

**AGENDA**  
**BRUNSWICK COUNTY**  
**PLANNING BOARD**

**4:00 P.M. Monday**  
**February 10, 2025**

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

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes from the January 13, 2025 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.
  - A. Rezoning Z-908

Proposed rezoning of approximately 153.19 acres located at 380 Battleship Road near Leland, NC from IG (industrial General) and RR (Rural Residential) to IG (Industrial General) for Tax Parcel 03900017 and an adjacent portion of the Cape Fear River.
  - B. Height Allowance – Hot Mix Asphalt Plant

The applicant requests a maximum height allowance of 90 feet be granted for a proposed storage silo for a proposed asphalt plant and associated uses located at 180 barnhill rd nw near supply, nc. The entire zoning area encompasses approx. 16.11 acres.
  - C. Planned Development – PD-143

Name:	Remuda Run Planned Development
Applicant:	Dream Finders Homes
Tax Parcel:	2120001910
Location:	Ocean Isle Beach RD SW (State Road 1184) & Watts RD SW (State Road 1153)
Description:	Remuda Run is a proposed planned development, consisting of 60 single family units and 95 townhouse units on approximately 45.02 acres, creating an overall density of 3.44 dwelling units per acre.
- 9) Other Business.
  - A. UDO Modernization Project Update.
  - B. Planning Board Case Update.
- 10) Adjournment.

**MINUTES**

**PLANNING BOARD**

**BRUNSWICK COUNTY, NC**

**4:00 P.M. Monday  
January 13, 2025**

**County 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  
James (Jim) Board  
Allen Brittain, At-Large

MEMBERS ABSENT

Ron Medlin  
Harry Richard Ishler, Alternate  
William Bittenbender, At-Large

STAFF PRESENT

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

OTHERS PRESENT

Dylan Phillips, Brunswick Beacon  
Christie Marek  
Brent Schulz  
Scott James  
Lauren Jesus  
Robert Jesus  
Greg Nance  
Cindy Brown  
Peter Day  
Chris Lumpkin  
Felix Scropo

Belinda Benz  
Terry Alston  
Matt Nichols  
Michele Russo  
Chip Abernethy  
Bob Fulton  
Carla White  
Nate Pound  
David Bland  
Barry Todd  
James Paggioli

I. CALL TO ORDER.

Mr. Cheek called the meeting to order at 4:01 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, Mr. William Bittenbender and Mr. Harry "Richard" Ishler were absent.

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

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

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENTS.

Ms. Belinda Benz addressed the Board. Ms. Benz said she is very concerned about the fires (10 to 20 fires) on Mill Branch Road (photos attached) where the sod farm is located in Ash, NC. She stated that she lives at Wet Ash Swamp where new developments (King Tract, Brandon Hardee Mining project and Ashton Farms) are been built. There is clearing from Big Neck Road to Waccamaw School (formerly Whispering Heights). Ms. Benz said her handicapped nephew lives in the area and he previously had pneumonia and was taken to the emergency room Friday night and succumbed to his illnesses (respiratory problems). She was concerned with the number of individuals that will be sacrificed as her husband passed away in July from fungal pneumonia while he was battling cancer that was stable and the Hardee Mine project came to the area approximately 1 year ago. Ms. Benz felt that the community is being raped and murdered with all the new development(s). She asked the Board to consider the existing residents and not forsake their lifestyle.

Ms. Christie Marek, 2986 Longwood Road NW, addressed the Board. Ms. Marek said the King Tract is adjacent to the wetlands near South Prong Wet Ash Swamp as well as Ashton Farms. She felt that the Federal Emergency Management Agency (FEMA) should do a flood study for this area and the entire County. She stated that stormwater ponds in these communities will end up in the rivers that cannot handle anymore stormwater runoff. Ms. Marek said the nearby schools will be at-capacity next year. She suggested that the County link up with the school board because funding will have to be set aside to construct more schools to accommodate all the new developments that will have school-aged children.

Ms. Terry Alston, 1215 Fletcher Road SW, addressed the Board. Ms. Alston read a statement (attached) regarding adequate planning for all the new growth with the North Carolina Department of Transportation (NCDOT), first responders, schools, hospitals, and medical facilities. She said there is no affordable housing in the County and adequate hurricane evacuation routes to accommodate the excessive traffic that will be generated by new development(s). She concluded that when she moved here in 1996, the County was designated rural and the rural character of the County has been lost to overdevelopment.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-133

Name: Price Tract Planned Development Modification  
Applicant: James M. Wooten, P.E.  
Tax Parcel(s): A portion of 22600012  
Location: Thomasboro Road SW (SR 1165)  
Description: Price Tract is a previously approved planned development consisting of 164 single-family units, 22 townhome units and 5 acres of commercial area on 82.17 acres, creating an overall density of 2.26 units per acre. The applicant is proposing adding an additional 3 single-family units and 4.11 acres. With the proposed modification, the overall development would consist of 167 single-family units, 22 townhome units and 5.10 acres of commercial area on 86.28 acres, creating an overall density of 2.19 units per acre.

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

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

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

Mr. Brittain asked staff if there have been changes to the UDO since the original approval of this development and Mr. Pages said there have not been any changes to the UDO that will affect this development. Mr. Pages said the Board of Commissioners directed staff and the Board to implement a Traffic Impact Analysis (TIA) requirement prior to the Planning Board's approval of a project. He stated that the applicant has submitted a TIA with the project.

Mr. Board said the project map shows 30" buffers instead of 30' buffers and Mr. Pages said he will ensure that change is noted on the plat map.

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

Mr. Brent Schulz, Bolton and Menk, addressed the Board. Mr. Schulz reiterated that they met with the Technical Review Committee (TRC) and they held a neighborhood meeting and only 1 individual attended.

Ms. Christie Marek asked if there are wetlands on the property? Mr. Cheek said there is an AE Flood Zone at the rear of the property. Ms. Marek said FEMA has not updated the flood maps, but this area flooded in 2015. She stated that Thomasboro Road SW was closed in 2020 during

Tropical Storm Sally due to rapidly rising waters. She suggested that the Board take that into consideration before approval of this project. Mr. Pages said staff is aware that the subject property is adjacent to the Caw Caw Canal, which is problematic and no lots are proposed in the flood zone(s). He further stated that the project is designed to the 100-year storm event. Ms. Marek said stormwater ponds only hold a couple inches of water and the water is filtered to nearby ditches and then moved to other water bodies such as rivers.

Ms. Belinda Benz addressed the Board. She suggested that an all-season environmental study to see what is on the ground such as wildlife and the FEMA flood maps be updated.

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

Mr. Gaver made a motion to approve PD-133 (Price Tract Modification Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-138

Name: Pea Landing Tract Planned Development (Modification)  
Applicant: Norris & Bland Consulting Engineers P.C.  
Tax Parcel(s): 21000071  
Location: Pea Landing Road NW (SR 1304)  
Description: Pea Landing Tract is a previously approved major subdivision consisting of 85 single family units on 28.76 acres, creating an overall density of 3.00 units per acre. The developer is proposing a revision to the Pea Landing Tract as a planned development consisting of 150 single-family units on 28.76 acres, creating an overall density of 5.22 units per acre.

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

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

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

Mr. Gaver asked staff if the pedestrian connection has been discussed with school officials? Mr. Pages said staff has consulted with Mr. Craig Eckert, school representative, and it was discussed to place the pedestrian connection close to the road right-of-way and create a trail inside the ditch for security purposes. He pointed out the potential area for the pedestrian connection. Mr. Gaver asked if staff have a copy of the previously approved plan for the 85 single-family lots and Mr. Pages said he did not have a copy, but the layout is identical to the current layout with much narrower lots (previous lot sizes were 75' wide and the current plan has a minimum lot width of 40').

Mr. Brittain asked staff if the TRC notes from the Floodplain Administrator were addressed? Mr. Cheek clarified that Mr. Brittain is referring to the comment (The property is currently not mapped within the SFHA on the effective FIRM Flood Mapping. However, the NCEM Advisory mapping clearly depict that significant sections are impacted by the 1% Rainfall [100-Year Storm] – This should be addressed before approval) in the TRC comments from the Floodplain Administrator. Mr. Pages said the developer will have to complete those comments requested by the Floodplain Administrator before construction and/or lots can be recorded.

Mr. James Paggioli, Floodplain Administrator, addressed the Board. He stated that the property is not mapped with a Special Flood Hazard Area (SFHA) area. There are some low areas on the site. He reiterated that, during the approval of stormwater, any lots in the low areas must be raised to flood elevation on the advisory maps.

Mr. Board asked staff about the increase in density from 3 units per acre to 5.22 units per acre because the UDO currently allows 5.80 units per acre in the R-7500 (Medium Density Residential) zoning district. He further stated that the Blueprint Brunswick designates the area as low density. Mr. Pages said this area has been zoned R-7500 since 2007 or when zoning was implemented in January 1994. The Blueprint Brunswick 2040 Comprehensive Plan was recently improved, which resulted in some inconsistencies with zoning designations. He further stated that some of the recent actions by the State Assembly will have an impact on whether down zoning will be permitted. Mr. Board added that there will be a considerable amount of development in this area and the Board has to decide whether it is appropriate to approve the vast number of homes that are being proposed with all the other previously approved development(s) to the area.

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

Mr. Matt Nichols, Attorney-at-Law, addressed the Board on behalf of the developer. Mr. Nichols presented a PowerPoint presentation (attached) identifying the site location (near Jessie Mae Monroe Elementary School), open space, perimeter buffers (30' with 60% opacity or 20' with a fence), project is designed to 100-year storm event, sidewalks on one side of road, walking trails, pedestrian connection to school (to be coordinated with school officials), and no road capacity deficiencies on Pea Landing Road NW (SR 1304). He stated that staff is recommending approval with conditions that are acceptable by the developer. He provided a slide showing the previously approved 85 single-family units in 2022. Mr. Nichols further stated that a TIA has been completed.

Mr. Scott James addressed the Board. He stated that the TIA was submitted and approved by NCDOT and no off-site improvements were required. Mr. Board asked if there are any modifications required to Pea Landing Road NW (SR 1304) and Mr. James replied, no.

Mr. Nichols proceeded to say that there are no flood hazard zones or wetlands on the site. He stated that the developer will install a pump station and a force main from the site to US 17. Mr. Nichols said other property owners will be allowed to tie-into the force main, at their own expense.

Mr. Board asked if the 2022 plan approval addressed the same items that are being proposed for the modification excluding the pedestrian connection to the school, the project being designed for the 100-year storm event and the installation of a pump station? Mr. Nichols said additional open space and a peripheral buffer (30' buffer or a 20' buffer with a fence) are proposed for this project. Mr. Board said a buffer is required around the perimeter of the property. Mr. Pages said a buffer is not required for a major subdivision, which was the initial approval. Mr.

Nichols added that the buffer is a significant improvement as well as the proposed sidewalks on 1 street side. He further said that there are costs associated with providing a pump station and infrastructure that the developer is consuming. Mr. Nichols said they are trying to provide housing for first-time buyers with school-aged children.

Mr. Gaver asked where the open space area(s) is located on the site? Mr. Nichols said there is an area in the center of the plan that is shown as an amenity trail. Mr. Gaver asked the cost of homes for this development. Mr. Nichols said the projected cost is \$260k, which is lower than the median or average price in the County. Mr. Gaver asked if the TIA was approved for the 2022 plan or the plan presented tonight and Mr. James said the TIA was approved for the project before the Board tonight. Mr. Gaver said he is in favor of the modification to increase density that could provide for more affordable housing in the County, but he was concerned with the potential of children trespassing on a neighbor's property while walking to school or a child having accessibility to water via a retention pond(s) in the neighborhood. Mr. Nichols responded that the plan is designed to provide adequate open space and buffers while promoting accessibility to the adjoining school via the pedestrian connection and reducing traffic on the road as a result of the pedestrian connection to Jessie Mae Monroe Elementary School.

Mr. Cheek asked if the amenity pond is part of the stormwater pond? Mr. Jody Bland, Norris and Bland Consulting Engineers, addressed the Board. He stated that it is an amenity pond that can be transitioned into something more usable (possibly a park).

Ms. Michele Russo addressed the Board. Ms. Russo asked about workforce housing being a part of the plan so nurses, teachers, first responders and the like can have a comfortable place to live. She asked the Board to table the matter until the developer is committed to providing at least 5% of the community for workforce housing.

Ms. Lauren Jesus addressed the Board. Ms. Jesus said she came to the December 2022 meeting when this project was approved as a major subdivision for 85 single-family units. She stated that she lives near the proposed pump station and the pedestrian connection to Jessie Mae Monroe Elementary School. Ms. Jesus said the property was agricultural (corn was grown on the property) when they moved to the area. Ms. Jesus said she and her husband were the only attendees at the neighborhood meeting on December 23, 2024. She stated that Mr. Norris said the developer cannot make money on the initial plan for 85 single-family lots so he modified the plan to construct a planned development consisting of 150 single-family units. She said they are raping and pillaging the neighborhood to make money. Ms. Jesus said their property was flooded 3 times (Tropical Storm Debby, No Name Storm and another storm) this year. The State dug out the swales in front of their property and the Jesus' paid to have the swale between them and the next-door neighbor cleaned out for stormwater drainage purposes. She stated that the school is higher than any other parcel and their stormwater runoff comes to the Jesus' property. She asked the Board to consider the current residents.

Mr. Chip Abernethy, property owner of the Pea Landing Tract, addressed the Board. Mr. Abernethy said he is not saying they proposing to build affordable housing, but they are willing to allow Ms. Jesus to tie-into their stormwater. He reiterated that the roads will be the same and the proposed density increase is allowed because there are no wetlands on the site. He stated that he is not opposed to workforce housing, but the cost of development drives up housing costs and that's why they requested an increase in density for the site in an effort to reduce the housing cost. He reiterated that there are no traffic deficiencies on Pea Landing Road NW (SR 1304) according to NCDOT's traffic study. Mr. Gaver asked Mr. Abernethy if he is willing to deed 5% of the lots of this development for affordable housing and the amenity pond be converted into a park and Mr. Abernethy said yes.

Mr. Robert Jesus addressed the Board. Mr. Jesus said there is a swale between his property and Mr. I V Cribb's property that he presumes the developer will be using as part of their stormwater drainage. He said the tunnel that goes under Pea Landing Road NW (SR 1304) is damaged and should be repaired and increased in diameter,

Mr. Abernethy said Mr. I V Cribb has 2 ponds on his property and they have spoken with Mr. Cribb about digging out the area between the 2 ponds to make 1 huge pond to address some of the stormwater runoff issues.

Mr. Bob Fulton addressed the Board. Mr. Fulton asked about a buffer area to absorb water. He asked that the Board consider stormwater runoff when density is increased.

Ms. Christie Marek addressed the Board. Ms. Marek asked when the TIA was completed and the growth rate? She stated that another development (1,736 daily trips generated) was approved approximately 1 mile from this area, which increases the generated daily trips to approximately 3,172 daily trips. Ms. Marek said this is a rural area with farm vehicles (tractors) travelling the road and part of the road is crumbling because of construction vehicles (dump trucks) travelling at a high rate of speed. The NCDOT report states that US 17 and NC 211 are over capacity and will remain over capacity through 2045. She asked that the project be tabled until a flood study is completed and other items (resolution to stormwater runoff issues, and workforce housing) be addressed that have been brought to the Board's attention tonight. Ms. Marek concluded with who will be responsible when the school floods? She stated that the additional students will require hiring additional staff to accommodate the extra students including teachers and bus drivers (schools are currently having difficulty getting bus drivers).

Mr. Scott James readdressed the Board. He stated that the TIA was approved in September 2024 and no road improvements were necessary. Mr. Board asked the peak hours and Mr. James said for NCDOT traffic studies 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. are considered peak hours when school is in session, holidays during the week and the weather is considered reasonable. Mr. Board asked if the TIA considers all developments in the area and Mr. James said they only consider approved developments.

Mr. Greg Nance addressed the Board. Mr. Nance was opposed to the project. He stated that there are farms (sod, horse, and cattle farms) in this rural area and traffic is excessive with dump trucks currently travelling the road. There is another proposal for consideration tonight with 166 single-family lots across the street. He said Pea Landing Road NW (SR 1304) cannot handle the additional traffic that will be generated from these developments. He reiterated that dump trucks travel this road at a high rate of speed. Mr. Nance said there are current flooding issues in the area including the property in question with excessive traffic on a 2-lane rural road. He felt that the people moving in the area are retirees with no school-aged children. He said the proposed development(s) does not fit in this area.

Ms. Christie Marek readdressed the Board. She said the developer intends to bring in fill material, but a stormwater permit has to be obtained from the State and County prior to any fill material being added to the site. The roads were recently repaired at US 17 and Thomasboro Road SW due to traffic issues. She stated that they cannot do any road improvements unless NCDOT requests such. Ms. Marek expressed concern with what developments were presented to NCDOT when the TIA was submitted for approval.

Ms. Jesus readdressed the Board. She stated that the peak hours mentioned by Mr. James should show more traffic. She reiterated that dump trucks are driving at a high rate of speed on

the road. Mr. Cheek suggested that Ms. Jesus go on the NCDOT website to request a reduction in the speed limit for Pea Landing Road NW (SR 1304). Ms. Jesus said the drivers don't care about the speed limit that is currently posted.

Ms. Carla White, 1775 Clemmons Road SW, addressed the Board. She said she requested NCDOT reduce the speed limit on Clemmons Road SW and they said they could not artificially reduce the speed.

Ms. Belinda Benz addressed the Board. She was concerned with students (5th to 8th graders) going to Waccamaw School or Shallotte Middle depending on where they live. She stated that additional staff including a Sheriff's Deputy will be required at the schools that will have to educate students from 5<sup>th</sup> grade to 8<sup>th</sup> grade that may reside in the proposed community.

Ms. Cindy Brown addressed the Board. Ms. Brown said there are approximately 5 housing developments being constructed within a 5-mile radius in close proximity to the proposed project.

Ms. Terry Alston addressed the Board. She stated that there are 3 projects on the same road that total 483 units and all the units will be built on a slab, which will create more stormwater runoff.

With no further comments, Mr. Gaver made a motion to close the Public Hearing and the motion was unanimously carried. Mr. Gaver said the proposed plan meets the minimum requirements of the Brunswick County UDO. He stated that the Board can only deny the request with just cause. He thanked the developer for trying to address some of the issues mentioned by the adjoining landowners and other concerned property owners in the area.

Mr. Gaver made a motion to approve PD-138 (Pea Landing Tract Modification Planned Development) with the noted conditions in the Staff Report and the additional agreeable conditions by the developer to deed 5% of the lots in the project for affordable and/or workforce housing, change the proposed amenity pond into a park for more open space, and work with the Jesus family to address their stormwater (piping under Pea Landing Road SW) and flooding concerns and the motion was unanimously carried.

C. Planned Development – PD-141

Name: Fox Hollow Planned Development  
Applicant: Lennar Carolinas  
Tax Parcel(s): 21000055  
Location: Pea Landing Road NW (SR 1304)  
Description: Fox Hollow is a proposed planned development consisting of 166 single-family units on 76.90 acres, creating an overall density of 2.16 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. Pages interjected that the subject project is directly across from PD-138 (Pea Landing Tract).

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.

- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.

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

Mr. Nate Pound, Thomas and Hutton Engineering, addressed the Board. There are no flood zones or wetlands on the proposed lots. He stated that there is a 30' buffer shown on the plat, but there will be an additional 20' common space that will be provided to allow for drainage, which equates to a 50' peripheral buffer.

Ms. Michele Russo addressed the Board. Ms. Russo suggested that 5% of the lots be set aside for workforce housing or the Board postpone the voting on the matter.

Ms. Christie Marek asked if the wetlands will be placed in conservation? Mr. Pages read the developer's intended use is to provide a 20' vegetated buffer around the wetlands. Ms. Marek asked that the buffer be increased around the buffer because wetlands should have 100' – 150' buffer and no less than a 75' buffer. A larger buffer would be necessary due to the proximity to the school and all the other developments in the area. She was also concerned with the excessive trips that will be generated by this development.

Mr. Leary asked staff the buffer requirements for a planned development? Mr. Pages said there is a 30' buffer requirement, 0.60-foot opacity perimeter and a 20' street buffer. There is no requirement for a wetland buffer, but the developer is proposing the equivalent to a 50' perimeter buffer and a 20' wetland buffer.

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

Mr. Leary made a motion to approve PD-141 (Fox Hollow Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-142

Name: King Tract Planned Development  
 Applicant: BRD Land and Investment  
 Tax Parcel(s): 16300024, 16300025, 16300033, 1630003302, 1630003303, 1630003304, 1630002502, 1640000602, 16400006, and 16400008  
 Location: Whiteville Road (NC 130)  
 Description: King Tract is a proposed planned development consisting of 1,800 single-family units on approximately 642 acres, creating an overall density of 2.80 dwelling units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
- The wetland areas shall be placed in a conservation easement.
- The developer must coordinate with the Brunswick County Planning Department and the Brunswick County Attorney's Office to guarantee the long-term affordability of the Workforce Housing units for households earning below 80% of the Housing Urban Development (HUD) median income for the area. This may involve establishing a Development Agreement, implementing Deed Restrictions, or devising other similar arrangements between the developer/owner and Brunswick County.

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

Mr. Peter Day addressed the Board. He stated that they have been working with FEMA regarding updating the flood maps, ponds will be designed to the 100-year storm event, there will be 4 miles of force main, 90 acres of preserved wetlands (that will be potentially placed in a conservation easement), 20 acres of upland green space (pocket parks and amenities), no driveways off main road, 5% of the lots will be dedicated to workforce/affordable housing, there will be a 30' buffer on the perimeter of property along Whiteville Road NW (NC 130) and lots fronting Whiteville Road NW (NC 130) will be increased to a 50' buffer, and berms will likely be used as buffers.

Mr. Board asked if fill material will be brought to the site and Mr. Day said it will be minimal at this stage. He further stated that a large portion of the property will remain as is. Mr. Board asked if the site will be cleared initially or will the site be cleared in phases? Mr. Day said the site will be cleared in phases.

Ms. Christie Marek addressed the Board. Ms. Marek suggested that the wetlands be placed in a conservation easement or donated so the wetlands can remain protected.

Ms. Belinda Benz addressed the Board. Ms. Benz was concerned with potential stormwater from this project and the possibility of 10,000 additional vehicles in the area that will be potentially generated from this project. She said Wet Ash Swamp is nearby and she asked that the FEMA maps as well as an Environmental Protection Agency (EPA) study be conducted.

Ms. Michele Russo thanked the developer for being a contentious neighborhood.

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

Mr. Gaver thanked the developer for the proposed plan as it is a well thought out plan. Mr. Gaver made a motion to approve PD-142 (King Tract Planned Development) with the noted condition in the Staff Report and added another condition stating that a 50' buffer must be installed along Whiteville Road SW (NC 130) as stated by Peter Day with Stillwater Engineers and the motion was unanimously carried.

E. Rezoning Z-904 – David and Candace Bland.

Request rezoning of approximately 0.50 acres located at 303 Yaupon Drive near Southport, NC from SBR-6000 (High Density Site Built Residential) to R-7500 (Medium Density Residential) for a portion of Tax Parcel 221MD021.

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

Mr. Connor said staff recommends approval from SBR-6000 (High Density Site Built Residential) to R-7500 (Medium Density Residential) for a portion of Tax Parcel 221MD021 located at 303 Yaupon Drive near Southport, NC.

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

Mr. David Bland addressed the Board. He stated that the proposed zoning change is compatible with the area when they purchased 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 approve a portion of Tax Parcel 221MD021 located at 303 Yaupon Drive near Southport, 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-6 – Amend land development regulations to align with Place Types as defined within Blueprint Brunswick.
    - HN-1 – Expand housing choices with Brunswick County to respond to changing preferences and to increase housing affordability in the County.
    - HN-2 – Minimize impacts to and invest in established residential areas.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- The Residential Development Suitability Map show the parcel in an area more suitable for residential development.

<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.

F. Rezoning Z-907CZ – Chris Lumpkin.

Request rezoning of approximately 1.14 acres located at 3792 Sunset Harbor Road SE (SR 1112) and 580 and 590 Cumberland Street SE (SR 1903) near Bolivia, NC from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcels 233EF014, 233EF01403, and 233EF01404.

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

Mr. Walton said staff recommends approval from C-LD (Commercial Low Density) and R-6000 (High Density Residential) to C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcels 233EF014, 233EF01403, and 233EF01404 located at 3792 Sunset Harbor Road SE (SR 1720) and 580 and 590 Cumberland Street SE (SR 1903) near Bolivia, NC based on the permitted use(s) and conditions outlined in the Staff Report in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Mixed Residential Living to Neighborhood Center (Activity Center 2) and adopt the consistency and reasonableness determination statement.

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

Mr. Chris Lumpkin addressed the Board. He stated that the back 2 parcels will be improved to serve the existing building and parking areas upfront. The majority of the canopy trees will remain and a buffer will be added to the site as well as a fence and landscape buffer. Mr. Lumpkin said there is a need for a restaurant in the area and 50 people attended the neighborhood meeting with no objections to the intended use of the property.

Mr. Barry Todd addressed the Board in favor of a restaurant coming to the area.

Mr. Felix Scropo addressed the Board. Mr. Scropo introduced himself to the Board for questions and he thanked the Board for their consideration.

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

Mr. Leary made a motion to approve Tax Parcels 233EF014, 233EF01403, and 233EF01404 to C-LDCZ (Commercial Low Density Conditional Zoning) located at 3792 Sunset Harbor Road

SE (SR 1112) and 580 and 590 Cumberland Street SE (SR 1903) near Bolivia, NC based on the permitted use(s) and conditions outlined in the Staff Report in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Neighborhood Center (Activity Center 2) and adopt the consistency and reasonableness determination statement.

**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:
  - LU-2 – Support development in areas that are best suited for future development. As the centers of commerce in the County and the areas of population concentrations, the existing communities are the logical places for the delivery of services and infrastructure, particularly as they expand over time.
  - LU3 – Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery. Neighborhood Centers should serve existing and emerging population centers, and the form should be compact to minimize sprawl in unincorporated areas.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

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

Mr. 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.

VIII. OTHER BUSINESS.

- UDO Modernization Project Update.

Ms. Dixon addressed the Board. She stated that there will be 3 community meetings (Town Creek Community Building at 6:00 p.m. on Monday January 27<sup>th</sup>, St. James Community Center

at 6:00 p.m. on Wednesday January 29<sup>th</sup>, and Shallotte BSRI Senior Center on Thursday January 30<sup>th</sup>) to gather information from the public about what they want in the Brunswick County Unified Development Ordinance (UDO) update. Ms. Dixon said there is State legislature that may impact the update to the UDO, but staff is moving forward with the update process with the consultant. She reminded the Board that up to 3 board members can attend a meeting(s), otherwise the event(s) have to be advertised as an official board meeting.

- Planning Board Case Update.

Ms. Dixon addressed the Board. She stated that there were no appeals submitted for the previously approved rezoning case Z-903 at the 09-Dec-24 Planning Board meeting, so the Board's decision stands.

#### XI. ADJOURNMENT.

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

DRAFT

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-908  
February 10, 2025

## APPLICATION SUMMARY

The applicant, Norris & Bland Consulting Engineers P.C., requests to rezone Tax Parcel 03900017 and adjacent portion of the Cape Fear River from I-G (Industrial-General) and RR (Rural Residential) to I-G (Industrial-General). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

380 Battleship Rd. NE (SE 1300) Near Leland N.C.

### Tax Parcel

Parcel 03900017 and Adjacent Portion of the Cape Fear River

### Current Zoning

I-G (Industrial-General) and RR (Rural Residential)

### Proposed Zoning

I-G (Industrial-General)

### Surrounding Zoning

I-G (Industrial-General), RR (Rural Residential), CP (Conservation and Protection), City of Wilmington Jurisdiction

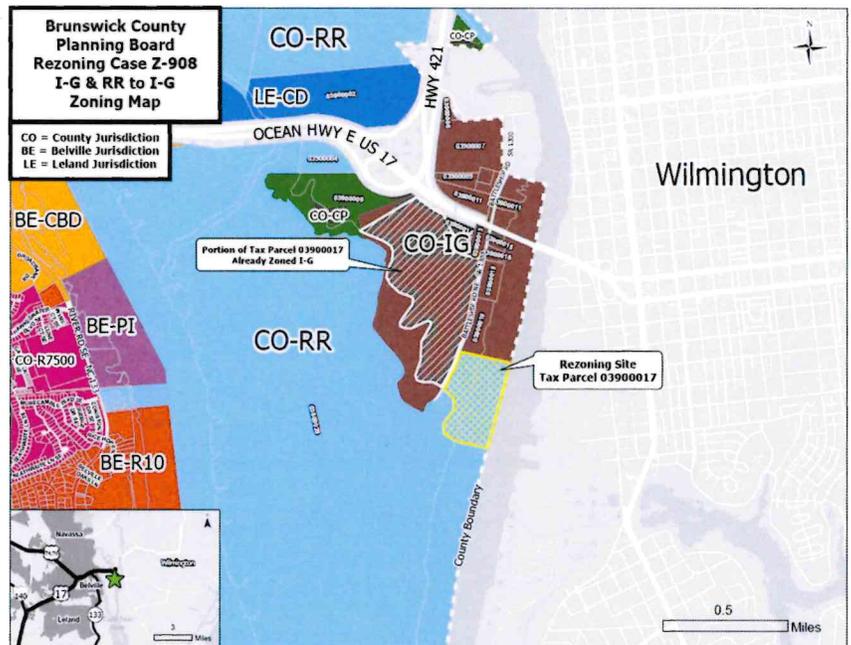
### Current Use

Undeveloped

### Surrounding Land Uses

Undeveloped, Office, Maritime Facilities

Size 153.19 Acres



## SITE CONSIDERATIONS

### Zoning History:

- The Zoning of the subject parcel was changed in 2007 from RU-Rural and H-M Heavy Manufacturing to RR (Rural Residential) and I-G (Industrial General) with the adoption of the Brunswick County Unified Development Ordinance (UDO). The portion of the parcel to the West of Battleship Rd. NE is zoned I-G. The portion of the parcel to the East of Battleship Rd. NE is Zoned RR. The Zoning of Cape Fear River that is adjacent to the subject parcel was changed in 2007 from RU-Rural to RR (Rural Residential) with the adoption of the Brunswick County UDO.

**Buffers:** When located next to I-G, if rezoned to I-G, no buffer would be required. When located next to RR, if rezoned to I-G, a .8 buffer would be required.

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

### Utilities:

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

**Schools:** The property is located within the Belville Elementary School, Leland Middle School, and North Brunswick High School Districts. Belville Elementary is above capacity. Leland Middle and North Brunswick High School have capacity.

**CIP Projects In the Area:** New K-8 School (Northern Area) FY 2026, Northwest District Park FY 2027.

### Traffic:

- Battleship Rd NE. (SR 1300) has adequate capacity.

### NCDOT Road Improvement Projects in Area:

- TIP Project HB-0039 (Replace Bridge 640013 Cape Fear Memorial Bridge over Cape Fear River) programmed for preliminary engineering only.
- TIP Project U-5914 (US 17/ US 74/ US 76 to SR 1554 Old River Rd. Modernize Roadway).(Under Construction)

### Environmental Impacts:

- The rezoning request is located within a Flood Hazard Zone (Flood Hazard AE Zone).
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site scores within the range of 5 to 10 out of 10. A high score indicates more biodiversity and wildlife on the site.
- The parcel is not located within a half-mile of a Voluntary Agricultural District property.
- The parcel is located in a Significant Natural Area.

## ANALYSIS

### Proposed Zoning District:

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

### Existing Blueprint Brunswick 2040 Plan Place Types:

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

### Blueprint Brunswick 2040 Plan Place Type: Open Space – Conservation 1

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

**Proposed Blueprint Brunswick 2040 Plan Place Type:**

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

The portion of the site that is already zoned I-G is within both the Industrial-Intense Place Type and Open space – Conservation 1 Place Type. The parcels located to the North of the site are also within the Industrial -Intense Place Type. Staff finds the applicant's request reasonable and in the public's interest because the request for the I-G Zoning District is identical to the parcels located to the North of subject parcel as well as the portion of the site located West of Battleship Rd. This rezoning would also correct the current split zoning of the parcel.

*Note: The Blueprint Brunswick 2040 Plan Place Type will not be applied to the Cape Fear River.*

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- ED-1. Maintain and expand job opportunities in the county.
  - Encourage additional employment in areas designated as “Employment” on the Future Land Use and Conservation Map, which have the following attributes:
    - Areas with County investments advancing in economic development initiatives, including existing business/industrial parks, particularly those along US-74/76 and other sites with access to highways, rail, and the Port of Wilmington.
  - Promote the assets that make Brunswick County competitive, including highway, rail, and port access, a skilled workforce through the training provided by Brunswick Community College (BCC), available properties (including sites and buildings that may be redeveloped), and the quality of life.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-908, with the proposed place type designation amendment to Industrial-Intense: 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 **NOT 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
    - ED-1. Maintain and expand job opportunities in the county.
    - Encourage additional employment in areas designated as "Employment" on the Future Land Use and Conservation Map, which have the following attributes:
      - Areas with County investments advancing in economic development initiatives, including existing business/industrial parks, particularly those along US-74/76 and other sites with access to highways, rail, and the Port of Wilmington.
      - Promote the assets that make Brunswick County competitive, including highway, rail, and port access, a skilled workforce through the training provided by Brunswick Community College (BCC), available properties (including sites and buildings that may be redeveloped), and the quality of life.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
3. This rezoning will correct a split zoning.



# REZONING APPLICATION

# 23123

<i>For Office Use Only</i>	
Rezoning Case Z- <u>908</u>	Invoice # _____
Date Received <u>12-20-2024</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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Norris & Bland Consulting Engineers P.C.	
Mailing Address: 1429 Ash-Little River Rd. NW, Ash, NC 28420	
Phone: 910-287-5900	Email: jbland@nbengr.com
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): Cape Fear Marine Terminal LLC	
Mailing Address: P.O. Box 1609 Monroe, NC 28111	
Phone: 704-289-8482	Email: dboggs@truerockinc.com
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: 380 Battleship Rd. NE Leland 28451	
Parcel Tax ID #(s): 03900017	Total Site Acreage: 125.74
Current Zoning District(s): IG/RR	Proposed Zoning District(s): IG
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>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

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

The requested rezoning is consistent with the character of the area and will match the surrounding zoning and land use. Currently, the parcel's zoning is split with the RR portion bordered to the north by parcel # 0390019 zoned IG and under common ownership to the west by the IG portion of the property, and to the south by the USACE confined disposal facility (an industrial use). The east boundary is the Cape Fear River and the use on the New Hanover County side is also industrial. The only access to the currently zoned RR portion is through the IG zoned portion of the property as there is no public roadway (only an access easement to the CDF).

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: OSC-1 TC 1-31-25  
Is the proposed rezoning consistent with the Land Use Plan?  YES  NO <sup>TC 1-31-25</sup> <sup>TC 1-31-25</sup>

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

See Attached <sup>TC 1-31-25</sup>

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

**APPLICANT/OWNER SIGNATURE**

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

Applicant Signature: [Signature] Date: 12/20/24  
Owner Signature: Drew Boggs Date: 12/19/2024  
Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Brunswick County Jurisdiction Fees**

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

**City of Northwest Jurisdiction Fees**

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

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



**NORRIS & BLAND**  
— CONSULTING ENGINEERS, P.C. —

J. Phillip Norris, P.E.  
pnorris@nbengr.com  
910-287-5900

Joseph K. Bland, P.E.  
jbland@nbengr.com  
910-287-5900

1429 Ash-Little River Road NW, Ash, NC 28420  
www.nbengr.com

**Land Use Statement**  
Cape Fear Marine Terminal  
N&B Project No. NT23123  
January 28, 2025

The proposed change in land use is consistent with the surrounding area and uses. The adjacent property directly to the west and north is categorized as industrial. The next adjacent property to the west is identified as open space but is owned by the Army Corps of Engineers and is currently used as a dredge spoil containment areas. The adjacent property to the east across the Cape Fear River is used as a commercial port. The change in zoning and land use will be consistent with the surrounding water dependent uses. This change will support maritime business uses.



**Brunswick County  
Planning Board  
Rezoning Case Z-908  
I-G & RR to I-G  
Imagery Map**



Wilmington

Rezoning Site  
Tax Parcel 03900017

Portion of Tax Parcel 03900017  
Already Zoned I-G

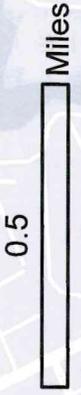
0.5 Miles



3 Miles



# Wilmington



Rezoning Site  
Tax Parcel 03900017

Portion of Tax Parcel 03900017  
Already Zoned I-G

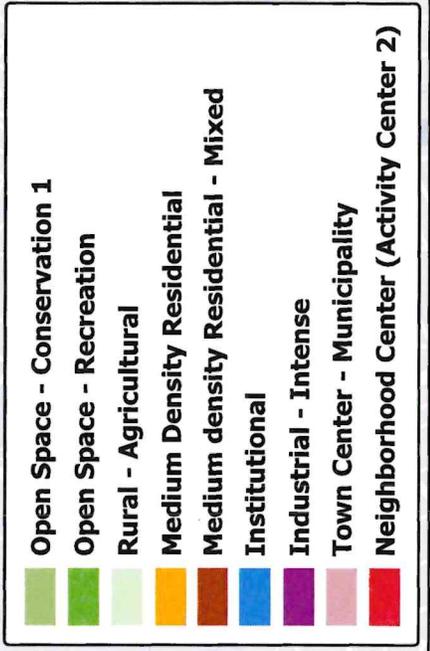
**Brunswick County  
Planning Board  
Rezoning Case Z-908  
I-G & RR to I-G  
Zoning Map**

CO = County Jurisdiction  
BE = Belville Jurisdiction  
LE = Leland Jurisdiction





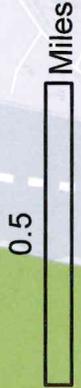
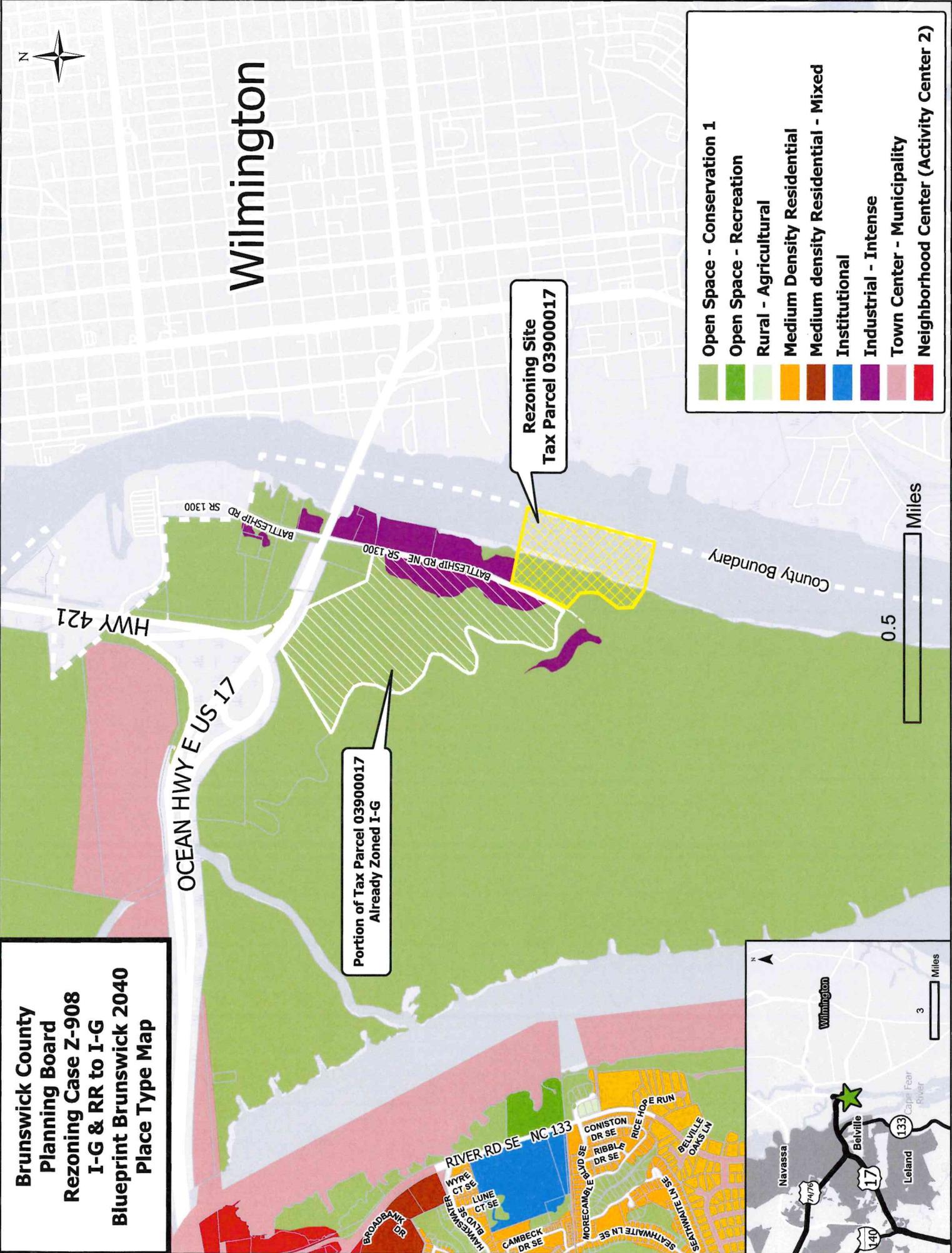
# Wilmington



**Brunswick County  
Planning Board  
Rezoning Case Z-908  
I-G & RR to I-G  
Blueprint Brunswick 2040  
Place Type Map**

Portion of Tax Parcel 03900017  
Already Zoned I-G

Rezoning Site  
Tax Parcel 03900017





# Wilmington

No Flood Data  
New Hanover County

**Shaded X**

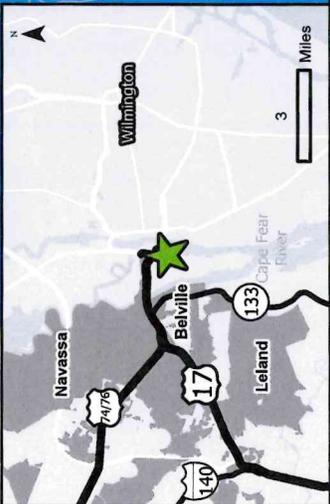
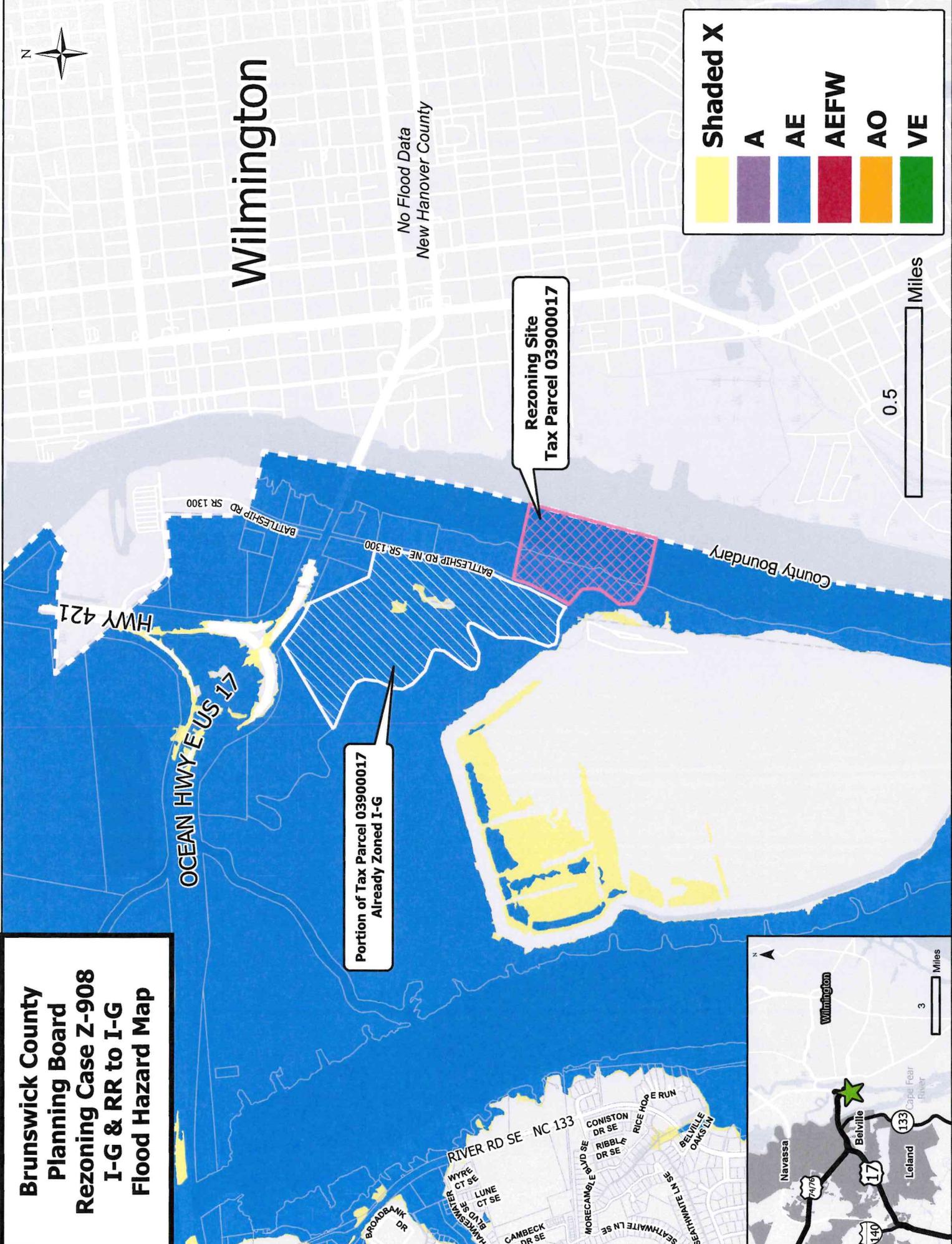
<b>A</b>	<b>AE</b>	<b>AEFW</b>	<b>AO</b>	<b>VE</b>	



**Rezoning Site  
Tax Parcel 03900017**

**Portion of Tax Parcel 03900017  
Already Zoned I-G**

**Brunswick County  
Planning Board  
Rezoning Case Z-908  
I-G & RR to I-G  
Flood Hazard Map**



# Z-908

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
03900016	RUSHER E ALAN		PO BOX 947	WRIGHTSVILLE BEACH	NC	28480
03900019	CAPE FEAR MARINE TERMINAL LLC		30 N GOULD ST STE R	SHERIDAN	WY	82801-6317
03900004	UNIQUE PLACES TO SAVE		PO BOX 1183	CHAPEL HILL	NC	27514-1183
03900014	NEW HANOVER SOIL & WATER CON DISTRI	NHC GOVNMT COMPLEX STE100	230 GOVERNMENT CENTER DR	WILMINGTON	NC	28403-1696
03900013	HUFHAM FLOYD M	% VANCE MOORE CPA	1210 ESSEX DRIVE	WILMINGTON	NC	28403
03900006	USS NC BATTLESHIP COMMISSION		1 BATTLESHIP RD	WILMINGTON	NC	28401-2577
03900005	NEW HANOVER SOIL & WATER CON DISTRI	NHC GOVNMT COMPLEX STE100	230 GOVERNMENT CENTER DR	WILMINGTON	NC	28403-1696
03800029	U S OF AMERICA MARITIME COMM	C/O US ARMY CORPS OF ENG ATTN REAL ESTATE	100 W OGLETHORPE AVE	SAVANNAH	GA	31401-3604
03900015	UNITED STATES OF AMERICA		1849 C STREET NW ROOM 5665	WASHINGTON	DC	20240
03900018	318 BATTLESHIP ROAD LLC	% WEEKS MARINE	4 COMMERCE DR	CRANFORD	NJ	07016-3520
03900002	NEW HANOVER SOIL & WATER CON DISTRI	NHC GOVNMT COMPLEX STE100	230 GOVERNMENT CENTER DR	WILMINGTON	NC	28403-1696
03900007	WILMINGTON RESORT & CLUB LLC		3938 WYNDMERE DR	SOUTHPORT	NC	28461-8170
03900009	WILMINGTON RESORT & CLUB LLC		3938 WYNDMERE DR	SOUTHPORT	NC	28461-8170
03900011	WILMINGTON RESORT & CLUB LLC		3938 WYNDMERE DR	SOUTHPORT	NC	28461-8170

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
03900017	CAPE FEAR MARINE TERMINAL LLC		30 N GOULD ST STE R	SHERIDAN	WY	82801-6317
			P.O. Box 1609	Monroe	NC	28111

## APPLICANT(S)

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

Mailed out on 1-30-2025 (TC)

# PROJECT HEIGHT ADJUSTMENT STAFF REPORT

Prepared by Jeff Walton, Planner II  
February 10, 2025

## APPLICATION SUMMARY

The applicant, Bailey Watkins of FSC II, requests a project height adjustment for Tax Parcels 18200093, 1820009303, & 18200091 located at 180 Barnhill Rd NW. On January 9, 2025, the Board of Adjustment (BOA) approved a Special Use Permit to allow a new asphalt plant at the subject site. Additional uses included an office, laboratory, a control center, storage sheds and areas to stockpile materials. The issuance of the special use permit approved the use of property as well as the applicant's proposed site plan.

The applicant proposes a 90-foot tall loading silo adjacent to Barnhill Rd NW, located within the project at the weight-scale to load material into dump trucks. Administratively, staff can approve a building's allowed height up to 75 feet. Structures above 75 feet in height require approval by the Planning Board. The purpose of the request is to allow a height adjustment only as the site plan/use has been previously approved by the BOA.

No neighborhood meeting was required for the proposed project. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. A site plan is provided as well as justification by the applicant pertaining to the height adjustment.

### Location

180 Barnhill Rd NW

### Tax Parcels

18200093, 1820009303, & 18200091

### Current Zoning

I-G, Industrial-General District

### Surrounding Zoning

I-G, RR, & C-LD

### Current Use

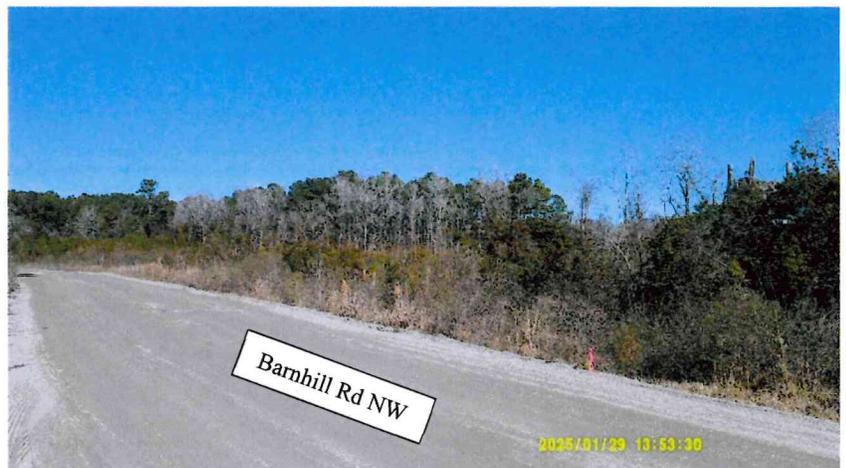
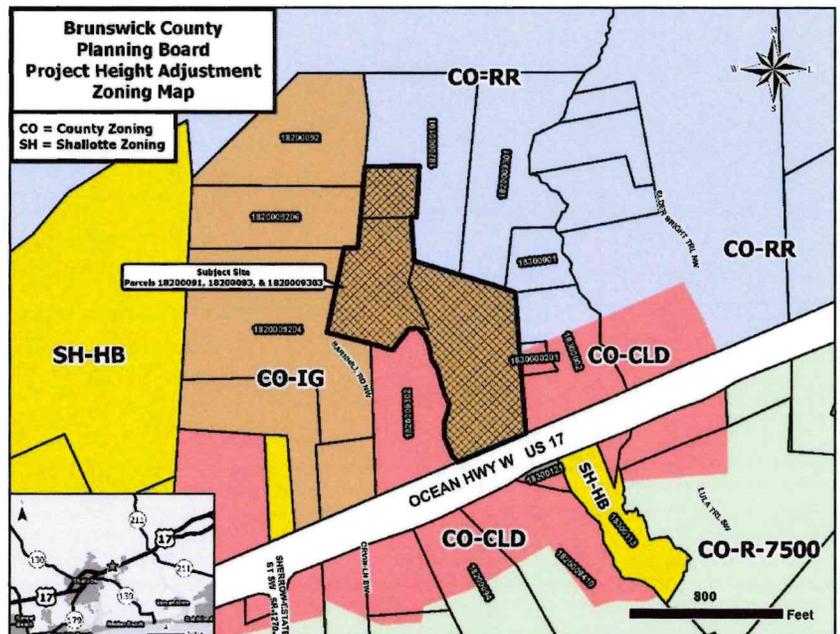
Vacant land

### Surrounding Land Uses

Vacant Land, Industrial, Commercial, Residential

### Size

16.11 acres



## HEIGHT ADJUSTMENT REQUEST - ANALYST

A 90-foot loading silo is proposed adjacent to Barnhill Rd NW, located at the weight-scale to load material into dump trucks. According to the Unified Development Ordinance (UDO), Section 4.6.3.B.note 3:

- Additional Building Height above the maximum up to 75 feet is allowed by right and above 75 feet with Planning Board approval at the following rates:
  - Non-Viewshed Protection Overlay areas at a rate of one additional foot of height for every one foot of additional yard depth (front, rear, and sides);
  - Viewshed Protection Overlay (see Section 4.8.7) areas at a rate of one additional foot of height for every two foot of additional yard depth (front, rear, and sides).

The subject site is not located within a Viewshed Protection Overlay, therefore setbacks for the 90-foot tall silo would be required as shown below.

Additional required setbacks	Required	Proposed
Front (Barnhill RD NW)	90 feet	157 feet
Rear	90 feet	811 feet
Side – Southern property line	90 feet	253 feet
Side – Northern property line	90 feet	652 feet

Additional notes:

- The applicant designed the site for the proposed silo to be at the maximum setback (811 feet) from the RR zoning to the east.
- The proposed 90-foot silo is approximately 1,003 feet from Ocean Hwy.

### **Blueprint Brunswick 2040 Plan Place Types:**

The Blueprint Brunswick 2040 CAMA Land Use Plan designates the subject parcel as Industrial - Intense.

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

Consistent with the Blueprint Brunswick 2040 Plan Place Type.

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

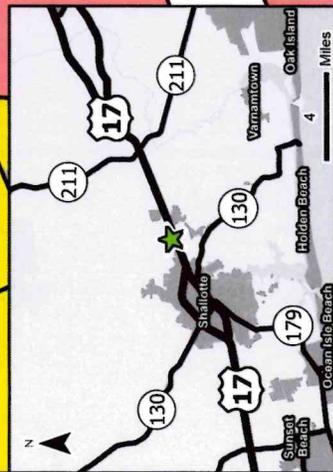
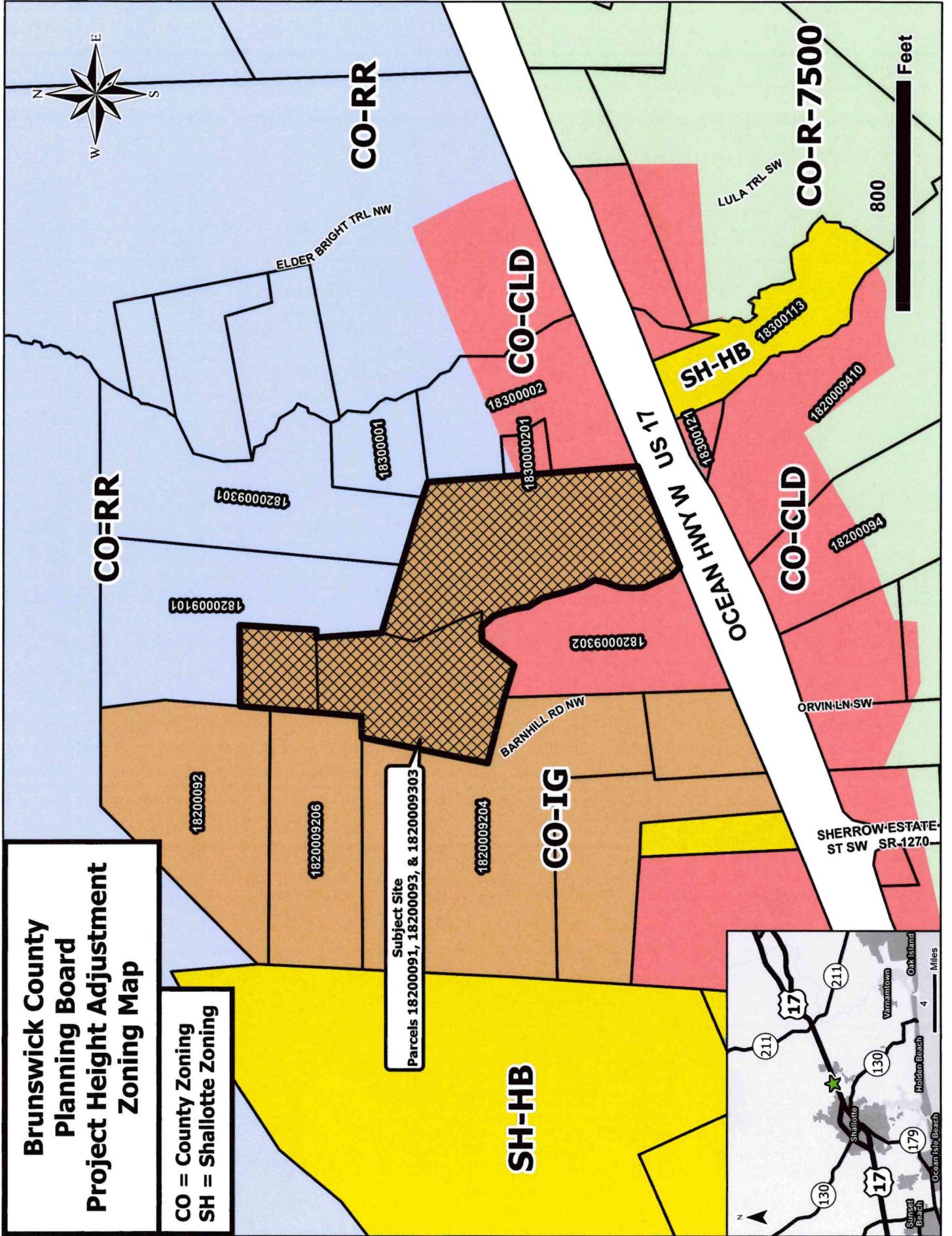
### **Applicable Blueprint Brunswick 2040 Plan Policies:**

- ED-1. Maintain and expand job opportunities in the county. Protect existing industrial land from residential and other incompatible uses.

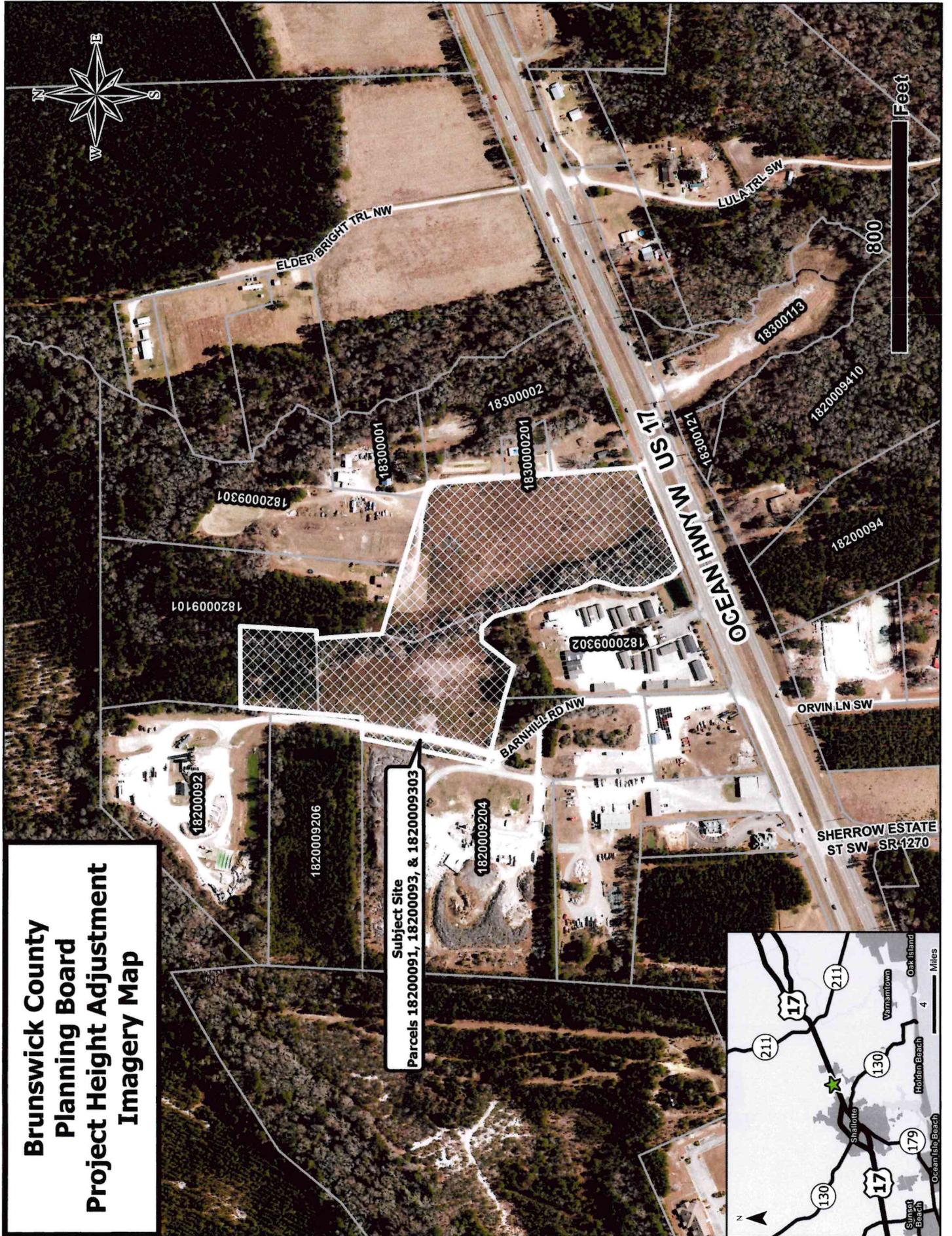
# Brunswick County Planning Board Project Height Adjustment Zoning Map

CO = County Zoning  
SH = Shallotte Zoning

Subject Site  
Parcels 18200091, 18200093, & 1820009303



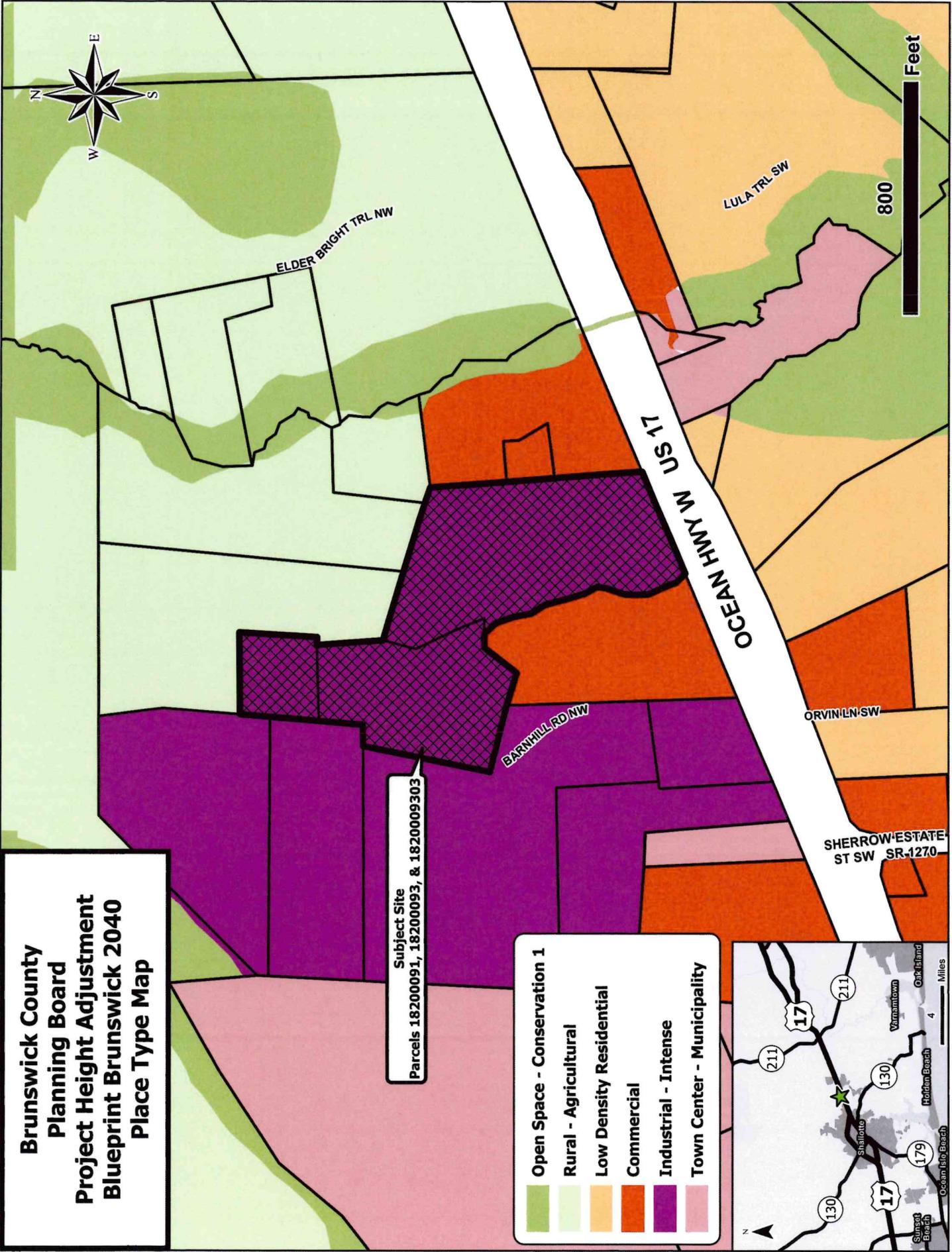
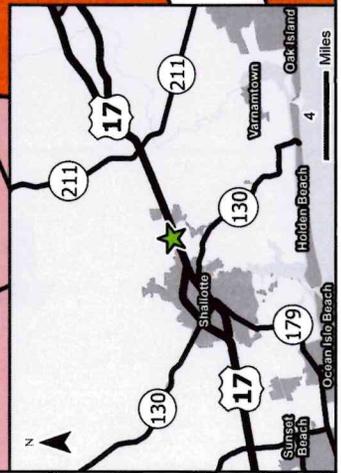
# Brunswick County Planning Board Project Height Adjustment Imagery Map



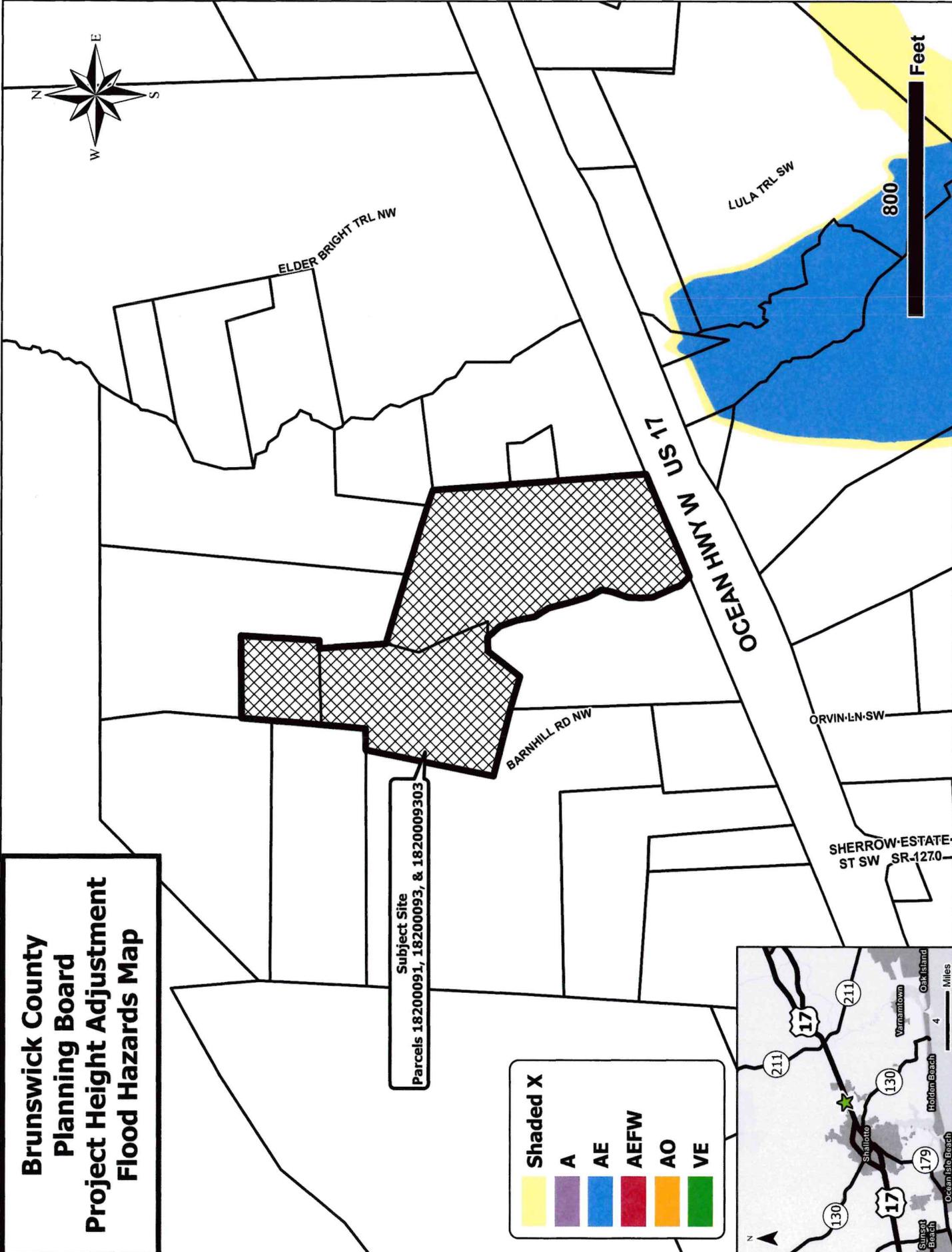
**Brunswick County  
 Planning Board  
 Project Height Adjustment  
 Blueprint Brunswick 2040  
 Place Type Map**

Subject Site  
 Parcels 18200091, 18200093, & 1820009303

- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Commercial
- Industrial - Intense
- Town Center - Municipality



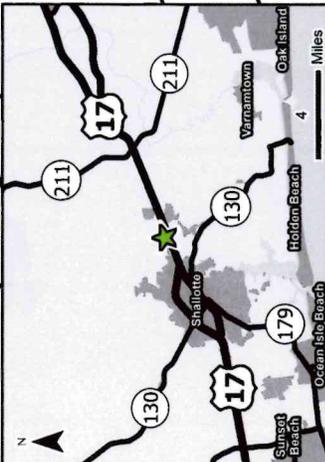
# Brunswick County Planning Board Project Height Adjustment Flood Hazards Map



Subject Site  
Parcels 18200091, 18200093, & 1820009303

**Shaded X**

A	AE	AEFW	AO	VE	







Brunswick County Planning Department  
Attention: Jeff Walton  
PO Box 249  
Bolivia, North Carolina 28422  
jeff.walton@brunswickcountync.gov

Dear Mr. Walton,

This letter serves as a formal request by the Fred Smith company, FSC II LLC (“FSC”) for Additional Building Height for its proposed asphalt plant to be located at 108 Barnhill Road NW, Supply, NC 28462 (the “**Apshalt Plant**”). The Asphalt Plant spans three parcels totaling approximately 16 acres (Brunswick County Tax Parcel Identification 18200091, 1820009303, and 18200093) and is zoned Industrial-General (“I-G”) (the “**Subject Property**”). FSC II LLC is under contract to purchase the Subject Property to build the proposed Asphalt Plant.

Under the Brunswick County Unified Development Ordinance (“UDO”), the Asphalt Plant use is classified as a heavy industrial use (Section 5.1.6.A) and per the Use Table (Section 5.2) are permitted in the I-G zoning district with a Special Use Permit (“SUP”) The Brunswick County Zoning Board of Adjustment (the “BOA”) granted the SUP to FSC for the Asphalt Plant.

FSC is now ready to move forward in the process to construct the Asphalt Plant. The equipment needed for operation, however, exceeds the Building Height that is permitted by right in the I-G zoning district. UDO Section 4.6.3.B, however, provides a formula which allows the Planning Board to approve the Additional Building Height.

Specifically, Building Height is governed by the “Dimensional Standards” at UDO 4.6.3.B. In the subsection entitled “Notes,” Note 3 allows the Apshalt Plant to be 75 feet in height “by right” with staff review. Further, Additional Building Height above 75 feet is also allowed with Planning Board approval at the following rates: “Non-Viewshed Protection Overlay areas at a rate of one additional foot of height for everyone one foot of additional yard depth (front, rear, and sides).” The Subject Property is not in a Viewshed Protection Overlay area and thus must meet the rate of one additional foot of height for every one foot of additional yard depth (front, rear, and sides). Exhibit A shows the asphalt plant meets the required rate: for the 15 feet of Additional Building Height there is more than one additional foot of front, rear, and side yard depth. Thus, FSC II LLC requests for the approval of Additional Building Height to the construction of the asphalt plant to a height of 90 feet.

**Background**

Fred Smith Company (“FSC”) is a North Carolina general contractor headquartered in Raleigh, North Carolina that has been in business for nearly 100 years and employs approximately 1,300 employees across the state. FSC focuses its work in heavy civil construction; public road building and asphalt paving; commercial site work, asphalt production, and commercial paving. FSC’s largest customer is the North Carolina Department of Transportation. As part of its business, FSC operates 16 asphalt facilities across the State. FSC asphalt is used in road construction for the paving of roads, driveways, parking lots, greenways, and the like.

Asphalt is prepared from two basic ingredients: aggregates and liquid asphalt cement. Aggregates consist of: (1) locally available materials mined from quarries including crushed stone, gravel, and sand; and (2) reclaimed asphalt products (“RAP”). RAP is the asphalt pavement removed from highways during road construction which is then recycled on site to be used again in new batches of asphalt. Aggregates make up about 95% of the asphalt. The remaining 5% is asphalt cement, the black liquid that acts as the glue to hold the pavement together. Asphalt cement is made from petroleum, found in natural deposits throughout the world.

Fresh aggregate from quarries and RAP are both stored in stockpiles at the asphalt plant until ready for use to make the fresh asphalt. The aggregate is transported into a heating chamber where it is dried completely. The dried aggregate is then mixed with the asphalt cement to create the asphalt. Once mixed, the asphalt mix is put into silos for short-term storage until it is loaded in trucks to be transported to the paving site.

#### **Additional Building Height Request**

The request before the Planning Board is for Additional Building Height under UDO Section 4.6.3.B. As noted above, once the asphalt is mixed, it is temporarily stored in the silos until the time it is loaded into trucks and delivered to the paving site. At the peak, the silo system for the asphalt plant will measure 84.5 feet. On top of the silo system is a “catwalk” platform with guardrails allowing employees of the plant to work safely atop the silo system. The platform provides a much safer solution for employees when working at such height as opposed to a manlift which would lift employees in a basket from the ground to work at the top of the silos. The catwalk platform adds an additional 5.5 feet of height to the asphalt plant design, totaling 90 feet. Thus, the proposed silos for the plant designed for this site exceed the 75 feet permitted by right in the dimensional standards for the I-G zoning district. FSC II LLC is requesting Additional Building Height up to 90 feet.

The request is for an Additional Building Height of 15 feet above the 75 feet of Building Height allowed by right in the I-G District for a total Building Height of 90 feet. The site plan for the proposed site meets this required additional yard depth (front, rear, and sides) for each additional 15 feet of height.

#### **Summary**

We respectfully request Planning Board’s approval of the Additional Building Height of 15 feet to a maximum of 90 feet for the proposed asphalt plant. If you have questions, feel free to reach out to me.

Sincerely,



Bailey Watkins  
Construction Partners

CC:

Ben Bradsher, Fred Smith Company  
Robin Tatum, Fox Rothschild LLP  
Erin Catlett, Fox Rothschild LLP  
Dale Werenko, Withers Ravenel  
Brendie Vega, Withers Ravenel

# Mailing List

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1820009101	HEWETT DOUGLAS L ET	HEWETT PAMELA G	2172 OCEAN HWY W	SUPPLY	NC	28462
18300002	PARKER RANDALL SCOTT ETALS		2172 OCEAN HWY W	SUPPLY	NC	28462-4020
1820009410	BOYD MARIANNA LOU HOLDEN		2189 OCEAN HWY WEST	SUPPLY	NC	28462
18300113	HULLAND LLC		681 NC 120 HWY	MOORESBORO	NC	28114-6713
1820009301	HEWETT DOUGLAS L AND	HEWETT JIMMIE ROGER	2172 OCEAN HWY W	SUPPLY	NC	28462-4020
18300001	HEWETT NAOMI (LT)	* DOUGLAS L HEWETT II	2172 OCEAN HIGHWAY WEST	SUPPLY	NC	28462
18200094	CONFEDERATE ROSE INC		950 COPAS RD SW	SHALLOTTE	NC	28470-5209
1820009204	BARNHILL CONTRACTING CO		800 TIFFANY BLVD #200	ROCKY MOUNT	NC	27804
1830000201	HEWETT DOUGLAS L ET	HEWETT PAMELA G	2172 OCEAN HWY W	SUPPLY	NC	28462
18300121	HEWETT WILLIAM EARL ET	HEWETT GLADYS F	113 HOMESTEAD DRIVE	GOLDSBORO	NC	27530
1820009206	JCCMF LLC		3710 SKYVIEW LN SE	SOUTHPORT	NC	28461-8485
18200092	BENTON RENTALS LLC		PO BOX 856	CONWAY	SC	29528-0856
1820009302	CMH HOMES INC	DBA CLAYTON HOMES #241	PO BOX 4098	MARYVILLE	TN	37802-4098

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1820009303	MEADOWLANDS GOLF CLUB INC		PO BOX 4159	CALABASH	NC	28467-0359
18200093	W J MCCLAMB ENTERPRISE LP		PO BOX 4640	CALABASH	NC	28467-0840
18200091	MEADOWLANDS GOLF CLUB INC		PO BOX 4159	CALABASH	NC	28467

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	FSC II, LLC					
	ATTN: BEN BRADSHER		704 CORPORATE CENTER DRIVE SUITE 101	RALEIGH	NC	27607

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-143

Applicant: Dream Finders Homes

Project Name: Remuda Run

Property Location: Ocean Isle Beach Road SW (SR 1184) and Watts Road SW (SR 1153)

Parcel Number: 2120001910

Zoning District: R-7500 (Medium Density Residential)  
R-7500 Density Maximum – 5.8 Dwelling Units per Acre (with water and sewer)  
*“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”*

Surrounding Zoning: R-7500 (Medium Density Residential)

Proposed Use: Remuda Run is a proposed planned development, consisting of 60 single family units and 95 townhouse units on approximately 45.02 acres, creating an overall density of 3.44 dwelling units per acre.

**Approval Criteria**

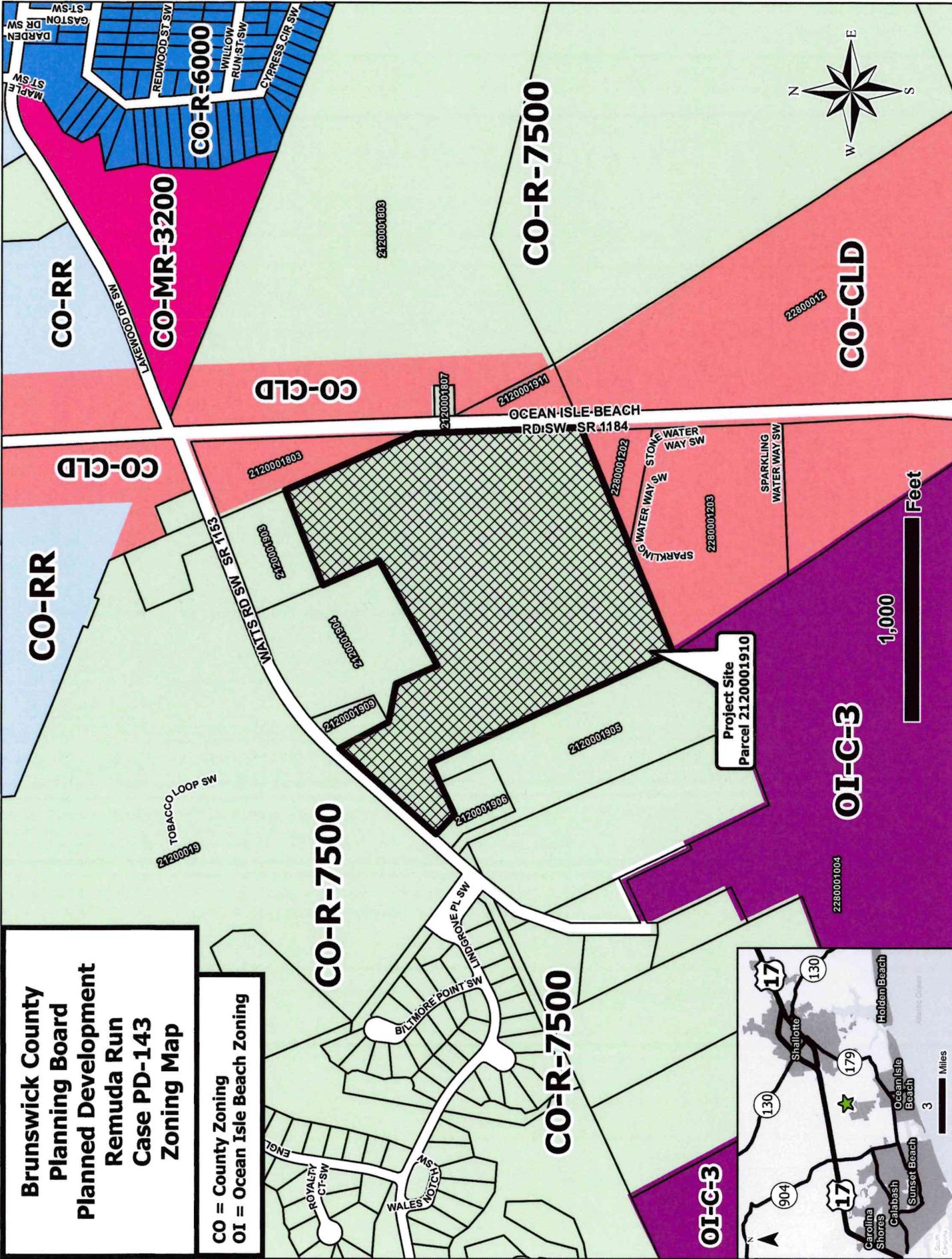
- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water** 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 9.0 acres. The developer is proposing 20.34 acres of dedicated open space. The developer is also proposing 1.55 acres of recreation space of which 1.35 acres are required.
- The proposed project will generate approximately 1,125 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) or Warrant Analysis shall be completed and approved by NCDOT prior to construction. A driveway permit from NCDOT will be required prior to the recording of the individual lots. There are no road capacity deficiencies for Ocean Isle Beach Road.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 20.34 acres of open space where as 9.0 acres are required.
  2. A street buffer of 30-40 feet shall be installed along Ocean Isle Beach Road.
  3. Sidewalks to be provided on one side of the road throughout the development.
  4. No portion of any lots are located in wetlands.

- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reductions in setbacks.
- No portions of the site are located in 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 December 3, 2024.

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

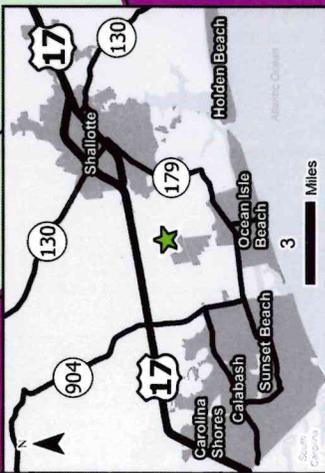
Staff recommends approval based on the following conditions:

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



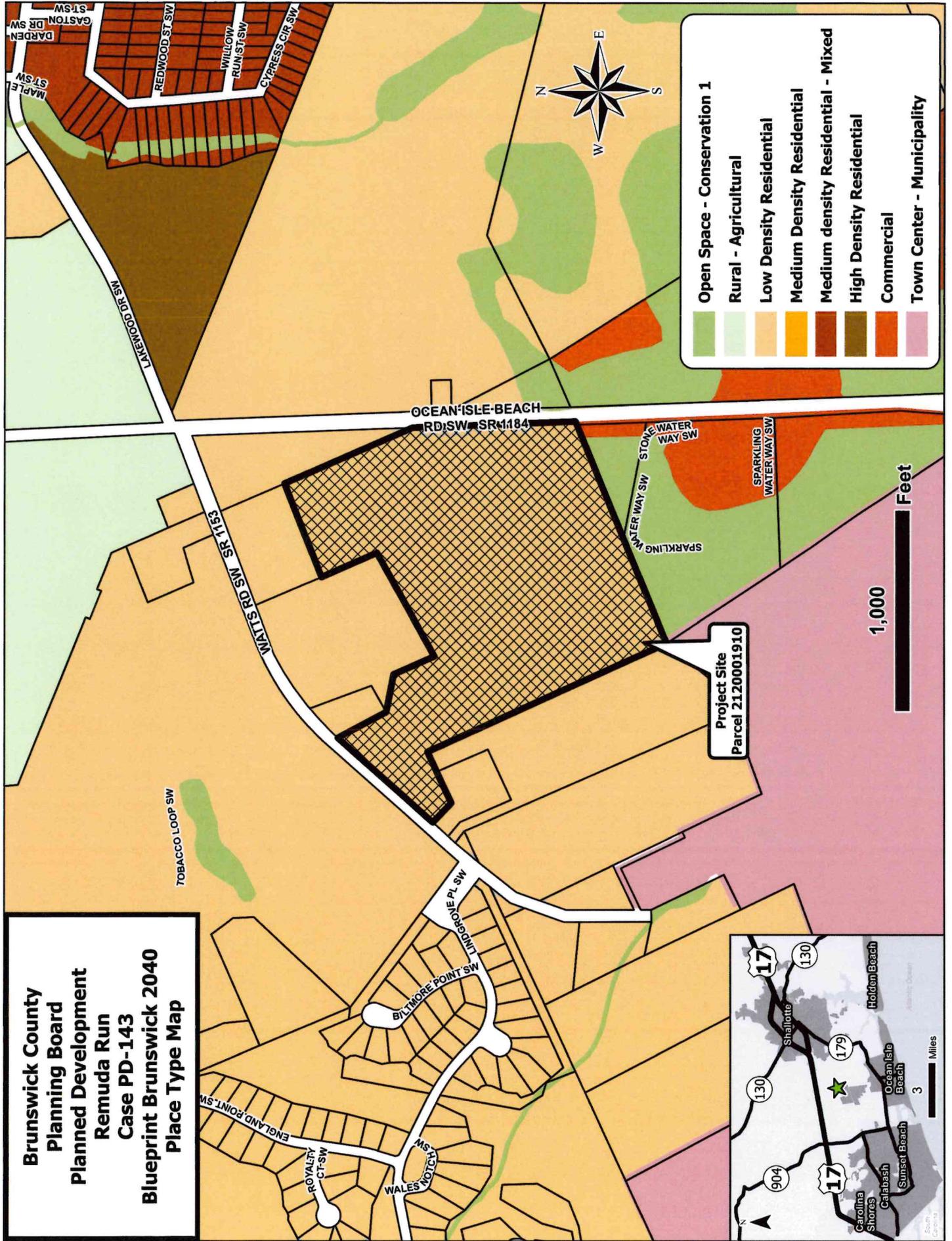
**Brunswick County  
 Planning Board  
 Planned Development  
 Remuda Run  
 Case PD-143  
 Zoning Map**

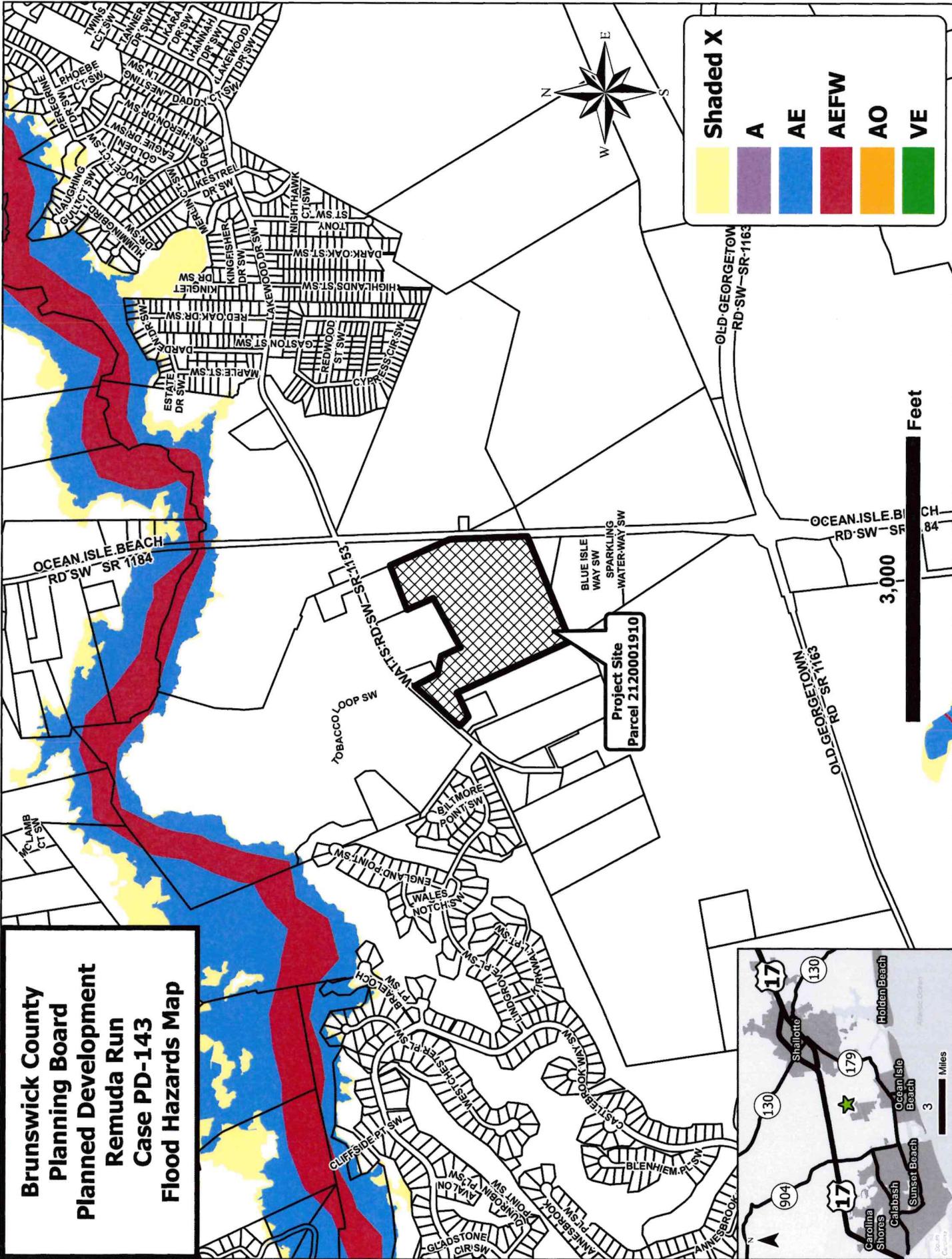
**CO = County Zoning  
 OI = Ocean Isle Beach Zoning**





**Brunswick County  
Planning Board  
Planned Development  
Remuda Run  
Case PD-143  
Blueprint Brunswick 2040  
Place Type Map**





**Brunswick County  
Planned Development  
Remuda Run  
Case PD-143  
Flood Hazards Map**

**Project Site  
Parcel 2120001910**







**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 <u>Remuda Run Investment, LLC</u>	Phone <u>n/a</u>
	Address <u>131 Ocean Blvd West</u>	Fax <u>n/a</u>
	City, St, Zip <u>Holden Beach, NC 28462</u>	Email <u>n/a</u>

Applicant or Representative	Name <u>Dream Finders Homes</u>	Phone <u>843.421.0880</u>
	Address <u>1016 2nd Ave North Suite 106</u>	Fax <u>n/a</u>
	City, St, Zip <u>North Myrtle Beach, SC 29582</u>	Email <u>david.ellis@dreamfindershomes.com</u>

Property Information	Address <u>Ocean Isle Beach Road (SR1184)</u>	Project Name <u>Remuda Tract</u>	
	Tax Parcel(s) <u>2120001910</u>		Modification or Expansion Of Existing PD? Yes <input type="radio"/> No <input checked="" type="radio"/>
	Acreage <u>45.02</u>		Single Family Acres <u>+/- 15.45</u> Lots <u>60</u>
	Current Zoning <u>R-7500</u>		Multi-Family Acres <u>+/- 9.1</u> Units <u>90</u>
Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer	Commercial Acres <u>0</u>		

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature <u>David J Ellis</u>	Date <u>11/6/24</u>

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

**Planned Development Checklist**



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

December 6, 2024

Dream Finders Homes  
1016 2<sup>nd</sup> Ave North Suite 106  
North Myrtle Beach, SC 29582

**RE: Remuda Run Planned Development**  
**File # PD-143**

To Whom It May Concern:

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

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

Comments from Planning:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- Please revise the open space calculations to reflect the R-7500 zone instead of the RR zone. Note that the minimum open space is 20% of the gross area and recalculate both the general open space and the recreation space.
- Please remove the portions of the lots from the wetlands.
- Please note the zoning of the adjacent properties.
- Please note that the townhome and amenity sites are subject to site specific review.
- Please indicate any mail kiosk locations.
- Please consider increasing the street buffer adjacent to the southern townhome area.
- Please note the emergency gate at Watts road if it is your intent to install one.
- Please note that there are no flood zones present on site.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

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

- General Notes #7 and #8 adequately address State and County permit requirements.

Comments from Engineering

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

- Existing 16" watermain on Ocean Isle Beach Road & 8" on Watts Road available for connection.
- Existing 14" high pressure forcemain on Ocean Isle Beach Rd available for connection.
- public pump station installed for Hawthorne and Ocean Isle - if easements can be acquired can possibly connect to gravity system in adjacent development.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

- No water or sewer shown on site plan; pump station site shown; Odor Control will be determined at time of plan review by the Engineering Department; install a hammerhead driveway for pump station site if coming off of Ocean Isle Beach Dr – needed for accessibility of service truck.
- Fire hydrants to be at subdivision entrances and every 500 LF throughout single family and every 400 LF throughout multi-family.
- (1) Double water meter box or (2) single water meter boxes are required on each lot; can install gang meters for townhome section if restricted with spacing – still need a double water meter box or (2) single water meters boxes for each unit.
- gravity sewer is always preferred collection system with one clean-out per lot/unit.
- NCDOT Encroachment would be needed for watermain and forcemain connections on Watts Rd & Ocean Isle Beach Dr.

### Comments from Fire Code Official

Joe Oliver – 910-676-4392 – [joseph.oliver@brunswickcountync.gov](mailto:joseph.oliver@brunswickcountync.gov)

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

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

- Final plat will require fire approval.

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

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

Sincerely,

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

Marc A. Pages  
Brunswick County Principal Planner

# PD-143

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
21200019	FRED MALCOLM WATTS TESTAMENTARY TRUST THE		432 JAM RD	TABOR CITY	NC	28463-8608
2120001906	LAPINSKI SHELLY SUE AND	PRUETT PEYTON PAUL	5775 WATTS RD SW	OCEAN ISL BCH	NC	28469-5576
2280001203	HAWTHORNE MIDWAY OCEAN ISLE LLC		PO BOX 20197	ATLANTA	GA	30325-0197
2120001803	MCMULLAN PARTNERS LLC		PO BOX 895	SHALLOTTE	NC	28459-0895
22800012	MCMULLAN PARTNERS LLC		870 OLD CANTON ROAD	MARIETTA	GA	30068
2120001911	AXELSSON TINA S		650 OCEAN ISLE BEACH RD SW	SHALLOTTE	NC	28470-6140
2280001004	STANLEY MARTIN HOMES LLC		11710 PLAZA AMERICA DR STE 1100	RESTON	VA	20190-4742
2280001202	SUH KENDALL HYUNSUK TRUSTEE		PO BOX 5189	OCEAN ISL BCH	NC	28469-7720
2120001904	MCGALLIARD BARBARA P		5685 WATTS RD SW	OCEAN ISL BCH	NC	28469-5539
2120001905	LAPINSKI SHELLY SUE AND	PRUETT PEYTON PAUL	5775 WATTS RD SW	OCEAN ISL BCH	NC	28469-5576
2120001909	PARHAM LARRY M ETUX	PARHAM JENNIFER L	2214 NC HIGHWAY 62 E	JULIAN	NC	27283-9203
2120001903	SMITH AMANDA S		1766 E SEA AIRE CANAL SW	SUPPLY	NC	28462-2378
2120001807	WILLIAMSON FAMILY NON GST IRREVOC TR ETALS		2618 NEW VILLAGE WAY	WILMINGTON	NC	28405-7426

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2120001910	REMUDA RUN INVESTMENTS LLC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	DREAM FINDERS HOMES		1016 2ND AVE NORTH SUITE 106	NORTH MYRTLE BEACH	SC	29582