.

E. Rezoning Z-903

Proposed rezoning of approximately 735.85 acres located off Thomasboro Road (SR 1165) and Sand Piper Bay Drive near Calabash, NC from Undesignated to CP (Conservation and Protection) for Tax Parcels 2260000104, 2260000101, and 2260000103.

9) Other Business.

- A. 2025 Planning Calendar.
- B. UDO Modernization Project Update.
- C. Planning Board Case Update.

10) Adjournment.

MINUTES

PLANNING BOARD

BRUNSWICK COUNTY, NC

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

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

MEMBERS PRESENT

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

MEMBERS ABSENT

Ron Medlin

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Deputy Director
Connie Marlowe, Admin. Asst. II
Tyler Connor, Planner I
Phillip Coates, Planner I
Dennis Rabon, Zoning Administrator
Garrett Huckins, Planning Tech.
Jeff Walton, Planner II
Ryan King, Asst. County Attorney

OTHERS PRESENT

Savanna Tenenoff, Star News
Bradley Jarrell
Jody Bland, Norris & Bland Engineering
Thomas Scheetz
Craig Stoeckle
Josh Torbich
Belinda Willetts
Tim Long
Elliot Swain

Jason Brady, Brunswick Beacon
Ian Johnson
Terry Alston
Lora Sharkey
Karen Mosteller
Matthew Morabito
Elaine Jordan
Patrick Newton

I. CALL TO ORDER.

Mr. Cheek called the meeting to order at 6:02 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Ron Medlin was absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 14-OCT-24 MEETING.

Mr. Bittenbender made a motion to approve the 14-Oct-24 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

Mr. Marc Pages asked that Item J (Rezoning Z-902) under Public Hearings be moved to Item F for consideration on the agenda.

VI. PUBLIC COMMENTS.

Mr. Cheek 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.

There were none.

VII. OLD BUSINESS.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- 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.
- The proposed fire suppression system (dry hydrant) must be approved by the Fire Chief prior to construction.
- Per the Flood Damage Prevention Ordinance, a Hydrology and Hydraulics Study is required to be provided that establishes the Base Flood Elevation (BFE) 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.

Mr. Brittain stated that comments from Environmental Health show the project as a total of 32 single-family lots, but staff shows 25 single-family lots. Mr. Pages said the developer initially had a proposal for 32 single-family lots, but that number has been reduced to 25 single-family lots and any additional lots will require another approval by this Board.

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

Mr. Bradley Jarrell, 1401 Colon Mintz Road, addressed the Board. Mr. Jarrell said they are working with an engineer, FEMA (Federal Emergency Management Agency) and the Floodplain Administrator to address the wetlands issue. Mr. Cheek asked what type of wetlands are on the site? Mr. Jarrell said they are not 404 wetlands, but FEMA is involved in the matter. Mr. Cheek asked if the septic fields will service multiple sites and he wondered the number of bedrooms for each site. Mr. Harrell said they are working with a soil scientist that has designed the layout and the shared drained fields will be designed by an engineer. He was uncertain of the number of bedrooms for each site. Mr. Board asked if 15-25 lots will share a drain field? Mr. Harrell said approximately 4 lots (Lots 20-23) will share a drain field, while other lots will have individual septic systems.

Mr. Ian Johnson, 8040 Footpath Road, addressed the Board. Mr. Johnson was concerned with the additional traffic utilizing the existing easement directly in front of his property that he currently own. He was also concerned with who will be financially responsible for repairs when the asphalt deteriorates because he is not financially able to make repairs to the road in the future. He further stated that Bill Fish Drive is currently acting as a small levy and there is a 15" culvert under Perennial Lane that handles most storms, but PTC#8 (Potential Tropical Cyclone #8) flooded that portion of Mr. Johnson's property. Mr. Johnson asked if the developer could assist with installing a larger culvert that can handle what has become a levy on the north side of his property to help drain the west side of his property.

Mr. Cheek asked staff about road maintenance for the private roads. Mr. Pages said an HOA (Homeowners Association) will have to be formed to maintain the private roads, stormwater and open space areas in the proposed development. Mr. Pages said the maintenance will be required from the North Carolina Department of Transportation's (NCDOT) right-of-way into the development. Mr. Jarrell said they are aware that an HOA has to be formed to handle roads, stormwater, and open space areas. Mr. Jarrell said they will present the culvert issue to their engineer to determine the appropriate size the pipe needs to be.

Mr. Bittenbender asked if the common area(s) will accommodate all of the lots and Mr. Harrell said the common area(s) will not accommodate all of the lots, but there are other common areas proposed. Mr. Pages added that a County and State stormwater permit will have to be obtained. Mr. Jarrell said they currently have an approved stormwater permit(s).

Mr. Brittain asked if they have talked to the adjacent property owners and Mr. Jarrell said he spoke with 1 of the property owners in the immediate area.

Mr. Gaver clarified that Perennial Lane and Bill Fish Drive will be maintained by the HOA of this development and Mr. Johnson would not be responsible for improvements to the road and Mr. Pages concurred. Mr. Gaver further stated that the HOA will be responsible for the drainage issues. Mr. Pages said Mr. Johnson is responsible for the drainage on his property and any runoff from his property. Mr. Pages said the 2 parties can meet to discuss a resolution to the existing culvert issues if they so choose to do so.

Mr. Johnson readdressed the Board. He asked if he will still own his portion of the easement and the developer maintains the easement and Mr. Pages concurred. Mr. Johnson asked if it is okay for Bill Fish Drive to act as a levy because water cannot flow north. He asked if it is his responsibility to move the natural flow through the culvert on his property? He encouraged Mr. Johnson to speak with Brigit Flora or Richard Christensen regarding any stormwater issues.

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

Mr. Gaver made a motion to approve SS-284 (Maco Commons Major Subdivision) with the noted conditions in the Staff Report (attached) and he encouraged the developer to meet with Mr. Ian Johnson to assist with installing a larger culvert in the area and the motion carried 5 to 2 with Mr. Leary and Mr. Brittain opposing.

B. Major Subdivision – SS-288

Name: Parker Tract Major Subdivision
Applicant: Norris & Bland Consulting Engineers P.C.
Tax Parcel(s): 21400016
Location: Shell Point Road SW (SR 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.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- 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.
- Add a note to the site plan that indicates the total provided recreation space will be 1.38 acres.

Mr. Pages added that the developer is proposing a vehicular traffic bridge connecting the northern and southern portions of the site. There will be a connection onto High Meadows Drive SW (SR 1826) and Shell Point Road SW (SR 1132) as well as across an existing pond.

Mr. Board expressed concern with the proximity of the bridge to the Shallotte River and the potential of the bridge being flooded if there is a major storm. Mr. Pages said the northern portion of the site will have an exit onto High Meadows Drive SW (SR 1826) and the southern portion of the site will have an exit onto Shell Point Road SW (SR 1132).

Mr. Cheek asked if the 20' gravel emergency gated access will be a connectivity point to Shell Point Road SW (SR 1132)? Mr. Pages said that has been removed because the Fire Marshal has determined that that emergency access is no longer warranted. He reiterated that there will be 2 exits (High Meadows Drive SW and Shell Point Road SW) on the site.

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

Mr. Jody Bland (1429 Ash-Little River Road), Norris and Bland Engineering, addressed the Board. He stated that the interconnection over the dike that creates the pond will require a geotechnical engineer to perform the full analysis for structural stability. There will be approximately 8 ponds in addition to the main pond on the site for stormwater purposes. There are multiple points of ingress and egress to the site. Mr. Bland said they will comply with the 20' buffer indicated by staff. The property will be served with public water that will be dedicated to the Brunswick County Public Utilities, individual on-site wastewater systems are proposed for each lot, roads, common areas, and stormwater will be maintained by the HOA.

Mr. Gaver asked if there were any comments at the neighborhood meeting? Mr. Bland said there were comments about traffic, the actual development in proximity to the existing neighborhoods, schools, operation of the stormwater ponds and what happens during a flood event (project designed to the 100-year storm event). Mr. Cheek asked if the dike will have a culvert that runs underneath. Mr. Bland said the dike will have a small outfall structure and it will be maintained. Mr. Board asked if they are comfortable with the elimination of the 20' emergency gravel gated access and Mr. Bland said they are comfortable with it based on the Fire Marshal's input. He stated that if the Board desires for it to remain, they will comply. He further stated that there is an existing cemetery on the 20' gravel access road so the gate would be behind the cemetery entrance so as not to impede access to the cemetery if the gate remains. Mr. Board reiterated his concern of the bridge potentially flooding and/or collapsing if there is a

major storm. Mr. Pages interjected that the emergency connection connects to Canna Place SW.

Ms. Terry Alston, 1215 Fletcher Hewett Road SW, addressed the Board on behalf of herself and Randy Mayfield (1306 Fletcher Road SW). Ms. Alston said she and 2 other property owners in the area are concerned with the effect the proposed development(s) will have on their property. She was concerned with the types of homes that will be placed on the property, traffic increase generated from this development, heavy equipment, and potential stormwater runoff. She was also concerned with Canna Place SW and High Meadows Drive SW because those are residential areas that cannot handle the excessive traffic that will be generated by the proposed project. The proposed development will be built in 2 flood zone areas. Ms. Alston was concerned with 154 individual on-site wastewater systems in a relatively small area. Ms. Alston read a letter (attached) from Randy Mayfield because he was unable to attend the meeting. Mr. Mayfield had concerns with the types of homes that will be built, potential stormwater issues, air pollution from vehicles, noise pollution, roads, heavy equipment, and wildlife. She concluded that there are a lot of unhappy people that currently reside in the area.

With no further comments, Mr. Leary made a motion to close the Public Hearing and the motion was unanimously carried. Ms. Alston had another question. Mr. Leary made to reopen the Public Hearing and the motion was unanimously carried. Ms. Alston asked if there is a way to determine the housing types and Mr. Cheek said the Board does not have access to that information at the current time. Mr. Leary made a motion to close the Public Hearing and the motion was unanimously carried.

Mr. Board was concerned with the water issues, wetlands on-site, and the individual on-site wastewater systems and the close proximity to the Shallotte River and Mr. Gaver concurred. Mr. Gaver was also concerned with the density and this project changes the dynamics of the area coupled with its close proximity to the Shallotte River. Mr. Cheek reiterated that the developer intends to design the project to the 100-year storm event. Mr. Gaver felt that the risk is too high even if the project is built to the 100-year storm event due to the high density associated with the area. Mr. Ryan King reminded the Board that this is a major subdivision and whether or not it fits the area is not a part of the Board's decision-making process. He further stated that if the Board chooses to deny, a specific reason must be stated as well as a remedy for approval. Mr. Gaver explained to staff that he has concerns with the density of the project and its proximity to the Shallotte River that may cause flooding to future homes. Mr. Pages said the subject property is currently zoned R-6000 (High Density Residential), which allows for up to 4.4 dwelling units per acre for 10,000 square foot lots. He stated that the developer is proposing 1.68 dwelling units per acre that includes the flood areas, ponds, and wetlands. However, Mr. Pages agreed that the proximity of on-site wastewater systems to the Shallotte River is a valid concern.

Mr. Gaver made a motion to deny SS-288 (Parker Tract Major Subdivision) due to the on-site wastewater systems proximity to the Shallotte River and a potential risk to future homeowners and the motion was unanimously carried.

C. Major Subdivision – SS-289

Name: Harper Acres Major Subdivision
Applicant: Headwaters Engineering of the Cape Fear, PLLC
Tax Parcel(s): 2210002704
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. Phillip Coates addressed the Board. Mr. Coates read the Staff Report (attached). He identified the subject property and surrounding properties on a visual map.

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

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

Mr. Gaver asked staff if school capacity will be insufficient in 8 to 10 years and staff said it appears that there will not be adequate school capacity based on the projected numbers on the graph. Mr. Gaver asked if the subject property was submitted to the City of Southport before the ETJ (Extraterritorial Jurisdiction) relinquishment? Mr. Pages replied, yes. He stated that a zoning change was denied by the City of Southport and the ETJ relinquishment occurred shortly after. Mr. Gaver clarified that the subject property is surrounded by residential zoning with the exception of commercial zoned property to the northeast and Mr. Coates concurred.

Mr. Board asked staff if a buffer is required between this development and the commercial property? Mr. Coates replied, no. Mr. Pages added that there is an existing buffer on the commercial property. Mr. Brittain interjected that there is an existing retention pond on the commercial property.

Mr. Gaver asked staff why the pedestrian easement to Lord Thomas Avenue is being removed? Mr. Pages said staff was approached by the HOA of Cades Cove Place and they have a deed restriction that limits any pedestrian or vehicular easements on Tax Parcel 221MF00101, which is between the subject property and Lord Thomas Avenue.

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

Mr. Thomas Scheetz, Headwaters Engineering of the Cape Fear, PLLC, addressed the Board. He stated that this is a small low-density, low impact neighborhood with 15 lots. Mr. Scheetz said the average lot size is approximately 17,000 square feet and the site will be designed to the 100-year storm event. Mr. Scheetz said both the State and County stormwater permits have been reviewed and approved.

Ms. Lora Sharkey, 432 Cades Trail, addressed the Board. She stated that her property backs up to conserved open space. Ms. Sharkey felt that a buffer should be included in the proposed development where the conservation open space borders this project, which house wildlife refuge. She further stated that there are 2 homes at the beginning of Cades Trail that will be impacted by the proposed project unless a buffer is required.

Mr. Cheek asked Mr. Scheetz what are the plans for the 20' drainage easement? Mr. Scheetz said it will be a small swale going down each property line, which prevents them from erecting a buffer. He said they are providing a 20' street buffer along Robert Ruark Drive and there will be some buffer on the lots. Mr. Scheetz reiterated that the project is a low-density stormwater design, which equates to less grading or cutting of trees. Mr. Gaver clarified that the proposed swale prevents the developer from erecting a buffer along the property line and Mr. Scheetz replied, yes. He said a buffer could be placed inside the property line, but it is not required. Mr. Leary asked the dimension of the swale and Mr. Scheetz said it varies from 5' wide to 15' wide. He felt the buffer would not be reasonable. Mr. Gaver asked why the buffer would not be reasonable. Mr. Scheetz said because it is not required and the project is being designed above the minimum requirements. Ms. Dixon reminded the Board that planned developments require a buffer around the perimeter of the property, but major subdivisions do not require a buffer. However, the developer can choose to install a buffer, but staff cannot hold the developer to it.

Mr. Craig Stoeckle, 1240 N. Caswell Ave, addressed the Board. Mr. Stoeckle was concerned with storm drainage, wildlife, and privacy as outlined in the UDO. Mr. Stoeckle said he was told that this area was identified as Eagle Aire development and it would never be developed. He provided copies of emails from other neighbors (Shawn and Tera McCulloch and Eugene Stallings) in the area that concur with Mr. Stoeckle's comments. He read excerpts from the UDO (Article 6, Section 6.1) regarding Design Flexibility promoting quality development without imposing financial or regulatory burdens on projects. He presumed that included not instilling a financial burden on existing homeowners. Mr. Stoeckle said he had 9" of water in his crawlspace during PTC#8 and he shuttered to think what will happen to his property when the proposed development is built and another major storm hits the area. Mr. Stoeckle was concerned with wildlife (alligators and coyote) being moved from their habitat and potentially being a danger to the people in the immediate area. Mr. Stoeckle asked that a buffer (10' fence) be around the perimeter of the property. Mr. Cheek reminded Mr. Stoeckle that this is a major subdivision and planned development requirements cannot be applied to major subdivisions.

Mr. Scheetz readdressed the Board. He stated that they are going above and beyond the minimum requirements for a major subdivision. He reiterated that their proposed density is 65% of what is allowed because it is a low-density project.

Ms. Karen Mosteller, 310 N. Atlantic Ave, addressed the Board. She said low density addresses the number of units and not the size of a lot. Ms. Mosteller said they can design smaller lots to allow for more open space and a larger buffer between adjacent parcels.

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

Mr. Leary made a motion to approve SS-289 (Harper Acres Major Subdivision) with the noted conditions in the Staff Report (attached) and the motion was unanimously carried.

D. Planned Development – PD-132

Name: Sterling Oaks Planned Development Expansion
Applicant: Norris & Bland Consulting Engineers, PC
Tax Parcel(s): 20900056
Location: Ash-Little River Road 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 will consist of 338 single-family units on 76.12 acres creating an overall density of 4.44 dwelling units per acre.

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

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

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

Mr. Brittain clarified that the turn lane was completed on May 1, 2023 for the initial project and Mr. Pages agreed. Mr. Brittain asked if there were other road improvements required by NCDOT for the proposed expansion? Mr. Pages said the turn lane will accommodate this area.

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

Mr. Jody Bland, Norris and Bland Engineering, addressed the Board. He stated that their office is in close proximity to the subject property. He stated that they are completing Phase 1 site work of the project and this is an expansion (Phase 4) of the project. Mr. Bland said they worked with the Technical Review Committee (TRC) and addressed comments from the TRC. There was a neighborhood meeting and 1 neighbor called about connecting to sewer because their property will not perk. The project is designed to the 100-year storm event. He added there was no flooding in the area during Tropical Cyclone #8. Traffic upgrades are required and a center left turn lane has been installed. NCDOT required a right turn lane for this project and there is a right turn lane at the intersection of Ash-Little River Road NW (SR 1300) and No. 5 School Road NW (SR 1305) has many road improvements for traffic calming measures. Mr. Bland said water and sewer are available to the site and the pump station designed for Phase 1 is adequately sized to accommodate this expansion. He further stated that there is a 30' vegetative perimeter buffer.

Mr. Gaver thanked Mr. Bland for the information provided to the Board regarding the turn lane for this project. He asked if there are any major changes to the project? Mr. Bland said the expansion allows for a secondary entrance to the project.

Mr. Cheek asked if the pond (open space) at the top of the project is in the AE flood zone? Mr. Bland said there is a section of the pond in the AE flood zone. He stated that it is common for a

stormwater pond to be allowed in the flood zone because it creates storage and it is not a negative impact; rather, it is a benefit.

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

Mr. Gaver made a motion to approve PD-132 (Sterling Oaks Planned Development Expansion) with the noted conditions in the Staff Report (attached) and the motion was unanimously carried.

E. Planned Development – PD-134

Name: Watson Tract Planned Development
Applicant: Norris & Bland Consulting Engineers, P.C.
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. Marc Pages addressed the Board. Mr. Pages read the Staff Report (attached). He identified the subject property and surrounding properties on a visual map.

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

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

Mr. Cheek asked staff about the number of lots (95 single-family units and 75 duplex units) because the staff report says 130 lots. Mr. Pages said a duplex will be 2 units on 1 lot.

Mr. Board asked if the duplexes are located north of the stormwater pond and Mr. Pages replied, yes. Mr. Board asked if lots 93, 94 and 95 will be developed? Mr. Pages said the owner wanted to retain some acreage for their own personal use within the project. Mr. Board asked if there is only 1 entrance to the entire development and Mr. Pages replied, yes. Mr. Pages added that there are 3 proposed stub outs (2 stub outs to the west of the site and 1 stub out to the east of the site).

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

Mr. Jody Bland, 1429 Ash-Little River Road, addressed the Board. Mr. Bland said they worked with staff and addressed TRC comments. He said the 3 lots on the rear will be retained by the developer for family use. There will be a 30-foot perimeter buffer and a 100-foot buffer retained in the lots. He stated that they held a neighborhood meeting and there were no major

concerns expressed at the neighborhood meeting. He stated that a neighbor has requested that a stub out at the rear be in the buffer and not the property line. Mr. Bland said the project is designed to the 100-year storm event. There is a Duke Power easement and a gas main easement that the developer is working with those entities to ensure they maintain the appropriate distance from those easements. All drainage will be diverted to the on-site stormwater ponds and there is no concern of stormwater runoff in the area because the area is fairly undeveloped.

Mr. Gaver asked if the 3 lots (93, 94 and 95) retained by the developer will be part of the HOA and Mr. Bland replied, yes.

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

Mr. Gaver made a motion to approve PD-134 (Watson Tract Planned Development) with the noted conditions in the Staff Report (attached) and the motion was unanimously carried.

F. Rezoning Z-902 – Christian Recovery Centers, Inc (%Josh Torbich)

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

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 C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 19800044 located at 605 Holden Beach Road SW (NC 130) near Shallotte, NC.

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

Mr. Josh Torbich, CEO of Christian Recovery Centers, addressed the Board. He stated that this zoning change will correct a split-zoned parcel. He further stated that they operate a small retail thrift store that is adjacent to the subject property.

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

Mr. Gaver made a motion to approve Tax Parcel 19800044 to C-LD (Commercial Low Density) located at 605 Holden Beach Road SW (NC 130) near Shallotte, 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"/> <i>Agricultural Development Plan</i>	<input checked="" type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

Mr. Cheek 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 (ADU) Text Amendment.

Mr. Dennis Rabon addressed the Board. Mr. Rabon explained how the text amendment was initiated when an applicant's primary dwelling did not meet the minimum dimensional requirements in area for a lot that is currently zone R-6000 (High Density Residential), which requires a minimum lot area of 10,000 square feet without both public water and sewer availability. He further stated that the applicant's lot is just shy of 8,000 square feet in area. He proceeded to read the Staff Report and consistency and reasonableness determination statement (attached).

Mr. Rabon said staff recommends approval for the proposed accessory dwelling units text amendment and adopt the consistency and reasonableness determination statement. Ms. Dixon added that staff was in the process of eliminating this requirement in the UDO rewrite, but the applicant needs the change before the rewrite of the UDO.

Mr. Cheek clarified that the removal of Item C will eliminate the need for the primary use to meet the minimum dimensional area requirements and Mr. Rabon concurred.

Mr. Gaver asked what happens if the Board denies the text amendment? Mr. Rabon said the applicant currently applied for a permit to place an ADU on a parcel (zoned R-6000) that is less than 10,000 square feet in area because the lot does not have both water and sewer availability.

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

Mr. Matthew Morabito, 8529 Buffalo Road, addressed the Board. Mr. Morabito said he intends to move to the area, but they cannot add-on to the existing home because the septic area is in the rear so they decided to build an accessory dwelling for his father-in-law. Mr. Morabito said they wanted him nearby with his own living area. His said the accessory dwelling meets the minimum requirements, but the lot size does not meet the minimum lot area as stated by staff. He stated that he will have to seek other property if the proposed text amendment is not approved. He reiterated that they intend to move his father-in-law to the area in approximately 2 years because he will be doing the majority of the construction of the ADU.

Ms. Belinda Willetts, 6056 Funston Road SE, addressed the Board in favor of the proposed text amendment. She felt that a person should be allowed to build anywhere on their property.

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

Mr. Gaver made a motion to recommend to the Board of Commissioners to approve the Accessory Dwelling Units Text Amendment 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 goals, recommendations, and policies of the following plans adopted by Brunswick County and is 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 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: _____

H. Tree and Landscaping Text Amendment.

Ms. Kirstie Dixon addressed the Board. She stated that there are a number of items to discuss and she felt that the Board should vote on each item individually. Ms. Dixon said the Board can either approve or revise or deny each item as they are presented. Ms. Dixon read Item 1 (attached) regarding the minimum number of trees as well as the tree size required for residential and commercial lots. Ms. Dixon said the Planning Board subcommittee made changes to this item by reducing the number of trees from 3 to 2 trees on residential lots and 15 to 12 trees on commercial lots that includes industrial, multifamily, townhomes, office, institutional, public and civic uses. This requirement excludes business parks and industrial parks.

Ms. Dixon said staff recommends approval of Item 1 of the Tree and Landscaping Text Amendment.

Mr. Brittain said staff indicated at the previous meeting that the consultant is aware of these changes and Ms. Dixon concurred. He said the proposed changes are consistent with the rewrite of the UDO and Ms. Dixon replied, yes. Ms. Dixon said staff is just updating the current UDO with the proposed changes and they will be a part of the UDO rewrite.

Mr. Gaver asked the proposed changes are enforceable if they are adopted? Ms. Dixon said the minimum tree requirement for residential lots is required before a certificate of occupancy can be issued, but staff will not enforce thereafter if a tree is removed by act of God or man. Mr. Brittain asked if this will be the same when the UDO is rewritten and Ms. Dixon replied, yes. Mr. Gaver did not see the need to make a requirement that is not enforceable.

Mr. Gaver made a motion to open the Public Hearing on Item 1 and the motion was unanimously carried.

Ms. Elaine Jordan (Attorney for MAS Properties), 131 Ocean Boulevard West, addressed the Board. She said her comments applies to this text amendment as well as the Traffic Impact Analysis (TIA) and Transportation Overlay Zone (TOZ) text amendments. Ms. Jordan said the Planning Board is a gate keeper and the gate should not be open unless the Board is certain items for consideration are ready for the Board of Commissioners' level. She stated that the proposed text amendments have been tabled approximately 3 times with no significant changes. As a result, Ms. Jordan felt that the text amendments are not ready to move forward. Ms. Jordan said the cost of planting trees will drive up the cost for constructing a home. She asked the Board to wait for the rewrite of the UDO and not piece mill language in the current UDO. Ms. Jordan said there can be responsible growth in the County. She further stated that there is opposition both ways on the proposed text amendments (Tree and Landscaping, TIA and TOZ) for consideration.

Ms. Karen Mosteller, 310 N. Atlantic Ave, addressed the Board. Ms. Mosteller said the proposed text amendment encourages retention of trees to minimize clear cutting of trees.

Mr. Tim Long, 211 Bedrock Court, addressed the Board. He, too, felt that the text amendments are not ready to move forward. Mr. Long felt that there should be some more tweaking of the text amendments. He agreed that requiring 2 trees on a residential lot will increase the cost of a home that will be passed on to the potential buyer.

Ms. Dixon clarified that commercial properties must comply with a minimum of 12 trees per disturbed acre because it will be part of their landscape plan that must be maintained in perpetuity. Mr. Gaver asked how staff will enforce the requirement? Ms. Dixon said commercial properties are currently enforceable. Mr. Pages added that there are parking requirements and buffer requirements for commercial uses. Mr. Gaver pointed out that there is a difference between requirements and enforcement. He said these amendments are the result of citizens complaining to the Board of Commissioners about clear-cutting of trees. He said this language will not stop a developer from clear-cutting a lot. The time, effort and energy spent will not satisfy the core driver of what is the actual concern of the citizens. Mr. Gaver said staff is not going to the site to ensure the minimum number of trees are present on the site after the certificate of occupancy has been issued. Mr. Pages reiterated that inspections are conducted prior to the issuance of a certificate of occupancy.

Mr. Board felt that it is more important to preserve trees on a site. He agreed with Mr. Gaver, in that, this will not stop clear-cutting of trees. Mr. Gaver added that the goal is to stop clear-cutting, but we cannot tell a landowner that existing trees cannot be removed. He reiterated that the proposed language will not disallow clear-cutting of trees, rather, the Board can say that language has been added to the UDO that does not address the issue at hand.

Mr. Board asked how clear-cutting of trees can be stopped? Ms. Dixon said the State has to allow such a mandate. Mr. Pages interjected that the State has to grant the authority for the County to adopt a tree ordinance. As a result, the County is tasked with requiring tree replacement or incentives to encourage developers to preserve trees on a site. He said developers will argue that trees have to be removed so the site can be graded and stormwater elements can be installed.

Mr. Gaver felt that more work needs to be done before this is approved to appease the Board of Commissioners. Mr. Gaver said if this is adopted and later changed in the UDO rewrite, there are going to be some major repercussions.

Mr. Cheek clarified that a legislative bill will have to be passed for a Tree Ordinance to be implemented and Ms. Dixon concurred. Ms. Dixon said the Board of Commissioners requested such, but no action will likely be taken until the next session. Mr. Gaver said he was present when this matter was discussed by the Board of Commissioners and they knew it was not going to happen, but they sent a letter requesting it. Mr. Board said if clear-cutting continues, this will not address what the Board of Commissioners tasked the Planning Board to do. Mr. Pages said there are other elements within this text amendment that can mask or hide some of the clear-cutting of trees. Ms. Dixon said clear-cutting has to be done so stormwater measures can be put in place and individual lot can be identified on the ground.

Mr. Patrick Newton addressed the Board. He stated that an attorney (Mr. Shipman) indicated at a previous meeting that the County is setting itself up for a lawsuit if an illegal ordinance amendment is adopted.

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

Mr. Gaver made a motion to recommend denial of Item 1 of the proposed text amendment to the Board of Commissioners because this item is not ready to move forward and the motion was unanimously carried.

Ms. Dixon stated that Item 2 (attached) better defines heritage trees. Mr. Brittain suggested that cypress trees be added as a heritage tree.

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

Ms. Belinda Willetts, 6056 Funston Road SE, addressed the Board. She felt that all trees that are native to Brunswick County should be included as a heritage tree. Mr. Board said this section does allow for other tree species that are 18" or greater that is included in Appendix A of the UDO.

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

Mr. Board made a motion to recommend approval of Item 2 to the Board of Commissioners and the motion was unanimously carried.

Ms. Dixon read Item 3 that amends the amount of open space and recreation area that has to be provided under the minimum open space requirements (Section 6.4.4.B.) in the UDO. She stated that the open space minimum requirement has not changed, but the recreation area has been increased from 15% to 25%. Mr. Gaver clarified that there will be more usable space outside of the wetlands.

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

Ms. Lara Sharkey, 432 Kings Trail, addressed the Board. She agreed with the increased amounts of open space and usable recreation area (uplands). Ms. Sharkey said if open space is set aside at the time a development is approved, more trees will be preserved and the public concerns can be addressed regarding minimizing clear-cutting of trees. She felt that the percentages for open space should be higher in the overall development plan. Mr. Cheek said the intent of this item is to net allow wetlands to be included in the open space and recreation area percentage calculations and Mr. Pages concurred. Mr. Pages said wetlands have to be preserved and not disturbed or the US Army Corps of Engineers (Corps of Engineers) has to approve any disturbance in federal wetlands.

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

Mr. Gaver felt that item is not quite ready and should be addressed by the consultants in the UDO rewrite. As such, Mr. Gaver made a motion to recommend denial of Item 3 to the Board of Commissioners because it is not ready to move forward and the motion carried 6 to 1 with Mr. Board opposing.

Ms. Dixon read Item 4 that states open space should be distributed evenly and trees disbursed per acre.

Mr. Board said the plans that have been presented since he has been on the Board include amenities, stormwater elements, buffers and utility easements in their calculations for open space. Mr. Pages said pocket parks are disbursed in developments.

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

Ms. Karen Mosteller, 310 N. Atlantic Avenue, addressed the Board. She asked that 404 wetlands be excluded as well as stormwater ponds as open space, but a pathway around the stormwater pond(s) can be considered as open space. She supported the tree information with relationship to open space. Ms. Mosteller said connectivity for wildlife is critical in creating corridors.

Mr. Tim Long felt that this item is not ready to move forward. He also felt that the number of trees required per acre is alarming. He further stated that a lot of land is usually contiguous to wetlands that cannot be disturbed.

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

Mr. Gaver made a motion to recommend denial for Item 4 to the Board of Commissioners based on the fact that there are comments from the development community and citizens that this item needs more tweaking and the motion was unanimously carried.

Ms. Dixon read Item 5 that addresses usable recreational areas standards with incentives.

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

Mr. Jody Bland, Norris and Bland Engineering, addressed the Board. Mr. Bland said NCDOT can be petitioned to take a road, but you cannot force NCDOT to accept a road. He suggested that a commentary be added stating that if NCDOT does not accept a collector street, the development is allowed to continue with whatever incentives that are realized based on the installation of the collector road. Ms. Dixon agreed with Mr. Bland with regards to NCDOT has to accept collector streets or the roads will have to be private. She further stated that staff has spoken with NCDOT about accepting collector streets.

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

Mr. Board asked staff about iv. (B) that references affordable housing; in that, he did not think the Planning Board could address housing types or prices of homes in a development. Ms. Dixon said affordable housing is associated with planned developments in conjunction with a developer agreement between the developer and the County to provide long-term affordable housing. Mr. Pages added that this has been in the UDO for quite some time.

Mr. Gaver made a motion to recommend denial for Item 5 to the Board of Commissioners based on the discussion and this item is not ready to move forward and the motion carried 6 to 1 with Mr. Brittain opposing.

Ms. Dixon read Item 6 that addresses collector or thoroughfare street buffers related to the number of trees (canopy and/or understory) required and incentives when existing trees are retained and usable for non-residential development. Mr. Pages added that number 4 (iv) allows for flexibility to preserve trees in a non-residential area. Mr. Gaver asked staff if there is definition for a minor change? Ms. Dixon said it is not defined in the UDO, but it is reviewed by staff on a case-by-case basis. Mr. Pages said major changes would be circulation issues, severe setback reductions or something of that nature. Mr. Cheek clarified that there is no definition for a minor or major change and Ms. Dixon concurred.

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

Ms. Lora Sharkey, 432 Cage Trail, addressed the Board in favor of Item 6 because it will assist staff in negotiating with the developer to preserve existing trees.

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

Mr. Gaver made a motion to recommend denial for Item 6 to the Board of Commissioners due to some uncertainty of this item. He said he is in support of making proposed changes, but he don't think that this item is ready to move forward and the motion carried 5 to 2 with Mr. Brittain and Mr. Ishler opposing.

Ms. Dixon read Item 7 that states a 75' minimum buffer depth and 0.6 plantings on the inner 30' of buffer for proposed residential units adjoining existing bona fide farming activity in a Voluntary Agricultural District (VAD) and the VAD recommended this change.

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

Mr. Elliott Swain, 6271 Funston Road SE, addressed the Board on behalf of the VAD Board and as a county employee that assist with the Administration of the VAD program. He felt that the agricultural community would agree with this item because it is both for the benefit of the homeowner and the agricultural operation. Mr. Cheek asked Mr. Swain to address the VAD request for a 100' buffer depth rather than the proposed 75' buffer depth. Mr. Swain said the initial buffer depth was 75' due to the spraying of products from hog farms, but 100' buffer depth may have been suggested for greater protection for both parties (farm and adjacent property owner).

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

Mr. Gaver made a motion to recommend approval for Item 7 to the Board of Commissioners and the motion was unanimously carried.

Ms. Dixon read Item 8 that addresses the planting list in Appendix A recommended by North Carolina Cooperative Extension.

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

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

Mr. Brittain suggested that cypress trees be added to the planting list in Appendix A of the UDO. Ms. Dixon said staff will research the matter, but she thinks cypress trees are recommended in the general list of Appendix A of the UDO. She reminded the Board that these are additions and removals from the general list recommended by NC Cooperative Extension.

Mr. Gaver made a motion to recommend approval for Item 8 to include cypress trees if not on the current list to the Board of Commissioners and the motion was unanimously carried.

Ms. Dixon said staff recommends approval on Items 2, 7, and 8 of the Tree & Landscaping Text Amendment and to adopt the consistency and reasonableness determination statement.

Mr. Leary made a motion to recommend approval of Items 2, 7, and 8 of the Tree & Landscaping Text Amendment to the Board of Commissioners and adopt the consistency & 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 goals, recommendations, and policies of the following plans adopted by Brunswick County and is REASONABLE and appropriate based upon the following findings:

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

<input type="checkbox"/> Agricultural Development Plan <input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP) <input type="checkbox"/> Brunswick County Trail Plan <input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)	<input type="checkbox"/> Unified Development Ordinance <input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan <input type="checkbox"/> Airport Height Control Ordinance <input type="checkbox"/> Other: _____
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Mr. Gaver made a motion to table Items I and J (Transportation Overlay Zone [TOZ] and Traffic Impact Analysis [TIA] Text Amendments) until December 9, 2024 at 4:00 p.m. in the Cafeteria (Building D) due to the late hour and the Board has other business that has to be considered and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- UDO Modernization Project Update.

Ms. Dixon addressed the Board. She stated that the consultant has been meeting with stakeholder groups to address the rewrite of the Brunswick County Unified Development Ordinance (UDO). Ms. Dixon said if any Board members (no more than 3 members in 1 setting) want to meet with the consultant, staff will arrange a date, time and location so any concerns with the UDO can be shared with the consultant. After all the meetings, there will be a public event and then the consultant will begin drafting different sections of the UDO rewrite. The Board of Commissioners have requested new zoning districts prior to the UDO adoption so the consultant is working on that. Mr. Board asked where the public meeting will be held? Ms. Dixon said she is unsure at this time, but there will likely be multiple meetings in different locations within the County.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that Zoning Case Z-895 that was appealed to the Board of Commissioners was denied by the Board of Commissioners, so the Planning Board's decision was upheld. Zoning Case Z-898 (Southport ETJ Relinquishment) was approved excluding 1 parcel. The Board of Commissioners will consider the excluded parcel at their December 2, 2024 meeting. She stated that there were no appeals submitted for Zoning Cases Z-900 and Z-901 so the Board's decision stands.

- Planning Board's Rules of Procedure Amendment.

Ms. Dixon addressed the Board. She stated that staff recommends moving the meeting start time from 6:00 p.m. to 4:00 p.m. each month. Mr. Cheek said this is to better accommodate the amount of activity on the agenda as well as better manage County resources and staff overtime.

Mr. Gaver made a motion to change the Planning Board's meeting time to 4:00 p.m. and update the Rules of Procedure to reflect the new start time and the motion was unanimously carried.

XI. ADJOURNMENT.

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

Brunswick County Unified Development Ordinance PROPOSED TRANSPORTATION OVERLAY ZONE (TOZ)

TEXT AMENDMENT

(DRAFT – September 9, 2024)

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

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

4.8.9 TOZ: Transportation Overlay Zone

A. Purpose and Intent

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

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

B. Applicability

- 1) The TOZ only applies to properties fronting designated thoroughfares outlined herein.
- 2) Stand-alone Single-family and two-family (including individual Class A, B, and C Mobile Homes) on a parcel, and Bona Fide farms, are not required to comply with this Section.
- 3) Generally, for mapping purposes, the TOZ shall follow property lines along designated thoroughfares and extend 760' from the North Carolina Department of Transportation (DOT) Right-of-way, as measured from the centerline of the highway. However, only properties immediately fronting these corridors are affected by these standards.
- 4) The TOZ shall apply to the following thoroughfares within Brunswick County's planning jurisdiction.
 - i. US Highway 17 from New Hanover County line to Horry County, South Carolina border.
 - ii. US Highway 17 Business from the boundary of the Town of Bolivia continuing west to US Highway 17.

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

C. Development Standards

1. Permitted Uses

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

2. Dimensional Standards.

As required by the underlining zoning district

3. Landscaping and Buffering

i. Intent

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

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

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

a) Add tree protection fencing prior to any clearing, grading, or construction activity, such as safety barrier fencing, a wooden slat snow fence, or wire fence around protected trees or tree stands located in construction areas or other site areas that will be disturbed by construction activities. Fencing

shall be a minimum of four feet in height and be of durable construction. Tree protective fencing shall remain in place through the issuance of a Certificate of Occupancy for the project.

- b) No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing. Minor clearing, grading, and utilization of hand tools is permitted.

iv. Parking Area Standards

Off-street parking areas containing ten or more parking spaces shall be landscaped in accordance with Section 6.12.10 Vehicular Use Area Landscaping for multi-family, 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 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: _____ |

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-131

Applicant: Norris and Tunstall Engineering

Project Name: Brecourt Manor Planned Development

Property Location: Green Swamp Road (NC 211)

Parcel Numbers: Portion of 16800072 & 16800073

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

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

Proposed Use: Brecourt Manor is a proposed planned development, consisting of 137 single family units on 33.23 acres, creating an overall density of 4.12 units per acre.

Approval Criteria

- The majority of surrounding uses consist of single-family residential, agricultural, commercial, and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential Mixed.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required open space for the development is approximately 6.65 acres. The developer is proposing 6.65 acres of dedicated open space. The developer is also proposing 4.99 acres of recreation space of which .99 acres are required.
- The proposed project will generate approximately 1,311 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) has been submitted and approved by NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots. There are no road capacity deficiencies for Green Swamp Road (NC 211) and Ocean Highway (US 17).
- There are no school capacity deficiencies within this district.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 4.99 acres of recreation space where as 0.99 acres are required.
 2. All lots shall be located outside of the wetlands.
 3. Road connection to the recently approved Erma Norris Planned Development (PD-74)
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- No portions of the site are located within a Flood Hazard Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on July 31, 2024
- A neighborhood meeting was held on August 29, 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:

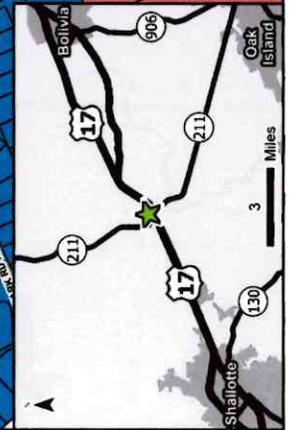
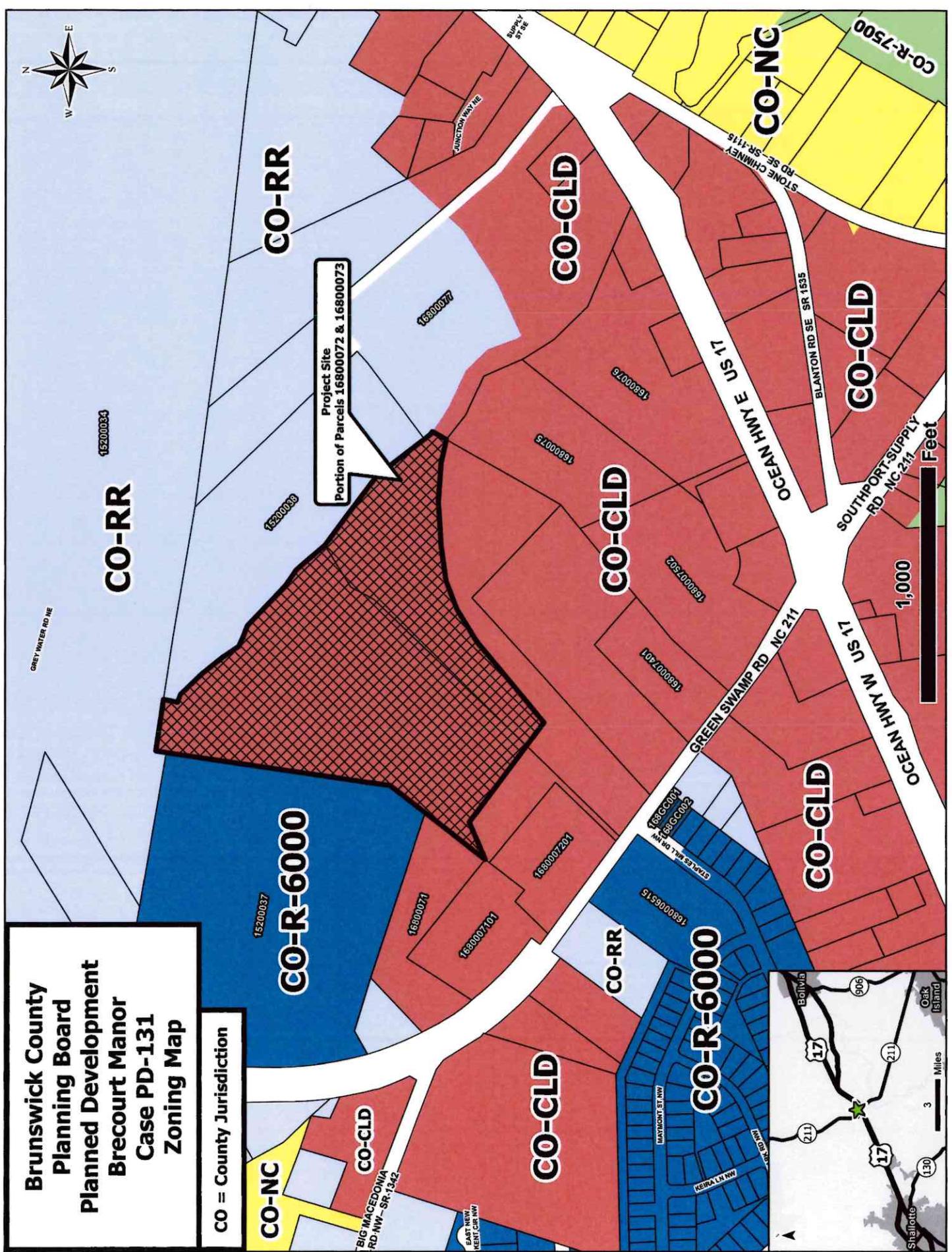
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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
Planned Development
Brecourt Manor
Case PD-131
Zoning Map**

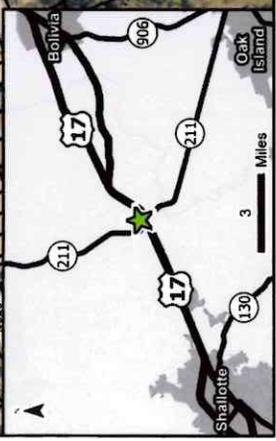
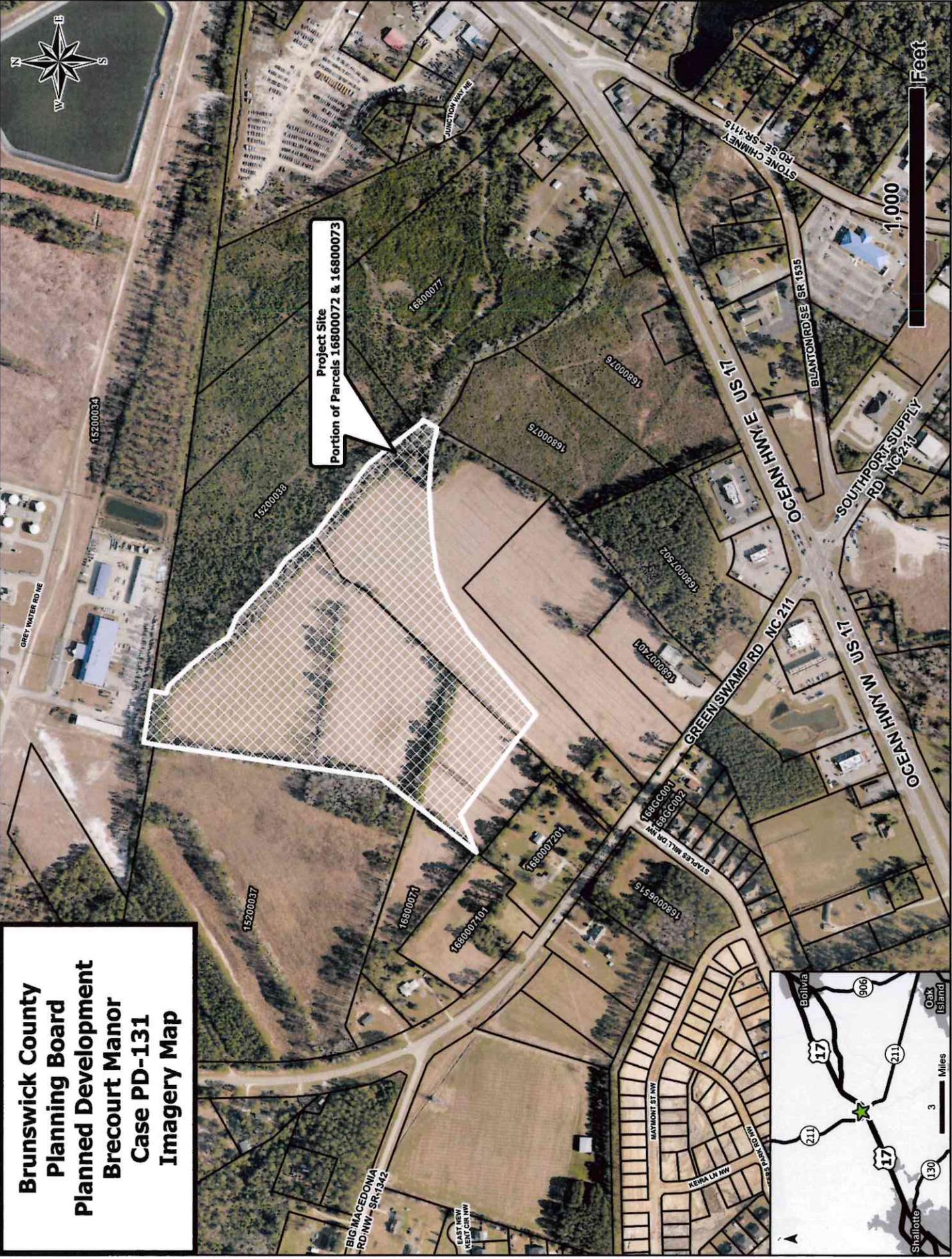
CO = County Jurisdiction

Project Site
Portion of Parcels 16800072 & 16800073



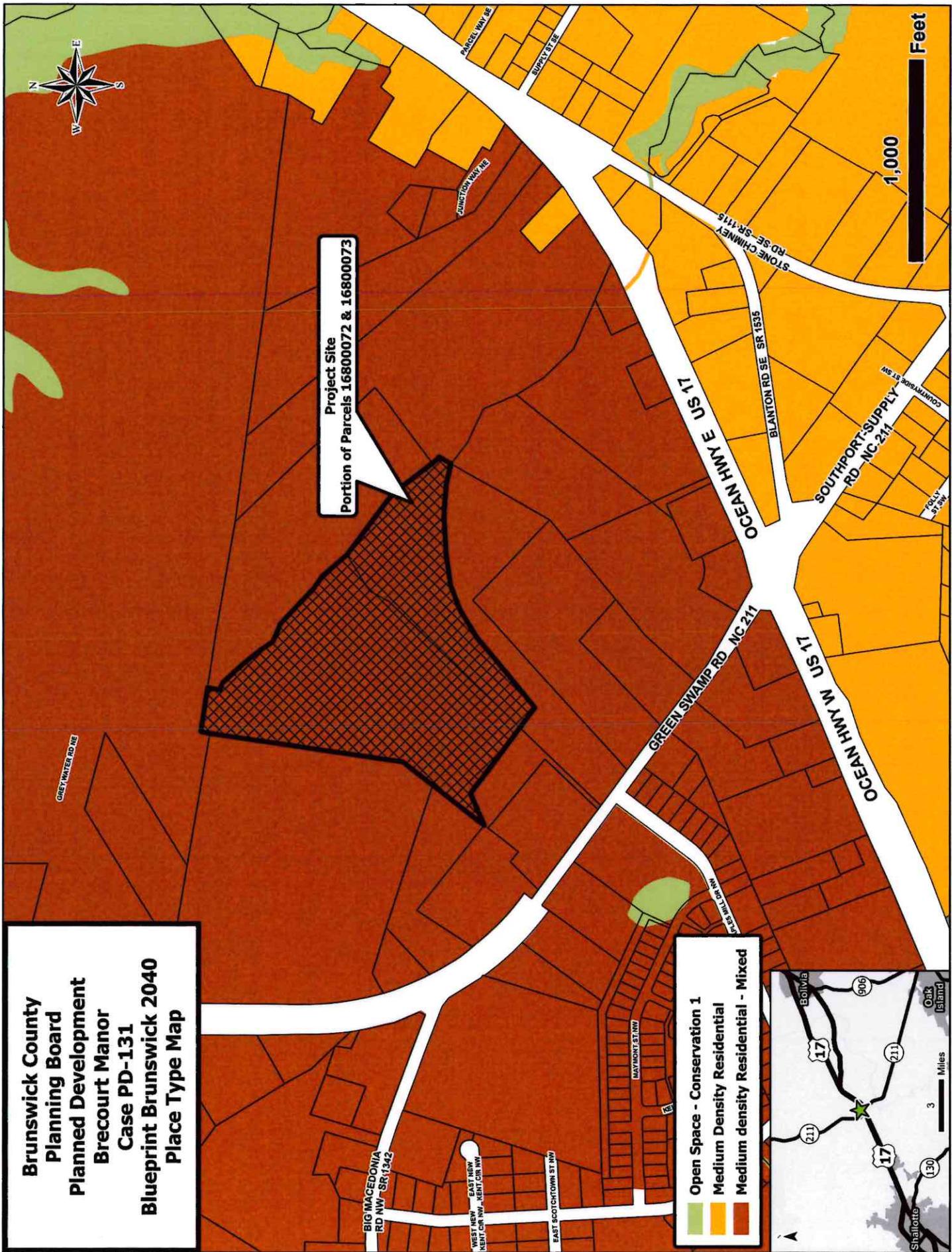
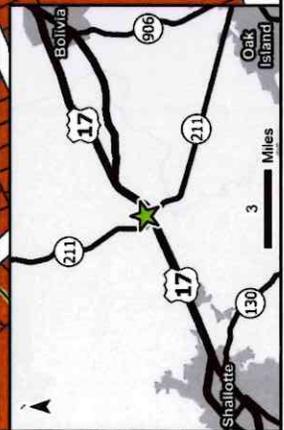
**Brunswick County
Planned Development
Breccourt Manor
Case PD-131
Imagery Map**

**Project Site
Portion of Parcels 16800072 & 16800073**



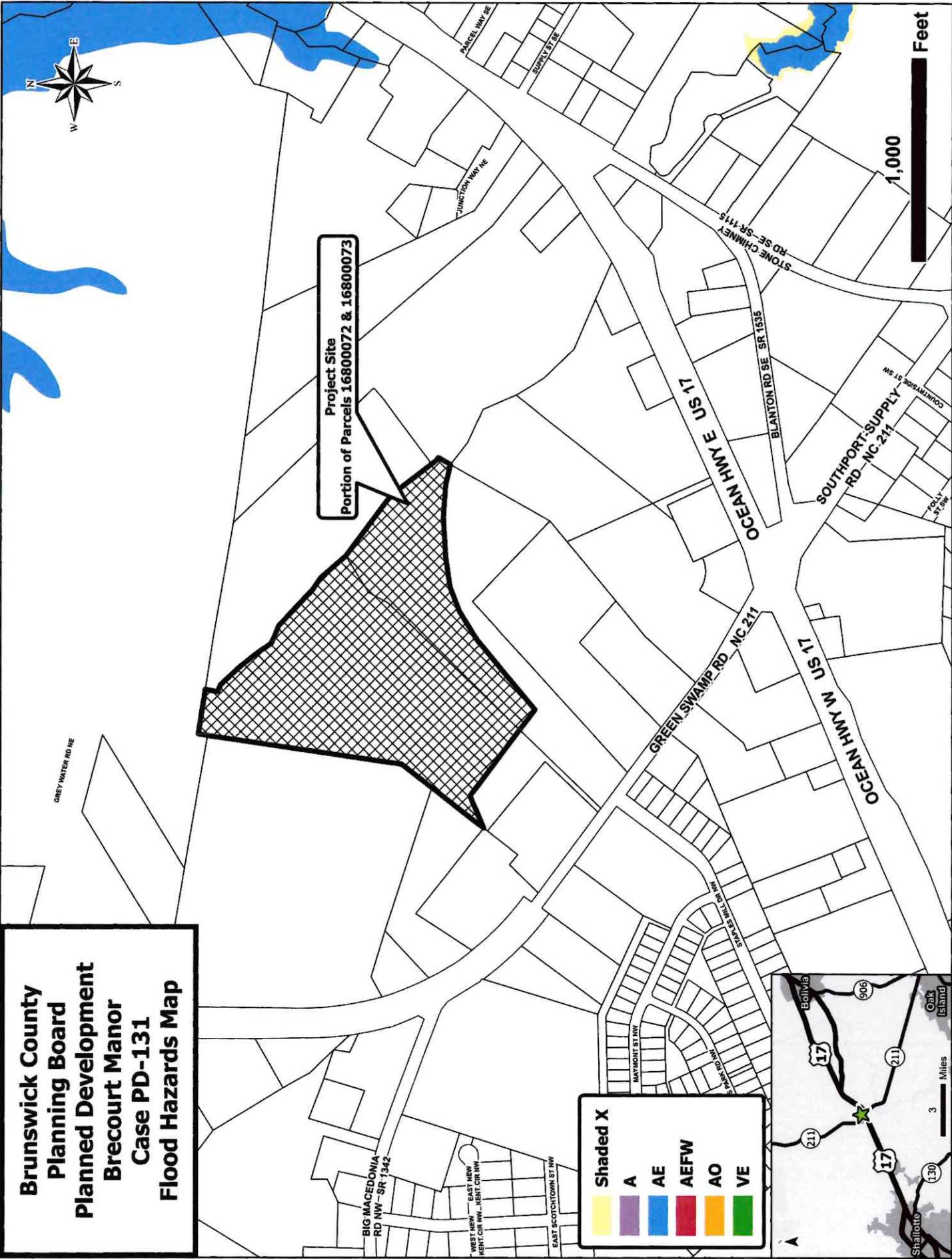
**Brunswick County
 Planning Board
 Planned Development
 Breccourt Manor
 Case PD-131
 Blueprint Brunswick 2040
 Place Type Map**

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



Project Site
 Portion of Parcels 16800072 & 16800073

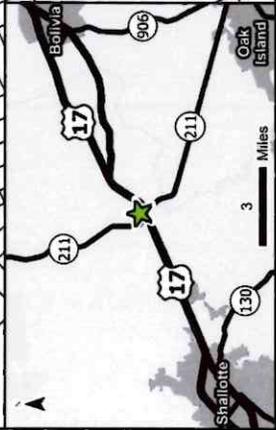
**Brunswick County
 Planning Board
 Planned Development
 Brecourt Manor
 Case PD-131
 Flood Hazards Map**



Project Site
 Portion of Parcels 16800072 & 16800073

Shaded X

	A
	AE
	AEFW
	AO
	VE



1,000
 Feet





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

November 5, 2024

Donald Spence, PE, PLS

Progressive Design Group, Inc.
9736 Bartlett Road
Charlotte, NC 28227

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Brecourt Manor in Brunswick County, NC.

The NCDOT and Brunswick County staffs have reviewed the Brecourt Manor TIA dated October 2024. This development consists of:

- 141 Dwelling Units: Single Family Detached (LUC 210)
- 80 Dwelling Units: Single Family Attached (LUC 215)
- 288 Dwelling Units: Multi-Family (Low-Rise) (LUC 220)
- 100 Rooms: Hotel (LUC 310)
- 20,000 sf: Retail (LUC 822)
- 37,000 sf: Supermarket (LUC 850)
- 3,500 sf: Fast-Food Restaurant w/ Drive-Thru (LUC 934)
- 3,500 sf: Fast-Food Restaurant w/ Drive-Thru (LUC 934)
- Build Year: 2029

Based on review of the analysis provided in the TIA report, the following improvements are required by the developer:

US 17 and NC 211 (Existing Signalized Intersection)

- Extend the existing eastbound left turn lane on US 17 to provide 300 feet of storage and appropriate full-width deceleration and taper.
- Reconfigure the southbound approach to construct dual left turn lanes on NC 211 each with 160 feet of full-width storage.
- Provide necessary roadway infrastructure to ensure the opposing northbound and southbound left turns on NC 211 run concurrently.
- Modify the signal plan to accommodate the above improvements.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DISTRICT 3 ENGINEER'S OFFICE
5911 OLEANDER DR, SUITE 101
WILMINGTON, NC 28403

Telephone: 910-398-9100
Customer Service: 1-877-368-4968

Website: ncdot.gov

Location:
5911 OLEANDER DR, SUITE 101
WILMINGTON, NC 28403

US 17 and SR 1115 (Stone Chimney Rd) (Existing Unsignalized Leftover)

- Install a U-turn Bulb-out for the NB to SB U-turn movement on US 17.

NC 211 (Green Swamp Rd) and SR 1342 (Big Macedonia Rd) (Existing T-Intersection)

- No improvements are required.

NC 211 (Green Swamp Rd) and Staples Mill Dr / Access B (Existing T-Intersection)

- Construct a northbound right turn lane on NC 211 with 175 feet of storage and appropriate full-width deceleration and taper.
- Construct Access B (westbound approach) with one ingress lane and two egress lanes, configured as an exclusive left turn lane and a shared thru-right lane each with 100 feet of full-width storage.
- Provide an internal protected stem length of 100 feet, as measured from the right-of-way line.
- Install a traffic signal and provide necessary communication equipment for coordination.

US 17 and Access A (Proposed Right-in/Right-out Intersection)

- Construct a westbound right turn lane on US 17 with 100 feet of storage and appropriate full-width deceleration and taper.
- Construct Access A (southbound approach) with one ingress lane and one egress lane, configured as a right-in, right-out intersection.
- Provide an internal protected stem length of 100 feet, as measured from the right-of-way line.
- Provide stop controls for the southbound approach.

NC 211 (Green Swamp Rd) and Access C (Proposed Full Movement Intersection)

- Construct a northbound right turn lane on NC 211 with 50 feet of storage and appropriate full-width deceleration and taper.
- Construct Access C (westbound approach) with one ingress lane and one egress lane.
- Provide an internal protected stem length of 100 feet, as measured from the right-of-way line.
- Provide stop controls for the westbound approach.

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Location:
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WILMINGTON, NC 28403

NC 211 (Green Swamp Rd) and Access D (Proposed Full Movement Intersection)

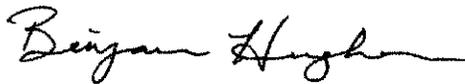
- Construct a northbound right turn lane on NC 211 with 50 feet of storage and appropriate full-width deceleration and taper.
- Construct Access D (westbound approach) with one ingress lane and one egress lane.
- Provide an internal protected stem length of 100 feet, as measured from the right-of-way line.
- Provide stop controls for the westbound approach.

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

The applicant is required to obtain all applicable Brunswick County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Brunswick County technical standards and policies shall apply.

Please contact me at 910-398-9100 with any questions regarding this approval.

Sincerely,



Benjamin T. Hughes, PE
District Engineer
Division 3, District 3

cc: Jon Roan, Deputy District Engineer, NCDOT
Frank Mike, Assistant District Engineer, NCDOT
Michael Bass, Assistant District Engineer, NCDOT
Madi Lee, PE, Development Review Engineer, NCDOT
Stonewall Mathis, PE, Division Traffic Engineer, NCDOT
Bryce Cox, Senior Assistant Traffic Engineer, NCDOT
Marc Pages, Brunswick County Planning
Helen Bunch, Brunswick County Zoning Administrator

Mailing Address:
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BRUNSWICK COUNTY PLANNING DEPARTMENT

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

August 1, 2024

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

**RE: Breccourt Manor Planned Development
File # PD-131**

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 clearly indicate what areas to be located inside and outside of the proposed PD (Planned Development).
- Please revise site data table to only reflect applicable information for the area inside of the proposed PD.
- Please indicate that the proposed PD will be portions of Tax Parcels 16800072 and 16800073.
- Please ensure that the proposed density calculation is accurate.
- Please label the peripheral buffer will be 30 feet wide and will have a minimum 0.6 opacity.
- Please label the 20-foot street buffer fronting on the collector roads.
- Please indicate a temporary turnaround at the stubout to Tax Parcel 15200037.
- Please indicate to what standard or storm event the stormwater system or ponds will be designed.
- Please indicate any mail kiosk location(s).
- Please note that there are no heritage trees on site.
- Please note that there are no flood zones present on site.
- 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.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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- 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 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 30" DIP watermain on US Hwy 17 and a 12" PVC watermain on Green Swamp Road available for connection.
- Existing 24" DIP high pressure sewer forcemain available for connection on Green Swamp Road (NC Hwy 211).
- Fire hydrants are required at all subdivision entrances and then maximum 500 LF spacing throughout SFR subdivision; maximum 400 LF spacing in multi-family and commercial or as directed by the County Fire Marshall office.
- Double water meter boxes, or (2) single gang meter boxes, are required on each SFR lot and for each townhome unit.
- Existing 8-inch PVC gravity sewer collection system on Green Swamp Road to existing pump station.
- Gravity sewer collection system shall be designed to the furthest extent possible per the Public Utilities Sewer Use Ordinance – low pressure is shown on the site plan for all of the SFR lots; the gravity sewer system on Hwy 211 is deep and can support significant extension to serve this proposed mixed use project.
- NCDOT Encroachment (C /A & Primary/Secondary) for connections on Green Swamp Road (NC Hwy 211) and US Hwy 17 are required.

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 1 from Emergency Management to Brunswick County Fire Marshal's Office.
- 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.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

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

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

- Final plat will require fire approval.

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

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner



Planned Development (PD)

Application and Checklist

Fee: **\$500 (Brunswick County Jurisdiction)**

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # _____ Invoice # _____

Date Received: _____

Northwest Jurisdiction YES NO

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

N&T #24005

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

Property Owner	Name Greg Williams, Member-Manager CC&W Development Group, LLC	Phone 704-363-9760
	Address 2805 Walkup Ave.	Fax N/A
	City, St, Zip Monroe, NC 28110	Email gwilliams@ccwdevelopment.com

Applicant or Representative	Name John S. Tunstall, P.E. Norris & Tunstall Consulting Engineers, P.C.	Phone 910-343-9653
	Address 2602 Iron Gate Dr., Suite 102	Fax 910-343-9604
	City, St, Zip Wilmington, NC 28412	Email jtunstall@ntengineers.com & anorris@ntengineers.com

Property Information	Address Hwy. 211 & US 17
	Tax Parcel(s) Portion of 16800072 Portion of 16800073
	Acreage 26.01 AC
	Current Zoning CLD
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name Brecourt Manor
	Modification or Expansion Yes <input checked="" type="radio"/> No Of Existing PD?
	Single Family Acres 23.23 Lots 13⁷
	Multi-Family Acres N/A Units N/A
	Commercial Acres N/A

Authorization	Property Owner Signature <u>by <i>Greg Williams</i></u> Date <u>7-11-24</u>
	Applicant/Representative Signature <u><i>John S. Tunstall</i></u> Date <u>7/11/24</u>

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

PD-131

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
16800076	LEWIS TONEY G ETALS		7 GILBERT RD SE	BOLIVIA	NC	28422-8962
16800075	LEWIS TONEY G ETALS		7 GILBERT RD SE	BOLIVIA	NC	28422-8962
1680007502	FOOD LION LLC	#1678 - PROPERTY TAX DEPT	PO BOX 1330	SALISBURY	NC	28145
1680006515	MIRIMAR RICHMOND HILLS LLC		3429 E INDIGO CIR	MESA	AZ	85213-3276
16800071	THE GALLOWAY 4 LLC		11551 SEVEN CREEKS HWY	NAKINA	NC	28455-9341
15200034	COUNTY OF BRUNSWICK		PO BOX 249	BOLIVIA	NC	28422
168GC001	RICHMOND HILLS HOA INC		1612 MILITARY CUTOFF RD STE 108	WILMINGTON	NC	28403-5741
16800077	COVIL LYNN SELLERS	c/o Lorrrie Mottesheard	173 OCEAN HWY E	SUPPLY	NC	28462-3355
1680007401	KINEMATICS INC		PO BOX 350	SUPPLY	NC	28462-0350
168GC002	THOMPSON MICHAEL E ETUX	THOMPSON NANETTE P	5 STAPLES MILL DR NW	SUPPLY	NC	28462-6116
15200038	WILDER LARRY WARREN ETALS		6022 MONTICELLO DR NW	CONCORD	NC	28027-8869
15200037	D R HORTON INC		6752 PARKER FARM DR SUITE 210	WILMINGTON	NC	28405-3175
1680007101	B & C LAND FARMING LLC		2627 BREKONRIDGE CENTRE DR # 103	MONROE	NC	28110-5629
1680007201	B & C LAND FARMING LLC		2627 BREKONRIDGE CENTRE DR # 103	MONROE	NC	28110-5629

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
16800072	B&C LAND FARMING LLC		2627 BREKONRIDGE CENTRE DR # 103	MONROE	NC	28110-5629
16800073	B&C LAND FARMING LLC		2627 BREKONRIDGE CENTRE DR # 103	MONROE	NC	28110-5629
Per Application	CC&W DEVELOPMENT GROUP, LLC	ATTN: GREG WILLIAMS	2805 WALKUP AVE	MONROE	NC	28110

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	NORRIS & TUNSTALL CONSULTING ENGINEERS, P.C.		ATTN: JOHN S. TUNSTALL, P.E. 2602 IRON GATE DR., SUITE 102	WILMINGTON	NC	28412

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-137

Applicant: East West Partners

Project Name: Indigo

Property Location: Robert Ruark DR SE (State Road 1852) & W 9th ST (State Road 1209)

Parcel Numbers: 22100027, 2210002901, 2210A001, 2370000401, 2370000419, 2370000418, 2370000417, 2370000422, 23700005, 2370000502, 23700020, 23700018, 2370001601, 23700016, & 23700015

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

Surrounding Zoning **North:** SBR-6000 (High Density Site Built Residential), SP-PUD (Southport Jurisdiction)
South: SP-PUD and SP-R-10 (Southport Jurisdiction)
East: SP-PUD and SP-R-10
West: SBR-6000 and CP (Conservation & Protection)

Proposed Use: Indigo is a proposed planned development, consisting of 400 single family units, 200 duplex/townhouse units, & 500 multi-family units on 326.96 acres, creating an overall density of 3.36 units per acre.

Approval Criteria

- The majority of surrounding uses consists of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Plan denotes this area as LDR (Low Density Residential).
- Parking will be outside of the right-of-way with a minimum of 2 driveway parking spaces per lot. The multifamily and nonresidential areas shall be subject to site specific review with applicable parking requirements.
- 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 and fencing to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- Access to the project will be via Robert Ruark Road, West 9th Street, and Indigo Plantation Drive. A stub out has been provided for a potential future connection in the vicinity of West 11th Street.
- The main internal collector street shall have limited individual driveways to foster better traffic flow.

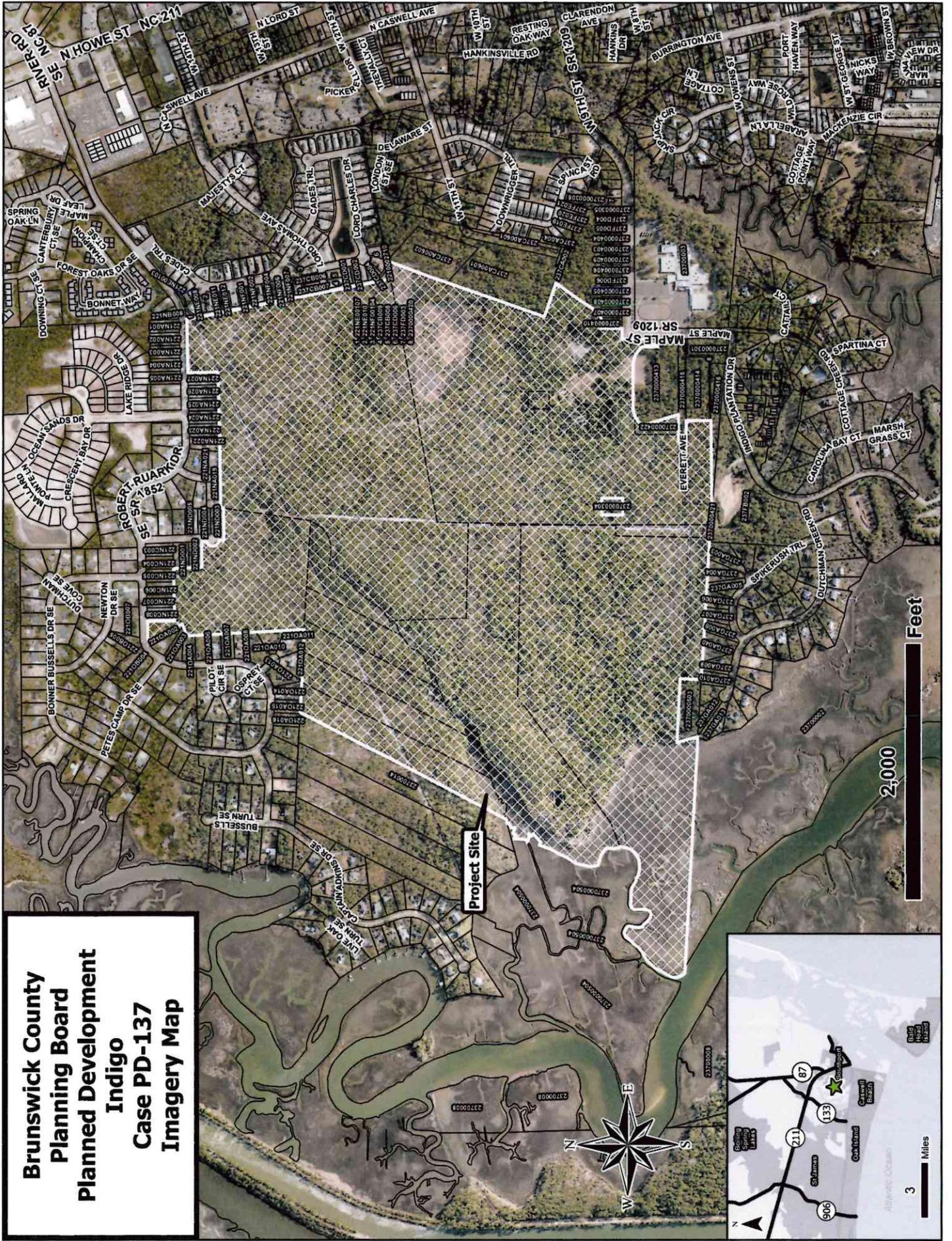
- The required Open Space for the development is approximately 65.4 acres. The developer is proposing 92.4 acres of dedicated open space. The developer is also proposing 22.2 acres of recreation space of which 9.8 acres are required.
- According to the NCDOT approved Traffic Impact Analysis (TIA), the project could generate up to 11,522 vehicle trips per 24-hour weekday volume. The TIA stipulates several road intersection improvements to accommodate the development (enclosed). A driveway permit from NCDOT will be required prior to the recording of the individual lots. Southport-Supply Road is currently near capacity but road improvements are planned or under construction. NCDOT STIP (State Transportation Improvement Plan) Project R-5021 is currently under construction to widen Southport-Supply Road (NC 211) from Midway Road to NC 87 in Southport to four lanes. Part of Project R-5021 includes a proposed interchange (overpass) at Southport-Supply Road (NC 211) and Long Beach Road (NC 133).
- There are no school capacity deficiencies within this district.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 92.4 acres of open space where as 65.4 acres are required.
 2. The developer is proposing 22.2 acres of recreation space where as 9.8 acres are required.
 3. 5% of the multifamily units shall be workforce housing units.
 4. Clearcutting will be prohibited by the developer.
 5. Pedestrian trails will connect to Smithville Woods and Cades Cove.
 6. There will be a 20' average buffer fronting on all wetlands.
 7. Sidewalks shall be provided along one side of all interior roadways.
 8. 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. Multifamily and Commercial uses.
 2. Reduction in lot dimensions.
 3. Reduction in setbacks.
- A portion of the single family lots are located in the AE Flood Zone. Any construction in this area shall have to comply with all applicable flood zone building codes.
- The proposed project does not lie within a half mile of a Voluntary Agricultural District.
- Adjacent property owners were notified via US mail and a sign was posted on the subject property.
- A neighborhood meeting was held on November 19, 2024.
- TRC was held on October 2, 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. Prior to construction, locate and protect the "English Field" gravesite(s) purported to be near the intersection of West 9th Street and Maple Street.

**Brunswick County
Planning Board
Planned Development
Indigo
Case PD-137
Imagery Map**



Project Site

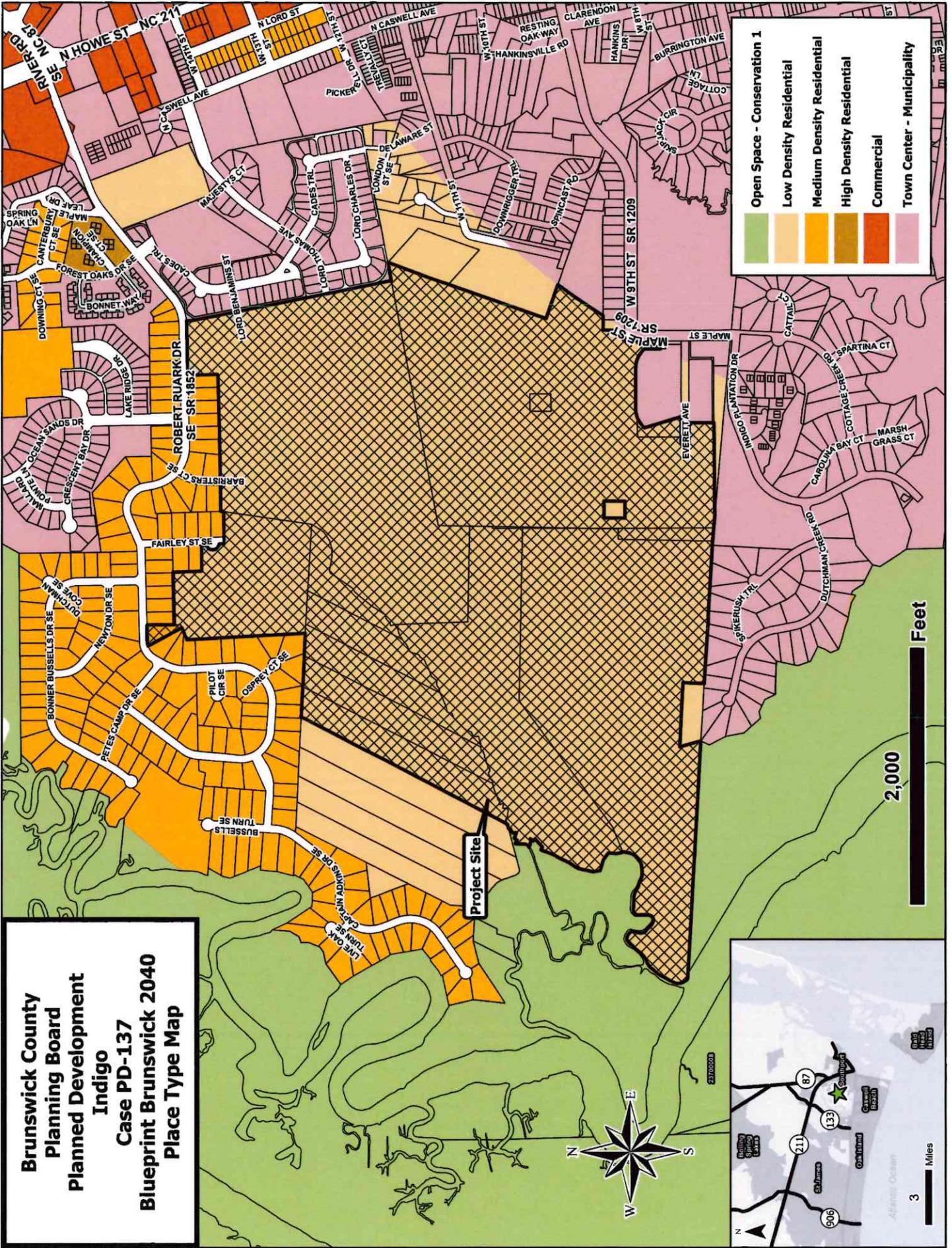
Feet

2,000

Miles

3

**Brunswick County
 Planning Board
 Planned Development
 Indigo
 Case PD-137
 Blueprint Brunswick 2040
 Place Type Map**



Open Space - Conservation 1

Low Density Residential

Medium Density Residential

High Density Residential

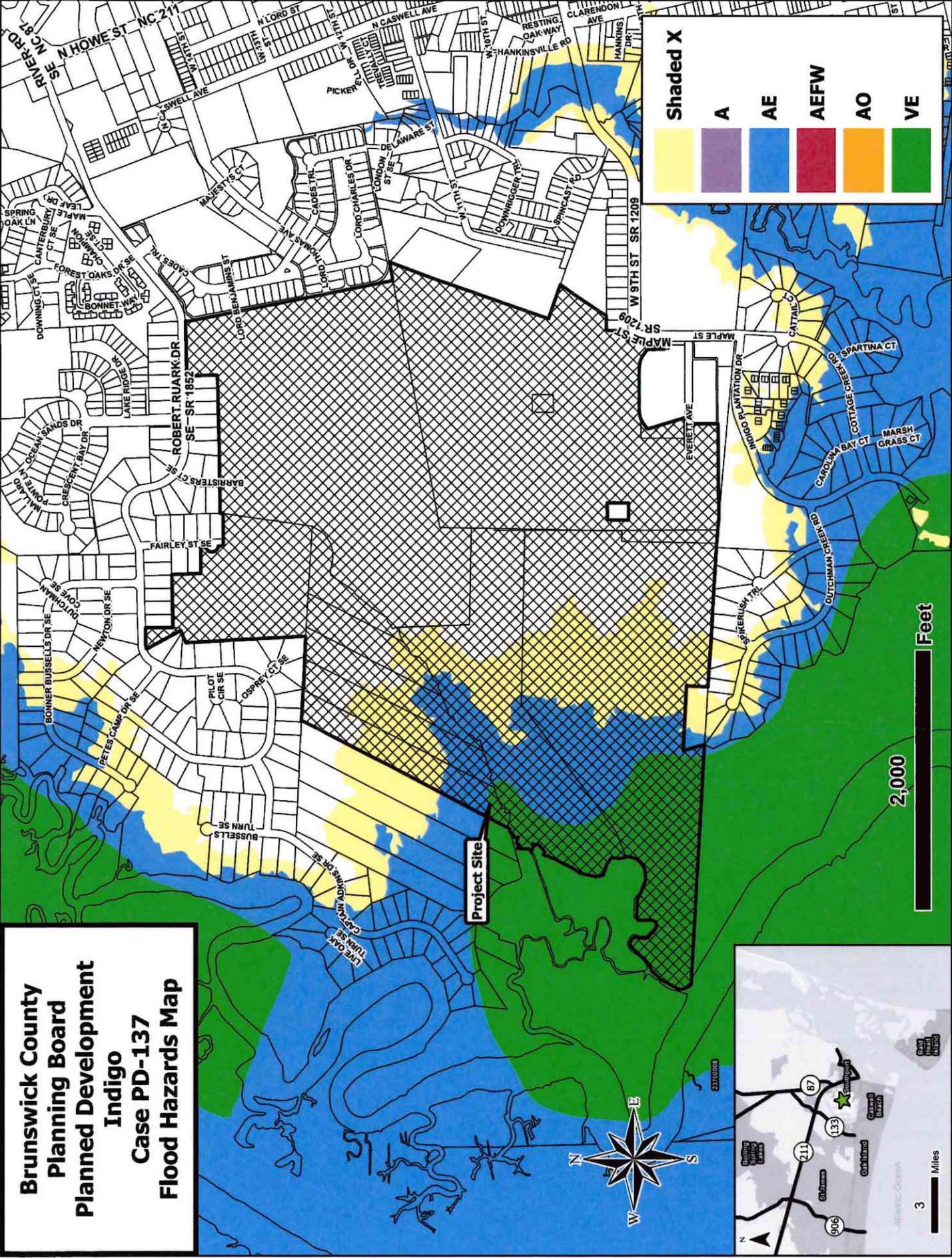
Commercial

Town Center - Municipality

2,000 Feet



**Brunswick County
Planning Board
Planned Development
Indigo
Case PD-137
Flood Hazards Map**

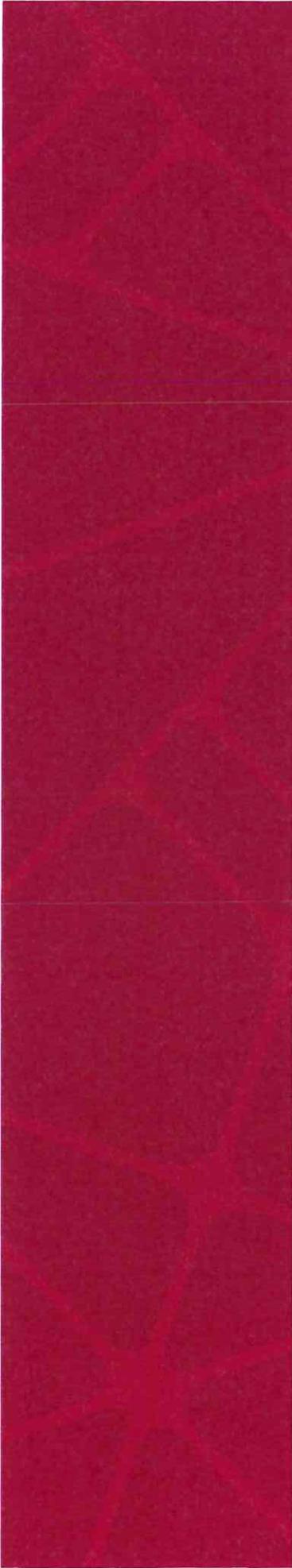


Shaded X

A	AE	AEFW	AO	VE	

2,000 Feet





Southport Mixed-Use Development

Traffic Impact Analysis

Southport, North Carolina

Prepared for

East West Partners

Prepared by

Kimley»Horn

February 2022

© Kimley-Horn and Associates, Inc.

1 Executive Summary

The proposed Southport Mixed-Use Development is located in Southport, NC west of the Southport city limits within a currently vacant parcel bounded by Robert Ruark Drive (to the north), W 11th Street/W 9th Street (to the east), Indigo Plantation Drive (to the south), and the Dutchman Creek floodplain (to the west). Based on the current site plan, the proposed development is anticipated to consist of the following land uses:

- Residential Land Uses
 - 330 single-family detached homes
 - 340 single-family attached townhomes
 - 480 recreational homes
 - 120 senior adult detached housing units
 - 200 senior adult attached housing units
- Office Land Uses
 - 80,000 square feet of medical-dental office space
- Retail Land Uses
 - 8,000 square feet of retail shopping center space

The full build of the proposed development is anticipated to be complete in 2032 with access to be provided as follows:

- Connection to existing Robert Ruark Drive approximately 800 feet west of Forest Oak Drive/Cades Trail
- Connection to existing W 9th Street in front of Southport Elementary School

The North Carolina Department of Transportation (NCDOT) has a project identified (STIP Project R-5021) which will widen NC 211 (N. Howe Street) from NC 87 (River Drive) to NC 906. In coordination with NCDOT, it was determined that the future year analysis from this TIP project (2040) would be analyzed as part of the Southport Mixed-Use Development analysis. This traffic impact analysis (TIA) evaluates traffic operations under 2021 Existing, 2032 No-Build, 2032 Build, 2040 No-Build, and 2040 Build traffic conditions during the AM and PM peak hours at the following intersections:

1. NC 211 (N. Howe Street) at NC 87 (River Road)/Robert Ruark Drive
2. NC 211 (N. Howe Street) at 11th Street
3. NC 211 (N. Howe Street) at Fodale Avenue
4. NC 211 (N. Howe Street) at 9th Street
5. NC 211 (N. Howe Street) at West Street
6. NC 211 (N. Howe Street) at Moore Street

7. NC 211 (N. Howe Street) at 12th Street/Stuart Avenue
8. NC 211 (S. Howe Street) at Bay Street
9. Robert Ruark Drive at Proposed Site Access #1

The NCDOT TIA scoping document associated with this project was originally approved by NCDOT on July 21, 2021. This NCDOT TIA scoping document is included in **Appendix A** for reference. The Town of Southport requested the addition of the Bay Street intersection in January of 2022. This report has been amended to include this intersection at this request.

Kimley-Horn was retained to determine the potential traffic impacts of this development and identify transportation improvements that may be required to accommodate these impacts in accordance with the guidelines set forth in the North Carolina Department of Transportation (NCDOT) *Congestion Management Capacity Analysis Guidelines* and NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. This report presents trip generation, trip distribution, capacity analyses, and recommendations for transportation improvements required to mitigate anticipated traffic demands produced by the subject development.

Based on the results of the analyses described within this report, the following improvements are recommended to accommodate site traffic associated with the proposed development:

NC 211 (N. Howe Street) at NC 87 (River Road)/Robert Ruark Drive

- Construct one (1) additional eastbound left-turn lane to form dual left-turn lanes with approximately 350 feet of full-width storage and an appropriate taper length.
- Construct one (1) eastbound right turn lane with approximately 350 feet of full-width storage and an appropriate taper length.
- Modify signal timing and phasing to accommodate the proposed improvements and changes in traffic volumes on each approach.

NC 211 (N. Howe Street) at 9th Street

- Construct a southbound right-turn lane with a minimum of 300 feet of full-width storage and an appropriate taper length, as utility and right-of-way constraints allow.
- Optimize signal timing in the context of the proposed improvements and increases in traffic volumes on each approach.

The following additional improvements have been identified based on No-Build traffic volumes (i.e., without the proposed Southport Mixed-Use Development) and are not the responsibility of the developer:

NC 211 (N. Howe Street) at 12th Street

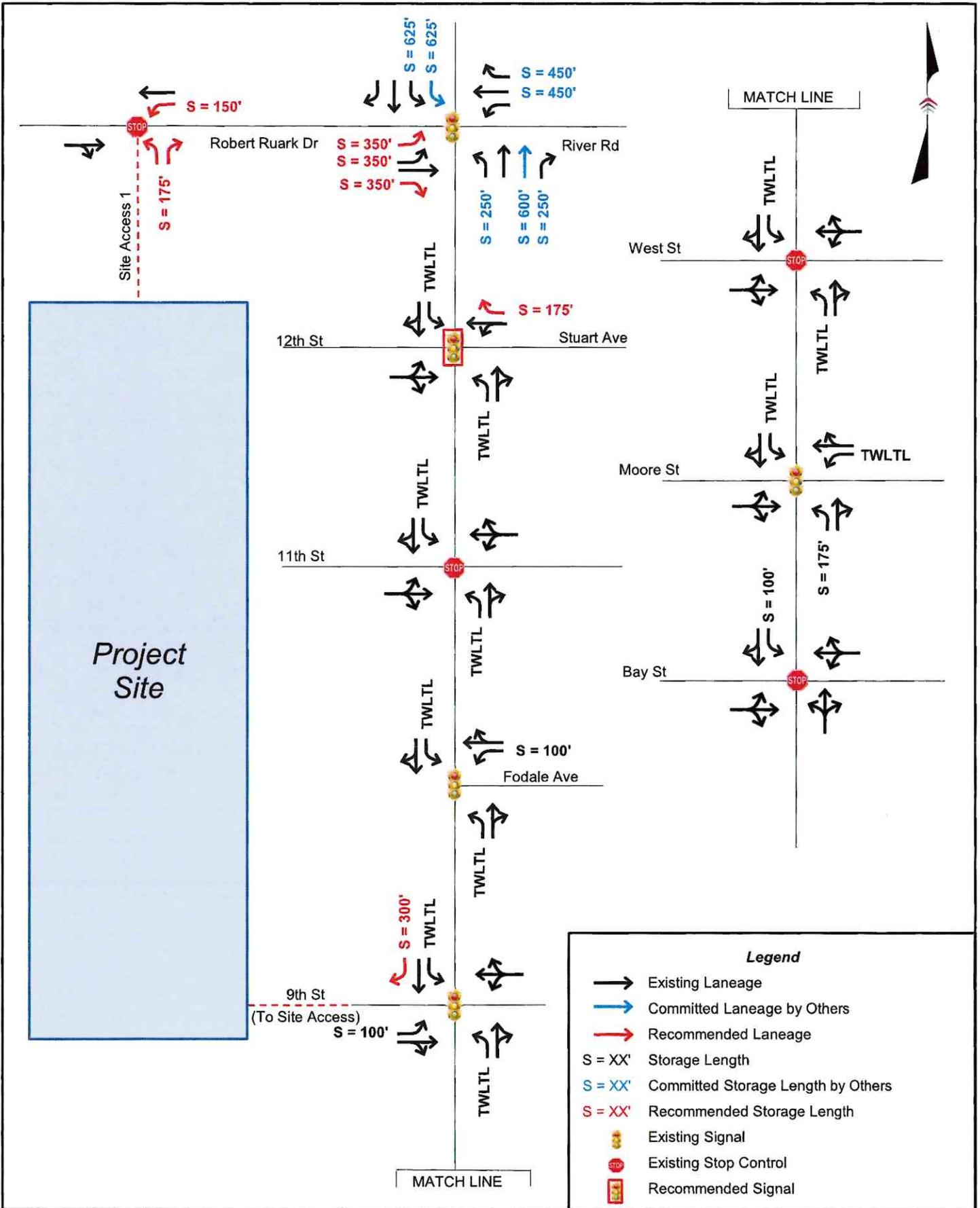
- Install a fully actuated traffic signal to operate with existing geometry and permitted phasing on all approaches.
- Install a westbound right turn lane with 175 feet of storage and appropriate taper

Robert Ruark Drive at Site Access #1

- Construct a westbound left-turn lane with a minimum of 150 feet of full-width storage and an appropriate taper length.
- Construct the site access point to include one ingress lane and two egress lanes:
 - One northbound left-turn lane
 - One northbound right-turn lane with a minimum of 175 feet of full-width storage and an appropriate taper length

Based on forecasted traffic volumes developed through coordination with NCDOT, additional improvements may be warranted at the intersections of NC 211 (N. Howe Street) with 11th Street and Fodale Avenue. The need for these improvements was identified through the analyses described herein, but the design and construction of these improvements are not the responsibility of the developer.

Figure ES-1 shows the recommended roadway geometry and traffic control at the study area intersections as described above.





BRUNSWICK COUNTY PLANNING DEPARTMENT

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October 4, 2024

McKay Siegel
East West Partners
226 N. Front St.
Wilmington, NC 28401

**RE: Indigo Planned Development
File # PD-137**

Dear Mr. Siegel,

The Technical Review Committee (TRC) at their October 2, 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 more detail on the site plan. All applicable items and site data listed in the PD Application should be included on the site plan. Staff recommends illustrating a more comprehensive layout of the proposed road network.
- Please provide a residential unit breakdown and show pods/bubbles where those residential units will be located. Indicate Phase lines if possible.
- Please note all elements of exceptional design on the site plan. Be sure to indicate the intentions to limit clear cutting.
- Please indicate the single family, multifamily, wetland, and nonresidential acreage.
- Please show and label trails/multiuse paths. Show proposed trail connections to Smithville Woods, Cades Cove, elementary school, etc.
- Provide further detail of and school connections including school road crossings.
- Please note the proposed density.
- Please note if the roads are to be public or private.
- Please note the 30-foot peripheral buffer with 0.6 opacity. Be sure to indicate buffer around Tax Parcel 2370000304.
- Please note the 20-foot street buffer fronting on Robert Ruark Drive and W. 9th St.
- Please note if any wetland buffers to be included in the project.
- Please note screening shall be required where applicable consistent with UDO Section 6.4.
- Please label the flood zones on the site plan.
- Please remove note #1.
- Please note that individual driveways shall be limited on the main collector street between Robert Ruark Drive, W. 9th Street, and Indigo Plantation Drive.



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- Please indicate minimum lot size for the SFR's, townhomes and duplexes.
- Please note the minimum setbacks for SFR's, townhomes and duplexes.
- Please note that the stormwater ponds shall be designed to capture the 100-year storm event.
- Please note if sidewalks are to be installed on one or both sides of interior roads.
- Please note the amount of open space to be provided in the project.
- Please note the amount of recreation space to be provided in the project.
- Please note that there will be 2 non garage parking spaces provided per single family residence.
- Please note that all nonresidential and multifamily uses are subject to site specific review.
- Please show the road connection to 9th street.
- General Notes to be Included on Site Plan:
 - "Project to be built to Brunswick County specifications for water and sewer. A utility plan must be submitted and approved by Engineering and the Fire Marshal."
 - "County and/or State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits."
 - "There shall be a note on the final plats, master covenants, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the NC Department of Environment and Natural Resources and/or the U.S. Army Corp of Engineers."
 - "A home owners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The homeowners association will comply with the standards set forth in Section 6.11.2.I. of the Unified Development Ordinance."
 - "All roads will be built to NCDOT minimum paving standards for subdivision roads."
- Please note that any street lighting shall be consistent with UDO Section 6.9.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

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

- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- County SW Requirements: Pre/Post for the 1-, 10- and 25-year design storms.
- SCMs must be able to handle the 100-year storm without overtopping the SCMs.

Comments from Engineering

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

- Existing 6" watermain on 9th/Maple/Indigo Plantation & Robert Ruark Drive; Existing 24" watermain at the intersection of Robert Ruark & Howe Street.



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- There are existing gravity sewer mains along Indigo Plantation Dr, 9th & 11th Streets, more analysis would need to be completed before any proposed tie-ins were made or possible pump station upgrades needed.
- There is an existing 8" forcemain on Robert Ruark Drive ; 8" possible upgraded to a 12" on Howe Street??
- No proposed watermain or sewer mains shown on plans; please refer to the Engineering Design Manual for design guidance.
- Proposed watermain shall have fire hydrants at all subdivision entrances and every 500 LF throughout single family homes and 400 LF in multi-family, end of streets/cul-de-sacs must end in a fire hydrant or a post flushing hydrant.
- Double water meter boxes required per lot/unit.
- Gravity sewer is the preferred sewer collection system to be installed to the furthest extent possible - per the county Sewer Use Ordinance; one gravity clean-out per lot.
- If pockets of low pressure sewer one sewer service box per lot.
- Pump station (s) would be required for portions of this proposed development, may have to tie directly into the influent manhole at the Sandy Lane pump station if capacity is not available at 8" forcemain on Robert Ruark.
- Pump station would need a polycrrete wetwell and polycrrete influent manhole.
- NCDOT Encroachment required for Robert Ruark, Howe Street and 9th Street as necessary.

Comments from Fire Code Official

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

- Note - Please refer to Brunswick County Fire Prevention Ordinance for specifics. As these are general notes based on plans.
- Hydrant spacing to be minimum 500 feet - please refer to Brunswick County Fire Prevention Ordinance. Hydrant flow to be minimum 1,000 GPM for residential, refer to ordinance. Hydrant flow to be minimum 1,500 GPM for commercial, refer to ordinance.
- Any multi-family or commercial building over 30 feet to have aerial access roads and 2 accesses in accordance with the Brunswick County Fire Prevention Ordinance. Refer to ordinance for more details.
- Any building that has sprinkler system the fire hydrant to be within 50 feet of FDC.
- 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.



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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 October 11, 2024.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner



BRUNSWICK COUNTY PLANNING DEPARTMENT

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November 1, 2024

McKay Siegel
East West Partners
226 N. Front St.
Wilmington, NC 28401

**RE: Indigo Planned Development
Project Comment Letter #2
File # PD-137**

Dear Mr. Siegel,

I have reviewed your post TRC revisions and have the below comments with regards to the review of the project. Please address the following on the site plan.

Comments from Planning:

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

- Please indicate on the site plan the total project density. By my calculation the overall density is 3.64 dwelling units per acre.
- Please note if any of the multifamily units are to be assisted living units. This is important because these are different land use than simply multifamily residential units.
- Please note on the site plan that the stormwater ponds shall be designed to the 100-year storm event.
- The approved TIA indicates 88,000 square feet of non-residential space but the site plan shows 100,000 square feet. These numbers need to coincide so either reduce the number on the site plan or revise the TIA.
- Please show a trail connection to Lord Thomas Road.
- Please remove the label “future connection” from the West 9th Street entrance into the development.
- Planning staff highly recommends incorporating a percentage of the residential units as workforce housing. This means units that would be affordable to households that earn 80% or less of the HUD median income for the county.
- Planning staff recommends a minimum of a 20-foot buffer around wetlands. Please note on the site plan if you are going to comply with this request.
- GIS currently shows a historic cemetery near the intersection of Maple Street and West 9th Street. Planning staff is still attempting to verify its existence and location.
- Please note on the site plan if the roads are to be public or private.
- Please note on the site plan that the 30-foot peripheral buffer will have a 0.6 opacity.



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- Please note on the site plan that individual driveways shall be limited on the main collector street between Robert Ruark Drive, W. 9th Street, and Indigo Plantation Drive.
- On sheet RZ-6, please indicate that the proposed 42.5 acres of open space will be upland.
- Please note on the site plan the total amount of recreation space to be provided in the project.
- Please note on the site plan that there will be 2 non garage parking spaces provided per single family residence.
- Please note on the site plan that all nonresidential and multifamily uses are subject to site specific review.
- General Notes to be added to the Site Plan:
 - “Project to be built to Brunswick County specifications for water and sewer. A utility plan must be submitted and approved by Engineering and the Fire Marshal.”
 - “County and/or State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits.”
 - “There shall be a note on the final plats, master covenants, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the NC Department of Environment and Natural Resources and/or the U.S. Army Corp of Engineers.”
 - “A home owners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The homeowners association will comply with the standards set forth in Section 6.11.2.I. of the Unified Development Ordinance.”
 - “All roads will be built to NCDOT minimum paving standards for subdivision roads.”

Comments from Floodplain Administration

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

General:

- The plans depict general design areas and likely development areas. As such the following should be noted: a) Per FRIS/FIRM mapping the Flood Source is the Atlantic Ocean Storm Surge. b) The vast amount of development is proposed to be located outside of the 100 year floodplain. c) The development is recommended to have Storm Drainage designed to current Storm Water Regulations with detention basins capable of holding the 100 year storm precipitation rates, to minimize flooding of the outlets to the Floodplain design storm.
- There is one proposed road that appears to lead to the AE Flood Zone. Any Road construction and/or development work within the AE Flood Zone requires a Floodplain Development Permit prior to the start of any construction.
- Should any development of Lots within the AE Flood Zone be proposed that involve the placement of Fill in order to create building lots above the BFE, then a CLOMR application shall be submitted to FEMA and approved prior to the start of any work or placement of fill.



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- It is recommended that no building lots be created within the SFHA (AE Zones, VE Zones.)

Specific:

- 1) Sheet RZ-4,6 Multiple sheets– Legend for Blue dashed line marked "Floodway" is incorrect and should be labeled VE Zone. Also rename the "FIMWA" label to state "LIMWA" line.

Once completed, please provide a digital set of revised plans to the Brunswick County Planning Department.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner

PD-137

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
221NE012	CHIRICO BRITTANY E		429 CADES TRL	SOUTHPORT	NC	28461-2756
221NE008	BENTHIEN THOMAS R ET	SWEENEY DENNIS B	421 CADES TRL	SOUTHPORT	NC	28461-2756
221NF00701	PARKMAN TIMOTHY B ETUX	PARKMAN DONNA S	515 SIR WILLIAMS	SOUTHPORT	NC	28461-2764
237GA040	BALD HEAD ISLAND LIMITED LLC		P O BOX 3069	BALD HEAD ISLAND	NC	28461
237GA012	PREVATTE JAMES R JR ET	PREVATTE REBECCA J	601 NORTH HOWE STREET	SOUTHPORT	NC	28461
237FE017	MANN WENDY LYNN		1117 SPINCAST RD	SOUTHPORT	NC	28461-0137
2370000409	LAGAS RIVERA MATTHEW C ETUX	LAGAS RIVERA EMILY M	704 W 9TH ST	SOUTHPORT	NC	28461-2917
237GA013	CURL JOHN AUSTIN ETUX	CURL MINNETTE SCHRAMEK	210 N CHURCH ST UNIT 3213	CHARLOTTE	NC	28202-2389
237FE019	GEARY DAVID E ETUX	GEARY JUNE CINDY	1125 SPINCAST RD	SOUTHPORT	NC	28461-0137
237FE020	REAL MICHAEL S ETUX	REAL JANE E	1129 SPINCAST RD	SOUTHPORT	NC	28461-0137
237000003	BRUNSWICK COUNTY BOARD OF EDUCATION		35 REFERENDUM DR NE	BOLIVIA	NC	28422-7578
237FE022	PERROTTA EUGENE LOUIS ETUX	PERROTTA ROSANN REYNOLDS	1137 SPINCAST RD	SOUTHPORT	NC	28461-0137
237CD0003	LIVING TRUST OF CATHERINE A SPANEAS		107 NE 38TH ST	OAK ISLAND	NC	28465-5632
237GA007	BRIMELOW IVOR ETUX	HUNTER CATHERINE	5973 SPIKERUSH TRL	SOUTHPORT	NC	28461-2970
221NF006	STUCK STEVEN D ETUX	STUCK KATHRYN G	511 SIR WILLIAMS	SOUTHPORT	NC	28461-2764
237FE018	STONE BLAIR DOUGLAS ETUX	STONE PAMELA	1121 SPINCAST RD	SOUTHPORT	NC	28461-0137
237CD00101	CADES COVE HOMEOWNERS ASSN INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
237CB00101	CARDINAL BUILDERS COMPANY		6520 BREVARD DR	WILMINGTON	NC	28405-4197
2370000421	BALD HEAD ISLAND LTD LLC	ATTN: CHARLES A PAUL III	P O BOX 3069	BALD HEAD ISLAND	NC	28461
2370000420	BALD HEAD ISLAND LTD LLC	ATTN: CHARLES A PAUL III	P O BOX 3069	BALD HEAD ISLAND	NC	28461
237FB002	BALD HEAD ISLAND LIMITED LLC		P O BOX 3069	BALD HEAD ISLAND	NC	28461
2370000414	CITY OF SOUTHPORT		201 E MOORE STREET	SOUTHPORT	NC	28461
2370000301	BALD HEAD ISLAND LIMITED LLC		P O BOX 3069	BALD HEAD ISLAND	NC	28461
221NF00104	CADES COVE HOMEOWNERS ASSN INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
221NF00102	CADES COVE HOMEOWNERS ASSN INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
221NE00107	CADES COVE HOMEOWNERS ASSOC INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
221NE00103	CADES COVE HOMEOWNERS ASSOC INC	c/o PRIESTLEY MANAGEMENT	PO BOX 4408	GREENSBORO	NC	27404-4408
237GA008	GANDY JAMES M ETUX	GANDY LOIS A	5961 SPIKERUSH TRL	SOUTHPORT	NC	28461-2970
2370000308	GALLOWAY PATRICIA A		PO BOX 10563	SOUTHPORT	NC	28461
221NF005	JORDAN VIRGINIA M		509 CADES TRL	SOUTHPORT	NC	28461-2763
221NF003	CLEVENGER CHARLES T ETUX	ZERON JOANNE R	505 CADES TRL	SOUTHPORT	NC	28461-2763
221NF002	STEVENS BRIAN E ETUX	STEVENS MARIAN J	503 CADES TRL	SOUTHPORT	NC	28461-2763
221NE011	TATRO LINDA J		427 CADES TRAIL	SOUTHPORT	NC	28461

221NA022	HAMILTON GARY M II ETUX	HAMILTON HEATHER C	2017 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2651
221NA024	VOGIATZIS IOANNIS A ET	VOGIATZIS BARBARA R	2013 ROBERT RUARK DR SE	SOUTHPORT	NC	28461
221NA025	MORROW JAMES A		2011 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2651
221NA026	HOUGH SANDRA R ETVIR	HOUGH STEVEN D	2009 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2651
221NB006	BALLARD BETTY GAIL		1060 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2654
221NC004	BARRICKLOW B JEAN		114 NW 6TH STREET	OAK ISLAND	NC	28465
221NC005	CAMPBELL JOHN M ET	CAMPBELL RUBY L	4007 ROBERT RUARK DRIVE	SOUTHPORT	NC	28461
221NC006	MCINTYRE JAMES P ETUX	MCINTYRE JENNIFER	4009 ROBERT RUARK DR SE	SOUTHPORT	NC	28461
221NC003	STEPHENS LESLIE B		4003 ROBERT RUARK DRIVE	SOUTHPORT	NC	28461
221NC008	RODEMS RUSSELL JAMES		4013 ROBERT RUARK DR SE	SOUTHPORT	NC	28461
221ND005	MILLER BILLY D ET	MILLER CHERYL P	1006 FAIRLEY ST SE	SOUTHPORT	NC	28461
221ND003	JOANNE WEAVER LIVING TRUST THE		1010 FAIRLEY ST	SOUTHPORT	NC	28461-2695
221ND001	DOLAK DANIEL JAMES ET	DOLAK LISA LYNN	1001 FAIRLEY ST	SOUTHPORT	NC	28461-2696
221ND002	WATTS SAMUEL F ET	WATTS RONDA C	1003 FAIRLEY ST SE	SOUTHPORT	NC	28461
221ND004	KIOME DAVID P ET	KIOME LISA G	1008 FAIRLEY ST SE	SOUTHPORT	NC	28461
221OA007	BARUTIS MICHAEL F ETUX	BARUTIS SUSAN	5011 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2645
221OA003	STOLZ JOHN J ETALS		5007 ROBERT RUARK DRIVE	SOUTHPORT	NC	28461
221OA014	RICCIE ERNEST J ETUX	RICCIE PATRICIA A	6003 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2643
221OA010	PRATT CHRISTINE M AND	PRATT MARK D	1003 OSPREY CIR	SOUTHPORT	NC	28461-2669
221OA006	BARUTIS MICHAEL F ETUX	BARUTIS SUSAN	5011 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2645
221OA002	KRONEBUSCH SUSAN		5003 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2645
221OA004	STOLZ JOHN J ETALS		5007 ROBERT RUARK DRIVE	SOUTHPORT	NC	28461
221OA008	BLUE THOMAS G ET	BLUE ROSWITHA H	5015 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2645
221OA011	HILL KENNETH M JR ET	HILL BEVERLY C	1005 OSPREY CIR	SOUTHPORT	NC	28461-2669
221OA012	SECU RE INC		PO BOX 25907	RALEIGH	NC	27611-5907
221OA013	WESTER THADDEUS BRYAN ET	WESTER JANET	1009 OSPREY CT SE	SOUTHPORT	NC	28461
221OA015	RAINWATER EMILY O ETVIR	RAINWATER ZACK BRANDON	6005 ROBERT RAURK DR SE	SOUTHPORT	NC	28461
221OA016	REGISTER DAVID & MARANDA BRITTAIN		6007 ROBERT RUARK DRIVE	SOUTHPORT	NC	28401
221OB004	WONDOLOWSKI CONRAD P ETUX	WONDOLOWSKI CYNTHIA L	998 PETES CAMP DR	SOUTHPORT	NC	28461-3362
221OB005	HUFHAM CHARLES E		4016 ROBERT RUARK DR SE	SOUTHPORT	NC	28461-2648
221OB007	MANN GERALD W ETUX	MANN DEBORA A	4014 ROBERT RUARK DR SE	SOUTHPORT	NC	28461
2370000304	ROBINSON ALBERT TRUSTEE AND	ROBINSON CAROLYN TRUSTEE	4611 FRANCIS CT	GRANBURY	TX	76049-8210
2370000410	BRAGG RICHARD LAWRENCE JR ETUX	CAPONE REBECCA	27 DIANE RD	MANAHAWKIN	NJ	08050-4316
2370000413	CITY OF SOUTHPORT		201 E MOORE STREET	SOUTHPORT	NC	28461
2370000416	BALD HEAD ISLAND LIMITED LLC		P O BOX 3069	BALD HEAD ISLAND	NC	28461
2370000415	BALD HEAD ISLAND LTD LLC	ATTN: CHARLES A PAUL III	P O BOX 3069	BALD HEAD ISLAND	NC	28461
2370000422	BALD HEAD ISLAND LTD LLC	ATTN: CHARLES A PAUL III	P O BOX 3069	BALD HEAD ISLAND	NC	28461
2370000503	PREVATTE JAMES R JR ET	PREVATTE REBECCA J	601 NORTH HOWE STREET	SOUTHPORT	NC	28461
23700014	DOSHER ROBERTA MAUTLSBY		210 WEST MOORE STREET	SOUTHPORT	NC	28461
237CA00601	HAILEY PROPERTIES WAKE LLC AND	S PORT JM&MM LLC	PO BOX 699	CARY	NC	27512-0699



Planned Development (PD)

Application and Checklist

Fee: \$1,000 (Brunswick County Jurisdiction)

\$968 (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	Bald Head Island Limite, LLC	Phone	(910) 457-7358
	Address	PO Box 3069	Fax	
	City, St, Zip	Bald Head Island, NC 28461	Email	cpaul@bhisland.com

Applicant or Representative	Name	East West Partners	Phone	910-386-8683
	Address	226 N Front St	Fax	
	City, St, Zip	Wilmington, NC 28401	Email	msiegel@ewpnc.com

Property Information	Address	Multiple, see submission pg. 2
	Tax Parcel(s)	
	Acreage	347 +/-
	Current Zoning	R6000
Public Utilities Available?		Water Yes Sewer Yes

Project Information	Project Name	Indigo
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	181.1 Lots 600
	Multi-Family Acres	39.9 Units 590
	Commercial Acres	inc. in Mixed-use/Multi-family

See "RZ-3," for notes on distribution of uses/units

Authorization	Property Owner Signature		Date	10.21.24
	Applicant/Representative Signature		Date	10/21/24

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

REZONING STAFF REPORT



Prepared by Tyler Connor, Planner I
Rezoning Case#: Z-903
December 9, 2024

APPLICATION SUMMARY

The applicant, Brunswick County Planning Department, requests to rezone Tax Parcels 2260000104, 2260000101, and 2260000103 from Undesignated to CP (Conservation and Protection). 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

Located off Thomasboro Rd. SW (SR 1165 and Sand Piper Bay Drive Near Calabash, NC.

Tax Parcel

2260000104, 2260000101, and 2260000103

Current Zoning

Undesignated

Proposed Zoning

CP Conservation and Protection

Surrounding Zoning

Calabash Jurisdiction (PUD), Sunset Beach Jurisdiction (MR-3), R-7500

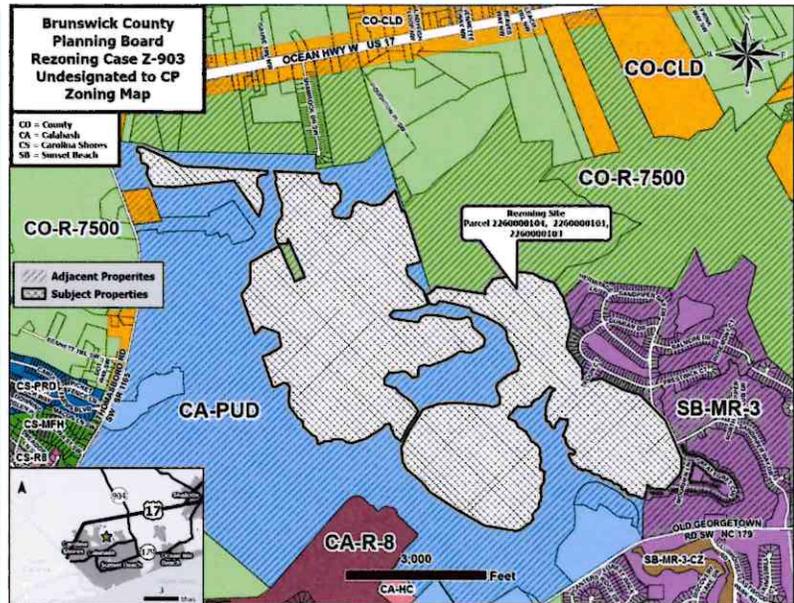
Current Use

Vacant Land

Surrounding Land Uses

Residential and Undeveloped

Size 735.85



SITE CONSIDERATIONS

Zoning History:

- The parcels were zoned as R-7500 (Medium Density Residential) in 2007 with the adoption of the Unified Development Ordinance. The parcels were put into a Recorded Conservation Easement (Book 2896/Page 408) in early 2009. On June 14, 2021 PD-44 (Stone Farm) was approved by the Brunswick County Planning Board. The three subject parcels were wetland mitigation banks that were not part of the project. In 2023 PD-44 (Stone Farm) was annexed into the town of Calabash and zoned CA-PUD. The Town of Calabash mistakenly annexed the subject parcels along with the Planned Development (Stone Farms) into the town. After realizing the mistake, the Town of Calabash de-annexed the parcels back into the County in 2024. This has left the subject parcels without a zoning designation.

Buffers: If rezoned to CP, no buffer is required.

Street Yard Buffers: No street yard buffer would be required.

Utilities:

- County water is not available.
- County wastewater is not available.

Schools: The property is located within the Jessie Mae Monroe Elementary School, Shallotte 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:

- The nearest state roads (Thomasboro Rd. and Old Georgetown Rd) and US 17 (Ocean Highway West) have adequate 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: Portions of the site scores a 5 out of 10 due to the presence of wetlands.
- All parcels are located within a half-mile of a Voluntary Agricultural District property.

ANALYSIS

Proposed Zoning District:

The CP Zoning District (Conservation and Protection): "The Conservation and Protection District (CP) is intended to be used for the permanent protection and preservation of environmentally sensitive lands, and historical, cultural, and archeological areas of Brunswick County. Generally, activities within a CP district are limited to very low intensity uses, agricultural and silvicultural activities, parks, open space and natural habitat preservation, and very limited residential uses. Construction and land disturbing activities should be limited in nature and scope and should have a very low impact on the environment and the surrounding setting. Public or community water or wastewater facilities are generally discouraged in order to deter development pressure."

Existing Blueprint Brunswick 2040 Plan Place Types:

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

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-903, with the existing place type designation as Open Space-Conservation (OCS-1) 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.

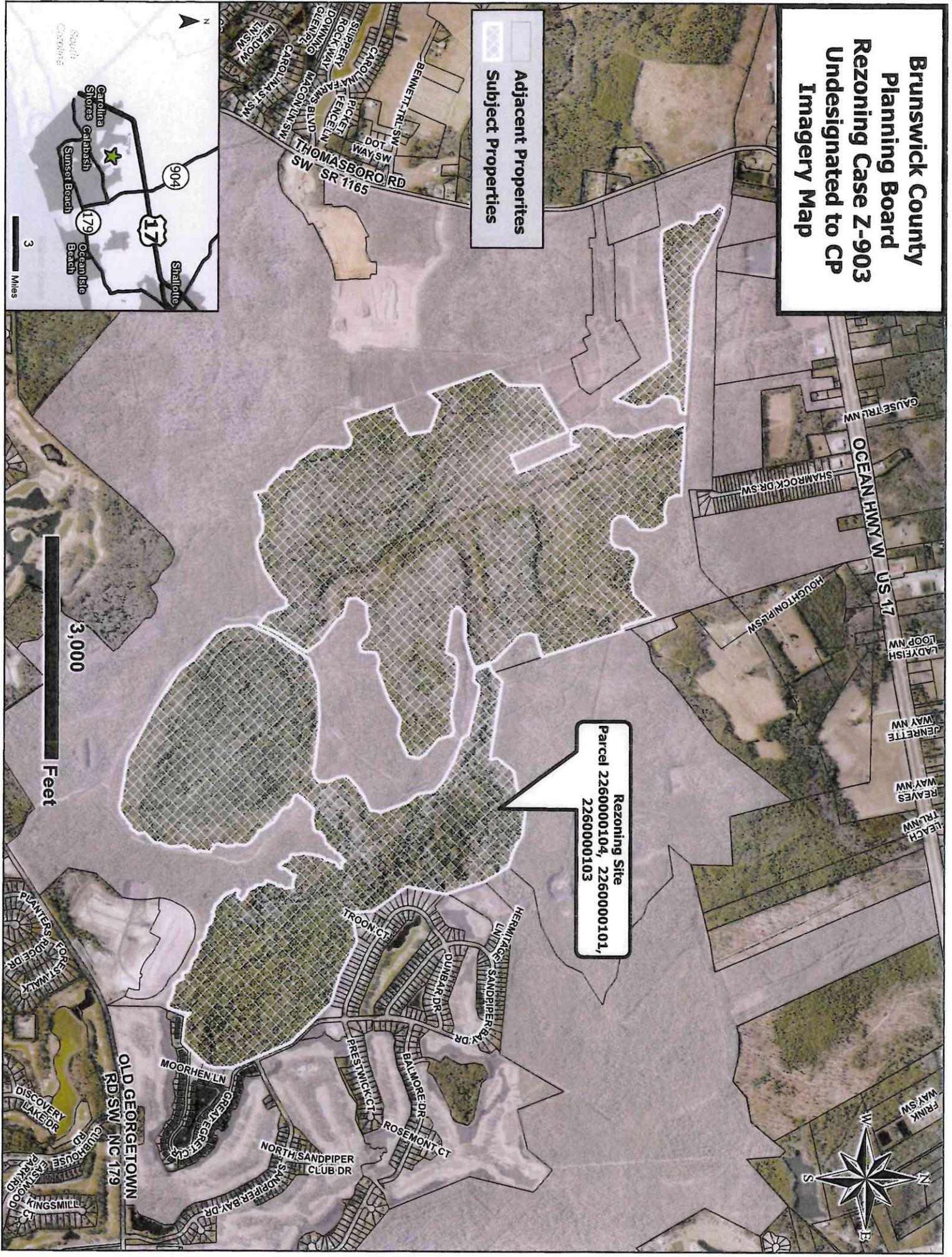
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public 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-5. Direct growth away from areas not well-suited for development.
 - NR-1. Conserve natural resources of the County.
 - NR-2. Maintain the "green" of Brunswick County as development continues.
2. All three subject parcels are in a Recorded Conservation Easement.

Brunswick County Planning Board Rezoning Case Z-903 Undesignated to CP Imagery Map

Adjacent Properties
Subject Properties

Rezoning Site
Parcel 2260000104, 2260000101,
2260000103



**Brunswick County
Planning Board
Rezoning Case Z-903
Undesignated to CP
Zoning Map**

CO = County
CA = Calabash
CS = Carolina Shores
SB = Sunset Beach

Adjacent Properties
Subject Properties

CO-R-7500

CA-PUD

CA-R-8

3,000

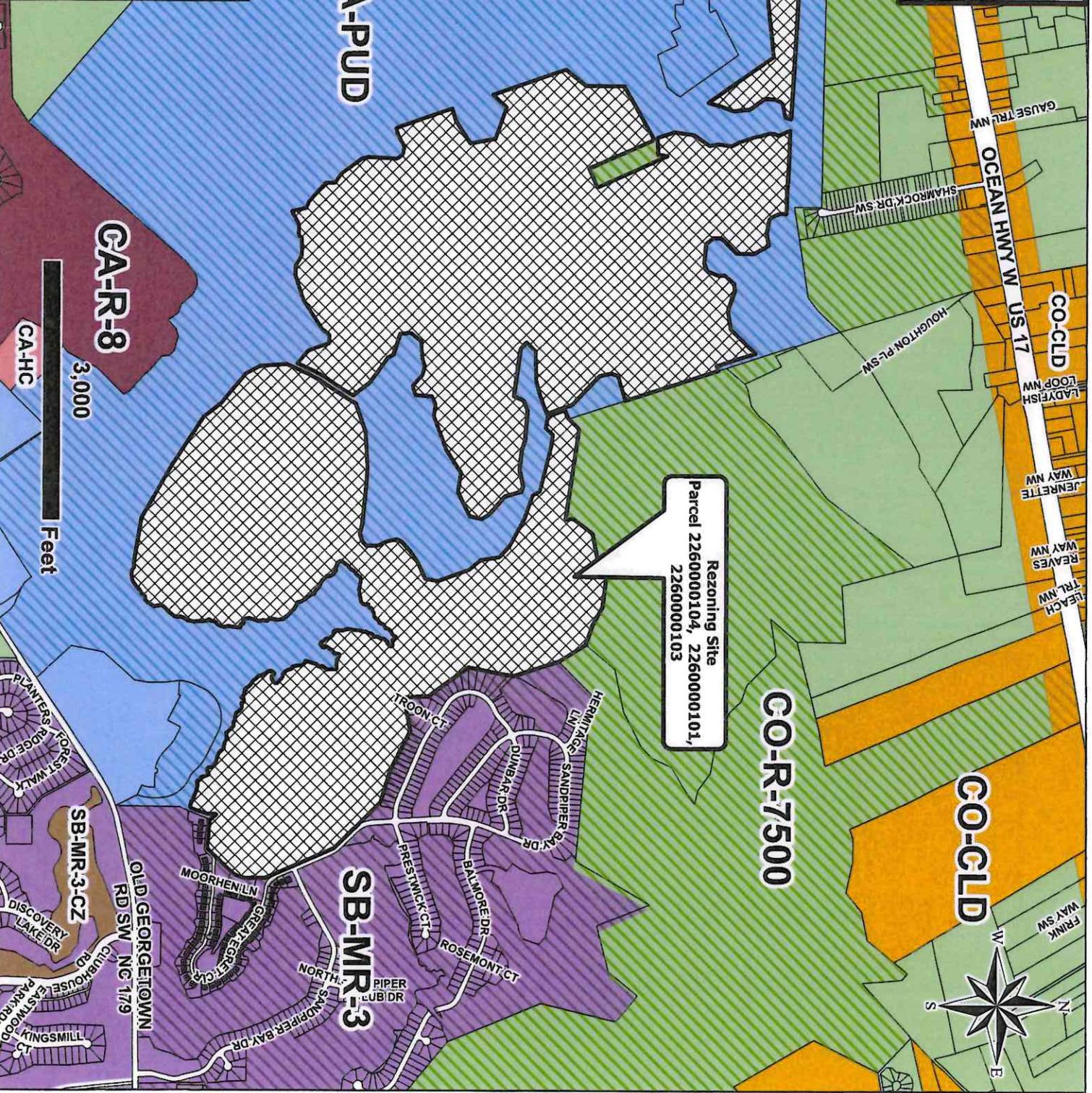
CA-HC

Feet

Rezoning Site
Parcel 2260000104, 2260000101,
2260000103

CO-R-7500

CO-CLD

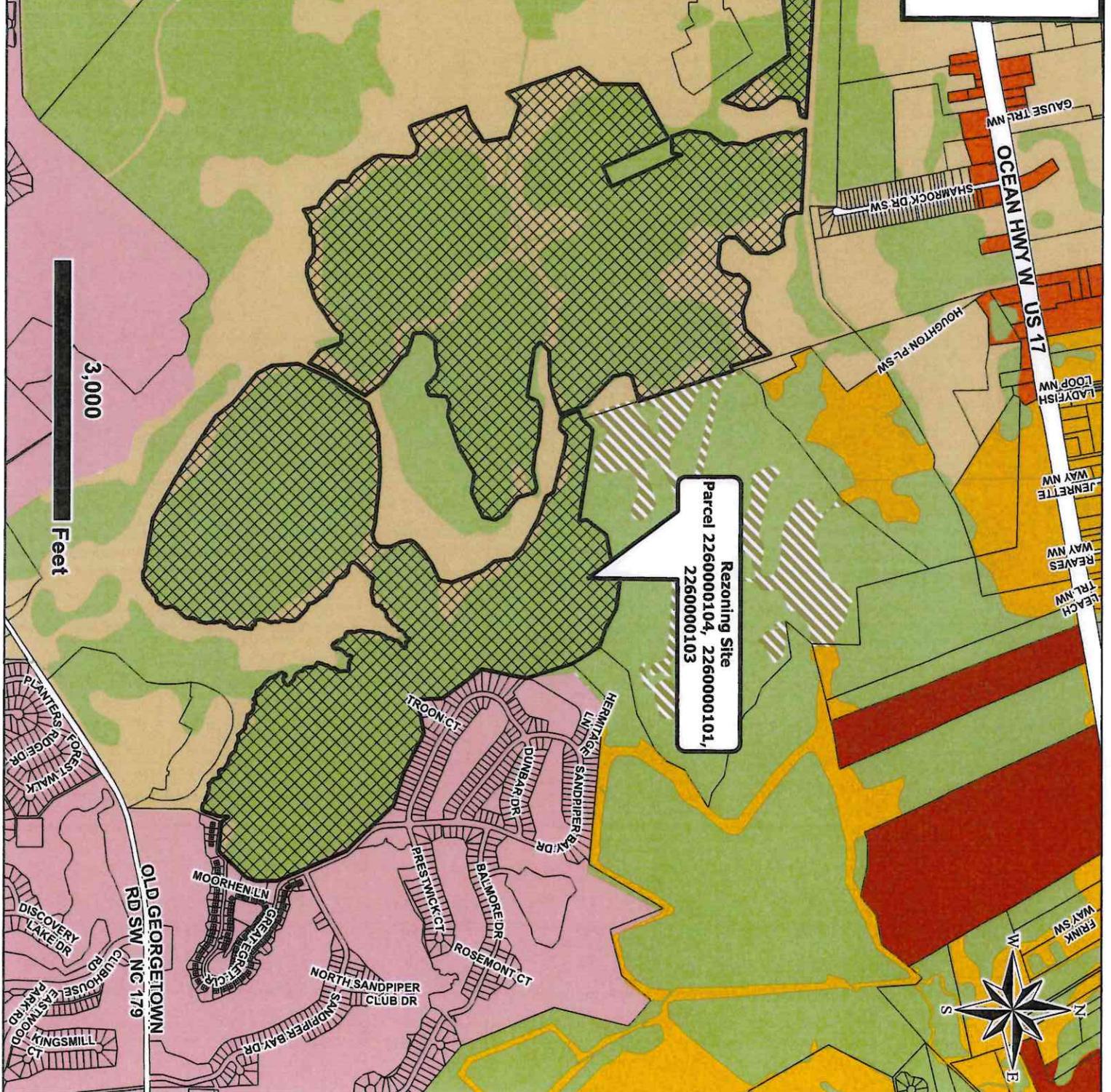
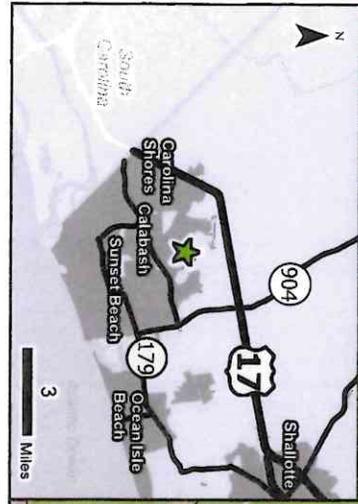


**Brunswick County
Planning Board
Rezoning Case Z-903
Undesignated to CP
Blueprint Brunswick 2040
Place Type Map**

Subject Properties

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

Rezoning Site
Parcel 2260000104, 2260000101,
2260000103



**Brunswick County
Planning Board
Rezoning Case Z-903
Undesignated to CP
Flood Hazard Map**



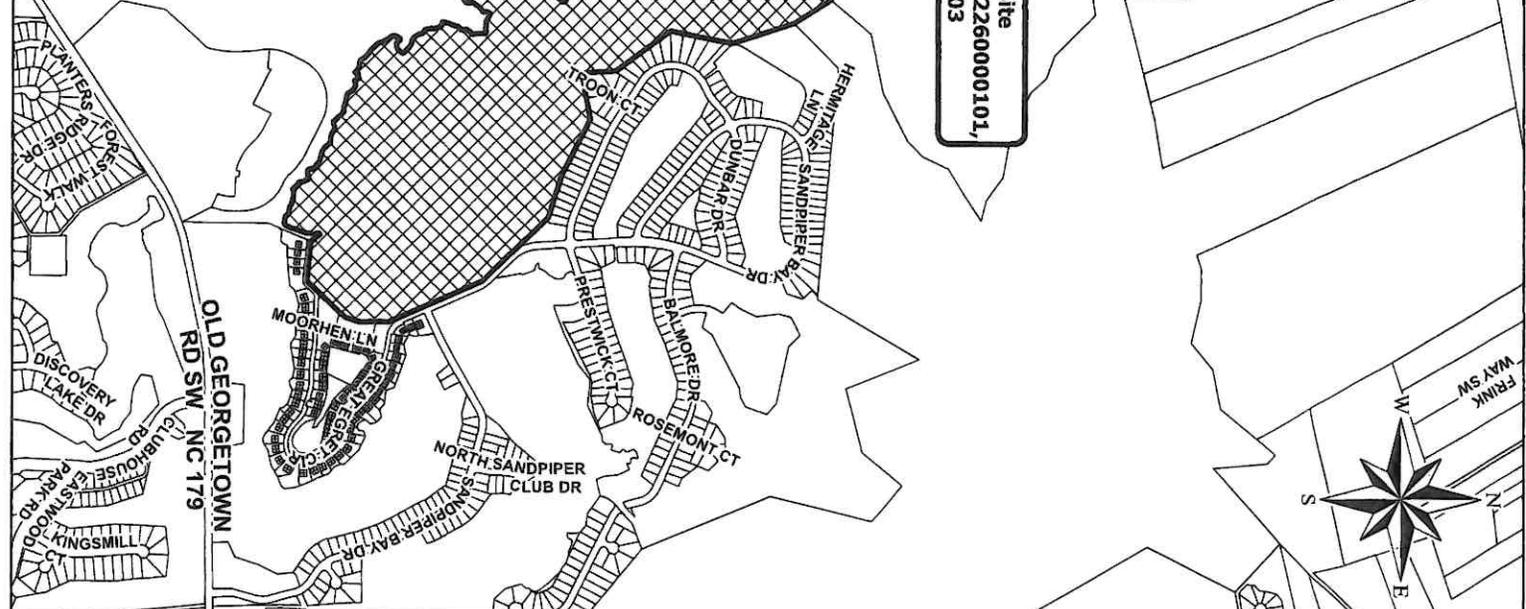
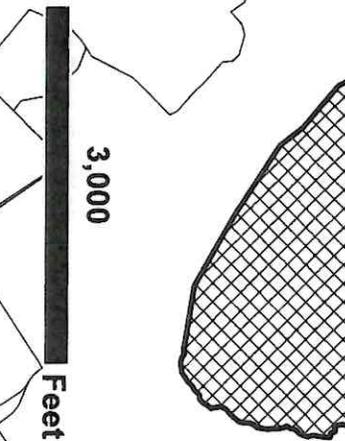
Rezoning Site
Parcel 2260000104, 2260000101,
2260000103

Shaded X

-  A
-  AE
-  AEFW
-  AO
-  VE

Subject Properties

- 





REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>903</u>	Invoice # _____
Date Received <u>10-15-24</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): Brunswick County Planning Department	
Mailing Address: 75 Courthouse Drive Building I Bolivia, N.C. 28422	
Phone: 910-253-2025	Email: marc.pages@brunswickcountync.gov
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Stone Farm Investment LLC	
Mailing Address: 11 Causeway Drive Ocean Isle Beach, NC 28469 Jonathan Williamson	
Phone: 910-279-1890	Email: Jonathan@dwenterprises.net
PROPERTY INFORMATION	
Property Address and/or Description of Location: 2260000104, 2260000101, 2260000103	
Parcel Tax ID #(s): 2260000104, 2260000101, 2260000103	Total Site Acreage: 735.85
Current Zoning District(s): None	Proposed Zoning District(s): CO-CP
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:

These three properties were annexed into the Town of Calabash by mistake. The Town of Calabash has de-annexed the properties back into Brunswick County. The Properties are currently unzoned. All three properties are in a Conservation Easement. This would be compatible with the CP (Conservation and Protection) zoning district.

LAND USE COMPATIBILITY

Future Land Use Map Classification: OSC1

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: Kwinte Olf Date: 10/15/24
Owner Signature: _____ Date: _____
Owner Signature: _____ Date: _____

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

Brunswick County Jurisdiction Fees

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

City of Northwest Jurisdiction Fees

- <1.0 acres (\$1,815)
- 1.0 to <5 acres (\$1,936)
- 5.0 to <25 acres (\$2,057)
- 25 to <50 acres (\$2,299)
- 50+ acres (\$2,420)
- 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-903

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
226000108	THOMASBORO LANDCO LLC		11118 US HIGHWAY 31	SPANISH FORT	AL	36527-5647
2271A002	ODONNELL MATTHEW C ETUX	ODONNELL CHRISTELLE EMMA	21765 MARTINS WAY	ROCKY RIVER	OH	44116-3914
2100000902	RIVER OF LIFE BAPTIST OF SUNSET BCH NC INC		8411 OCEAN HIGHWAY	SUNSET BEACH	NC	28468
21000006	GAUSE FREEMAN (LT) ETALS		8221 OCEAN HWY W	SUNSET BEACH	NC	28468-6116
2100000739	LUND TERESA DIANE AND	RAMOS ASHLEY KEA	186 SHAMROCK DR SW	SUNSET BEACH	NC	28468-5600
2271A011	MARK DENNIS & DEBORAH KAY MORROW RYAN RI		7543 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2260000201	HARDEE RANDY D ET	HARDEE VERMA S	131 HOUGHTON PLACE SW	SUNSET BEACH	NC	28468
22600002	SOUTH BRUNSWICK FARMS LLC		P.O. BOX 70819	MYRTLE BEACH	SC	29572
2260000102	BRUNSWICK COMMUNITY COLLEGE	THE BOARD OF TRUSTEES	PO BOX 30	SUPPLY	NC	28462-0030
2271A00101	SANDPIPER BAY PROPERTY OWNERS ASSCN		PO BOX 4408	GREENSBORO	NC	27404-4408
2270002409	904 GEORGETOWN TREATMENT PLANT LLC		800 SANDPIPER BAY DR SW	SUNSET BEACH	NC	28468
2270002401	NORTH STAR CAROLINA CORP	% SANDPIPER BAY GOLF & CC	800 N SANDPIPER CLB DR SW	SUNSET BEACH	NC	28468
2100001105	BROWN AMANDA L ETVIR	BROWN ALAN	8617 OCEAN HWY W	SUNSET BEACH	NC	28468
2100000701	PLANTERS GREEN POA		PO BOX 6761	OCEAN ISL BCH	NC	28469-0761
2270002439	SUNSET VILLAGE AT SANDPIPER B G & CO	c/o BENCHMARKSCAMS	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403-5737
2270002432	SUNSET VILLAGE AT SANDPIPER BAY		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
2270002420	SUNSET VILLAGE AT SANDPIPER BAY		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
2270002416	SUNSET VILLAGE AT SANDPIPER B G & CO	c/o BENCHMARKSCAMS	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403-5737
22700024	NORTH STAR CAROLINA CORP	% SANDPIPER BAY GOLF & CC	800 N SANDPIPER CLB DR SW	SUNSET BEACH	NC	28468
2270002402	NORTH STAR CAROLINA CORP	% SANDPIPER BAY GOLF & CC	800 N SANDPIPER CLB DR SW	SUNSET BEACH	NC	28468
22700001	SUNSET BEACH DEVELOPMENT LLC		2002 OAK ST SUITE 200	MYRTLE BEACH	SC	29577
21000008	KING JOE K ETUX	KING LOIS M	8351 OCEAN HIGHWAY WEST	SUNSET BEACH	NC	28468
2100001004	FARMER TIMOTHY DEAN ETUX	FARMER CHRISTINE W	PO BOX 2546	SHALLOTTE	NC	28459-2546
2271A025	GLORIA JEAN MALONE REV TRUST		631 ANNA MARIA ST	LIVERMORE	CA	94550-5222
2271A010	BUDZ MATTHEW ET	BUDZ MELISSA	7539 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271A003	HORVATH RICHARD L		7511 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271B024	HARRINGTON CLAUDE ET	HARRINGTON CAROLYN	7603 DUNBAR DR SW	SUNSET BEACH	NC	28468
2271A028	HELD FRANCIS J ET	HELD JANICE M	7591 DUNBAR DRIVE SW	SUNSET BEACH	NC	28468
2271A027	CERSOSIMO DOMINIC J ETUX	CERSOSIMO CHRISTINA D	7589 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271A026	MASSENA AVERY R ETUX	MASSENA KAREN R	6403 GROSBEAK CT	HOBART	IN	46342-6886
2271A024	JAMES L GUDE & BRENDA J GUDE REV LIV TRUST TI		7583 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271A018	SCHAFFER KENNETH D TRUSTEE AND	SCHAFFER LINDA K TRUSTEE	704 TROON COURT SOUTHWEST	SUNSET BEACH	NC	28468
2271A015	JONES MARGARET F		7557 DUNBAR DR SW	SUNSET BEACH	NC	28468
2271A014	JAMES MASSEY REV LIVING TRUST AND	REGINA PEPE MASSEY REV LIVING TRUST	151 WINDSOR RD	STATEN ISLAND	NY	10314-4517
2271A013	KELLEHER SHIRLEY A		7551 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271A012	HOCK JOSEPH M ET	HOCK BARBARA A	7547 DUNBAR DRIVE	SUNSET BEACH	NC	28468
2271A009	KURTZ JEFFREY A ETUX	KURTZ ERIKA D	85 POKEBERRY BEND DR	SUNSET BEACH	NC	28468
2271A007	MCLAUGHLIN HOLLY L ET	MCLAUGHLIN SHANNON L	3752 NORMAN RD	CHAPEL HILL	NC	27516-4127
				MORGANTON	NC	28655

2271A006	KIPP FAMILY 2018 IRREVOCABLE TRUST	53 TODT HILL RD	STATEN ISLAND	NY	10314-4535
2271A005	HOLT FELIX THOMAS III	7519 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271A004	KALE ALBERT E ETUX	7515 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271A001	MCGRAW DENNIS D ETUX	7505 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271B022	ROEDER ALFRED D ET	7599 DUNBAR DR SW	SUNSET BEACH	NC	28468
2271A030	POWERS CHRISTOPHER J	7427 BALMORE DR SW	SUNSET BEACH	NC	28468-5854
2271A029	REGAN STEVEN JAY ETUX	7593 DUNBAR DRIVE SW	SUNSET BEACH	NC	28468
2271A020	LAWTON EARL R	707 TROON CT	SUNSET BEACH	NC	28468
2271A019	RESTIANO PEGGY ANNE	706 TROON COURT	SUNSET BEACH	NC	28468
2271B023	BROOKS JOHN F ET	7601 DUNBAR DR SW	SUNSET BEACH	NC	28468
2100000741	INMAN BARBARA LYNN	191 SHAMROCK DR SW	SUNSET BEACH	NC	28468-5601
2100000782	STEIN KIMBERLY	195 SHAMROCK DR SW	SUNSET BEACH	NC	28468-5601
2100000783	ALBACH JOSHUA THOMAS	198 SHAMROCK DR SW	SUNSET BEACH	NC	28468-5600
2271A00102	SANDPIPER BAY PROPERTY OWNERS ASSCN	PO BOX 4408	GREENSBORO	NC	27404-4408
2271A031	DURSTEWITZ SCOTT L ETUX	7597 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271A008	MURRAY JOSEPH G ETUX	7531 DUNBAR DR SW	SUNSET BEACH	NC	28468-4623
2271A021	RICHARDSON MARC CHRISTIAN ETUX	705 TROON CT SW	SUNSET BEACH	NC	28468-6211
2100000740	BUCHANAN SUSAN E	199 SHAMROCK DR SW	SUNSET BEACH	NC	28468-5601
22600003	VEREEN PEARLY ETUX	3738 EXUM RD NW	ASH	NC	28420-2712
2260000109	THOMASBORO LANDCO LLC	11118 US HIGHWAY 31	SPANISH FORT	AL	36527-5647
22600001	THOMASBORO LANDCO II LLC	11118 US HIGHWAY 31	SPANISH FORT	AL	36527-5647
227PA005	WATSON KAREN	866 GREAT EGRET CIR SW UNIT E	SUNSET BEACH	NC	28468-5909
227PA006	AMENDOLA THOMAS ETALS	695 8TH ST	SECAUCUS	NJ	07094-3017
227PA004	MARSHALL OLIVIA R	134 BARRINGTON DR	VALLEJO	CA	94591-7181
227PA003	PALADINO VIELKA	105 SCUPPERNONG CT 1019	SEVEN LAKES	NC	27276
227PA001	BRADSHAW WANDA TODD	866 GREAT EGRET CIR SW UNIT 3A	SUNSET BEACH	NC	28468-5909
227PA002	HEINZ MAX	834 SOUTH PLANK ROAD	SLATE HILL	NJ	10973
227PA041	DELLOSTRETTO TAYLOR RYAN ETUX	125 DEVON FIELDS DR	HOLLY SPRINGS	NC	27540-6456
227PA042	EDMONDSON CHARLES ETUX	7213 LANCER DR	CHARLOTTE	NC	28226-7503
227PA039	SUTTON NANCY PARKS	1052 GALES AVE	WINSTON SALEM	NC	27103-4514
227PA040	HOHENSTEIN WILLIAM J	2000 PHANIEL CHURCH RD	ROCKWELL	NC	28138-7612
227PA037	HENRY PENNY A ETVIR	2466 E SKY CREEK DR	GREEN VALLEY	AZ	85614-5887
227PA038	MIRI DIANA K	4460 REDWOOD HWY STE 16	SAN RAFAEL	CA	94903-1951
227PA020	PERKINS ROBERT L ET	155 THAMES AVE	LILLINGTON	NC	27546
227PA019	MITCHELL KRISTOPHER SCOTT ETUX	798 OLIVIA WAY	SELMA	NC	27576-7658
227PA022	FANZINI DONALD	3738 FAIRCREST DR	FAIRVIEW	PA	16415-1004
227PA021	HAMM TRACY ETUX	873 GREAT EGRET CIR SW UNIT 56C	SUNSET BEACH	NC	28468-5831
227PA024	LOOKABILL GENE L TRUSTEE SR AND	3601 MOUNTAINBROOK RD	CHARLOTTE	NC	28210
227PA023	SANTANA VICTOR ETUX	10500 DAPPING DR	RALEIGH	NC	27614-6402
227PA068	THOMPSON DEBORAH J	570 WATERS RD	SALISBURY	NC	28146-7985
227PA067	REXRODE PAUL ETUX	1120 GLENMOOR DR	ROCKINGHAM	VA	22801-1303
227PA070	ORRELL MICHAEL H ETUX	203 KINLOCH DRIVE	WINSTON-SALEM	NC	27107
227PA069	MALONE ROXANNE M	515 HOLLY HUNT RD	MIDDLE RIVER	MD	21220-3028
227PA072	BARNABA MARYANN AND	89 ASPEN LN	FREEHOLD	NJ	07728-4133
227PA071	FAULKNER LINDA J AND	7503 MOORHEN LN SW UNIT 55E	SUNSET BEACH	NC	28468-5907
227PA011	OLSEN SHEBNA	50 SW COLONY RD	HILLSDALE	NY	12529-6323

227PA012	FARRY SCOTT M ETUX	FARRY MARY P	3010 YORKMONT CT	APEX	NC	27502-4489
227PA009	CAPO GERALD ETUX	CAPO THERESA M	116 ELIZABETH ST	GARFIELD	NJ	07026-1139
227PA010	MILLS BLAIR ETUX	MILLS DEBORAH	233 EDGEWOOD DRIVE	SARVER	PA	16055
227PA007	PODLESNY GERRY J ETUX	BRADLEY CHRISTINE	28 PEACOCK CRESCENT	NEPEAN	ON	K2J3P6
227PA008	RILLINGS KENNETH WILLIAM ETUX	RILLINGS NANCY LEE	105 SHIPMASTER DR	SALEM	SC	29676-4116
227PA018	MCCRUDER RUEBEN	SHULL DORETTA E	2002 COPPER LEAF PKWY	DURHAM	NC	27703-7706
227PA015	TIETJEN PETER D ETUX	LOWE MEGAN E	862 GREAT EGRET CIR SW UNIT C	SUNSET BEACH	NC	28468-5815
227PA013	LOWE BENJAMIN C ETUX	BARTH CAROLE	636 DUNBERRY DR	ARNOLD	MID	21012-2059
227PA016	BARTH RICK E ET	BRIGMAN ELIZABETH HOLLAR	862 GREAT EGRET CIR SW #F	SUNSET BEACH	NC	28468-5815
227PA017	LANGEVIN MARIE F	BROCKLEBANK JERILYN	17 SOUCY DR	RUTLAND	MA	01543-1396
227PA014	BRIGMAN ASPER VERNON III ETUX	OGBURN MARLENE	6460 RACKETT CREEK PL	COLLETTSVILLE	NC	28611-9090
227PA035	BROCKLEBANK PAUL W ET	OLSEN SHEBNA	7824 CLOVER VALE DR	WAXHAW	NC	28173
227PA036	OGBURN MICHAEL R ETUX	JONES L B II	3236 TRENTON ROAD	RALEIGH	NC	27607
227PA033	OLSEN SHEBNA	GRANNAN LAURINE S	50 SW COLONY RD	HILLSDALE	NY	12529-6323
227PA034	JONES L B II	WOOD AMANDA MARIE ETVIR	210 SHERWOOD PL	MORGANTON	NC	28655-5602
227PA031	GRANNAN FREDERICK P ETUX	NERODA EDWARD	868A GREAT EGRET CIR SW # 4A	SUNSET BEACH	NC	28468-5814
227PA032	CD TEAM LLC	MILLER JOSEPH ETUX	2684 CREEKVIEW DR	WAXHAW	NC	28173-0278
227PA047	HAYES JEFFERY MARK ETUX	MARION JENNIFER ANN	4280 POLLYFIELD RD	SEAGROVE	NC	27341-8383
227PA045	FLEJTUCH MARK C	BUCSEK DENNIS M ETUX	30 COUNTRY PLACE	LANCASTER	NY	14086
227PA043	MOBLEY SHARON P	PIMENTEL & FLAMISH LLC	227 MT CARMEL	LEXINGTON	NC	29295
227PA048	WOOD AMANDA MARIE ETVIR	HUTCHINGS STEPHEN ETUX	39420 PINEWOOD LN	MECHANICSVILLE	MD	20659-5233
227PA046	NERODA EDWARD	HILLIGAS ERIC V ETUX	15 PINECLIFF LAKE DR	WEST MILFORD	NJ	07480-4838
227PA044	MILLER JOSEPH ETUX	HILLIGAS PATRICIA ANN	872 GREAT EGRET CIR SW UNIT 6B	SUNSET BEACH	NC	28468-5912
227PA126	MARION JENNIFER ANN	PHOUANGPHRACHANH SYLAVONG ET	7509 MOORHEN LN SW # 52B	SUNSET BEACH	NC	28468-5904
227PA125	BUCSEK DENNIS M ETUX	LATTA JOHN ETUX	1704 SKYVIEW CIR	WILKESBORO	NC	28697-7600
227PA128	PIMENTEL & FLAMISH LLC	SMITH JUSTIN E ETUX	220 GALLAGHER RD	WHITEHALL	PA	18052
227PA127	HUTCHINGS STEPHEN ETUX	ANDREWS GEORGE H ETUX	1568 PEARL BLVD SW	SUNSET BEACH	NC	28468-4910
227PA130	HILLIGAS ERIC V ETUX	GIBSON RANDALL MOORE JR ETUX	62 WOODSIDE AVE	LITTLE FALLS	NY	13365-1129
227PA129	PHOUANGPHRACHANH SYLAVONG ET	OLSON GEORGE E III	125 E ALLENTON ST	MOUNT GILEAD	NC	27306-8600
227PA092	LATTA JOHN ETUX	LAVENBERG PAULA ETALS	151 GREENBANK RD	FREDERICKSBURG	VA	22406-6230
227PA094	SMITH JUSTIN E ETUX	DEMARTE ANTHONY N ETALS	32 SPRINGFIELD DR	NEW OXFORD	PA	17350-8579
227PA096	ANDREWS GEORGE H ETUX	OBAKER MARTIN RICHARD ETUX	4231 WOODWIND LN	ALLISON PARK	PA	15101-4305
227PA091	GIBSON RANDALL MOORE JR ETUX	KARKLIN DOUGLAS ANDREW ETUX	12681 DOE CIR	LAURINBURG	NC	28352-8032
227PA093	OLSON GEORGE E III	RHD LEGACY LLC	3908 SANFORD CREEK AVE	WAKE FOREST	NC	27587-3921
227PA095	LAVENBERG PAULA ETALS	DEWEY RALPH E ETUX	1084 LIMESTONE RIDGE RD	ELLIOTTSBURG	PA	17024-9130
227PA104	DEMARTE ANTHONY N ETALS	REMPER SCOTT J ETUX	7505 MOORHEN LN SW	SUNSET BEACH	NC	28468-5906
227PA106	OBAKER MARTIN RICHARD ETUX	SCHROEDER KATHLEEN E ETALS	31 BERTRAM BLVD	STAFFORD	VA	22556-1893
227PA108	KARKLIN DOUGLAS ANDREW ETUX	WEANT JOHN THOMAS III ETUX	11229 WESCOTT HILL DR	HUNTERSVILLE	NC	28078-0621
227PA103	RHD LEGACY LLC	MATZKE LISA L	6194 WILKES POND DR	HOLLYWOOD	SC	29449-6345
227PA105	DEWEY RALPH E ETUX	SHANNON MICHAEL ET	2403 COLONY WOODS DR	APEX	NC	27523-4880
227PA107	REMPER SCOTT J ETUX	MCDONNELL MARYELLEN TRUSTEE	2108 EAGLE VALLEY CT	KERNERSVILLE	NC	27284-8610
227PA263	SCHROEDER KATHLEEN E ETALS		981 GREAT EGRET CIR SW UNIT 1	SUNSET BEACH	NC	28468-5954
227PA264	WEANT JOHN THOMAS III ETUX		114 SOUTHWICK CT	CARY	NC	27513-1714
227PA265	MATZKE LISA L		981 GREAT EGRET CIR SW # 73-C	SUNSET BEACH	NC	28468-5954
227PA266	SHANNON MICHAEL ET		162 MORNINGSIDE AVE	PALISADES	NY	10964
227PA279	MCDONNELL MARYELLEN TRUSTEE		988 GREAT EGRET CIR SW UNIT A	SUNSET BEACH	NC	28468-5956

227PA280	BRISTOW SLYVIA P			988 GREAT EGRET CIR SW # U2	SUNSET BEACH	NC	28468-5956
227PA281	GRIFFIN ANTHONY EDGAR ETUX	GRiffin JANET ALISCIA		1163 JANICE RD	LINCOLNTON	NC	28092-8929
227PA282	JOHNSON ZACKARY R SR AND	JOHNSON SANDRA O		988 GREAT EGRET CIR SW UNIT D	SUNSET BEACH	NC	28468-5956
227PA283	MURPHY TARA A TRUSTEE			947 ASHTON OAK CT	FORT MILL	SC	29715-7007
227PA284	GREEN WANDA AND	GREEN MATTHEW P ETUX		34 COLGATE RD	OAKLAND	NJ	07436-3625
227PA285	ALEXANDER RALPH ETUX	ALEXANDER TANITA B		14129 LISSADELL CIR	CHARLOTTE	NC	28277-3137
227PA286	HOBBS JONATHAN ETUX	HOBBS VICTORIA		11030 NEWFIELD DR	FORT MILL	SC	29707
227PA287	MCMEANS LARRY ALAN ETUX	MCMEANS JANET LYNN		280 BREWER RD	SAXONBURG	PA	16056-2308
227PA288	HARDOS ROBERT J ETUX	DEBORAH L		996 GREAT EGRET CIR SW	SUNSET BEACH	NC	28468-4639
227PA289	GENOVA THOMAS J			PO BOX 7113	OCEAN ISL BCH	NC	28469-1113
227PA290	BALUIS VICTOR ADOLFO ETUX	BALUIS MARIA ANN		320 WOLF DEN DR	GARNER	NC	27529-9257
227PA291	KIRBY GEORGE ET	KIRBY ELEANOR		3153 HICKORY BLVD	HUDSON	NC	28638
227PA292	OLIVER JEAN E			1000 GREAT EGRT CIR U-41B	SUNSET BEACH	NC	28468
227PA293	JENKINS DOUGLAS E ETUX	JENKINS SANDRA R		300 BEAUFORD RD	ROCKINGHAM	VA	22801-3101
227PA294	HEIMANN DANIEL J ETUX	HEIMANN KATHRYN A		18 OSSABAW CT	RICHMOND HILL	GA	31324-7394
227PA298	JUNG JACK F ETUX	JUNG SHARON J		8117 ASHELEY GLEN DR	MINT HILL	NC	28227-9714
227PA297	ALVAREZ PATRICIA A ETVR	DO CANTO SERGIO		2528 AVERON DR	FUQUAY VARINA	NC	27526-5584
227PA296	RHODES RONALD EUGENE ETALS			3030 MARLBOROUGH CIR	GASTONIA	NC	28056-6528
227PA295	DAVIS ERIC A ETUX	DAVIS BRIDGET D		210 DISBROW HILL RD	MILLSTONE TWP	NJ	08535-1043
227PA302	MAGUIRE DIANNE			5704 SPICE MEADOW LANE	WINSTON SALEM	NC	27106
227PA301	FANNING PETER E ETUX	FANNING LAURA G		16 HARRIS LN	CORNWALL	NY	12518-1244
227PA300	KLUGMAN JACK			1012 GREAT EGRET CIR SW # 44B	SUNSET BEACH	NC	28468-4642
227PA299	SCOTT E GOODMAN REV TRUST ETALS			111 PLEASANT VIEW DR	GOODE	VA	24556-2201
227PA306	ROBERTS MICHAEL B ETUX	ROBERTS STACEY L		2092 DEER CROSSING DR	STREETSBORO	OH	44241-5869
227PA305	ABBOTT THOMAS MICHAEL ETUX	ROONEY NOREEN ELIZABETH		1008 GREAT EGRET CIR SW UNIT 3	SUNSET BEACH	NC	28468-4641
227PA304	DREITLEIN CHRISTOPHER ETUX	DREITLEIN MELISSA		25 SIMKIN DR	NEW CITY	NY	10956-3210
227PA303	MCGEE LINDA J			1008 GREAT EGRET CIR SW UNIT A	SUNSET BEACH	NC	28468-4641
227PA310	FRY CHRISTOPHER K ETUX	FRY JENNIFER A		26371 CARRONADE DR	PERRYSBURG	OH	43551-6370
227PA309	HYLAND WILLIAM T			1004 GREAT EGRET CIR SW UNIT 42-C	SUNSET BEACH	NC	28468-4638
227PA308	DANN JAMES S ETUX	DANN CYNTHIA M		1004 GREAT EGRET CIR SW UNIT 2	SUNSET BEACH	NC	28468-4638
227PA307	BEHRENDT DENNIS R ET	BEHRENDT ANDREA J		6000 ROPES DR	CINCINNATI	OH	45244
227PA356	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA341	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA367	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA369	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA370	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA376	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA377	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA366	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA375	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA368	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA312	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA313	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA365	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA311	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA363	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS		1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
227PA364	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS	1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA357	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS	1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA334	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS	1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA328	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS	1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737
227PA337	SUNSET VILLAGE AT SANDPIPER BAY COA	c/o BENCHMARKSCAMS	1612 MILITARY CUTOFF RD UNIT #340	WILMINGTON	NC	28403-5737

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2260000101	STONE FARM INVESTMENTS LLC		11 CAUSEWAY DR	OCEAN ISL BCH	NC	28469-7505
2260000103	STONE FARM INVESTMENT LLC		11 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2260000104	STONE FARM INVESTMENT LLC		11 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	BRUNSWICK COUNTY PLANNING		P.O. BOX 249	BOLIVIA	NC	28422