

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

***4:00 P.M. Monday***  
***April 14, 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 March 10, 2025 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Presentations.
  - A. Technical Review Committee (TRC) and Capital Improvements Plan Summary.
- 9) Public Hearing.

**Old Business**

A. Planned Development – PD-145

Name: Timber Farms Planned Development Modification

Applicant: H & W Design

Tax Parcels: 19400008, 19500004, 21100063, 2110004607, 2110006904, 21100069 & 2110006905

Location: Ocean Highway West (US 17) and Longwood Road NW (NC 904)

Description: Timber Farms is a previously approved (September 2024) planned development that consisted of 1,700 single family units, 300 townhome units, and 500 multi-family units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre. The applicant is proposing a modification to the approved development involving a change to the connectivity of the site by gating the northwest portion of the development for an age targeted community. The proposed modification also includes a change to the unit type, consisting of 1,708 single family units, 228 duplex units, 164 townhome units, & 400 multi-family units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre.

B. Planned Development – PD-147

Name: Smith Tract Planned Development  
Applicant: Andy Mills  
Tax Parcel: Portion of 18600015  
Location: Southport-Supply RD SE (NC 211)  
Description: Smith Tract is a proposed planned development, consisting of 137 single family units on approximately 56.76 acres, creating an overall density of 2.41 dwelling units per acre.

C. Rezoning Z-909

Proposed rezoning of approximately 2.25 acres located at 1620 Olin Drive SW and 2903 John T. Holden Road SW near Supply from Mr-3200 (Multifamily Residential) to R-7500 (Medium Density Residential) for Tax Parcels 232HG014 and 232HG015.

**New Business**

D. Planned Development – PD-139

Name: Brunswick Landing Planned Development Expansion (formerly Hankins Tract)  
Applicant: Norris and Bland Consulting Engineers  
Tax Parcel: 13900066, 1390006601, & 1390006605  
Location: Old Ocean Highway (US 17B)  
Description: Brunswick Landing (fka. Hankins Tract) was a previously approved planned development, consisting of 93 single family units on approximately 26.81 acres, having a density of 3.47 dwelling units per acre. The applicant is proposing an expansion to the planned development. The expansion consists of adding 232 single family units and an additional 89.01 acres. With the expansion, the planned development would have a total of 325 single family units on approximately 115.82 acres, creating an overall density of 2.81 dwelling units per acre.

E. Rezoning Z-910

Proposed rezoning of approximately 23.72 acres located between 6451 and 6401 Ocean Highway (US 17) near Leland from CI (Commercial Intensive) to C-LD (Commercial Low Density) for Tax Parcels 08400015 and 0840001501.

F. Rezoning Z-911

Proposed rezoning of approximately 45.2 acres located at 135 Mill Creek Road near Bolivia from RR (Rural Residential) to R-7500 (Medium Density Residential) for Tax Parcel 11100006.

*Proposed Land Use Plan Amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Open Space – Conservation 1 (OSC1) and RA (Rural Agricultural) to LDR (Low Density Residential) for Tax Parcel(s) 11100006 near Bolivia, NC. This Land Use Plan Amendment totals approximately 45.2 acres.*

9) Other Business.

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

10) Adjournment.



# MEETING MINUTES

## BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

March 10, 2025  
4:00 PM

The Brunswick County Planning Board met in Regular Session on March 10, 2025 at 4:00 p.m. in the Commissioners' Chambers of the David R. Sandifer Administration Building, located at the Brunswick County Government Center, 30 Government Center Drive, Bolivia, North Carolina.

### MEMBERS PRESENT

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

### MEMBERS ABSENT

Ron Medlin  
Harry "Richard" Ishler, Alternate

### STAFF PRESENT

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

### OTHERS PRESENT

Dylan Phillips, Brunswick Beacon  
Matthew Hailey, Cape Fear Engineering  
Jennifer Parham  
Mandy DesFonds  
Maryann Azzato  
Donald Caison  
Charles Ward  
Rynal Stephenson

John Hankins  
Larry Parham  
Nate Pound  
Renate McLamb  
Tom Harrington  
Amy Schaefer  
Karl Utter

**I. CALL TO ORDER**

Chair Cheek called the meeting to order at 4:00 p.m.

**II. INVOCATION/PLEDGE OF ALLEGIANCE**

Chair 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 and Mr. Harry "Richard" Ishler were absent.

**IV. APPROVAL OF MINUTES**

Mr. Leary made a motion to approve the 10-Feb-25 minutes as presented and the motion was unanimously carried.

**V. AGENDA AMENDMENTS**

There were none.

**VI. PUBLIC COMMENT**

There were none.

**VII. OLD BUSINESS**

**A. Planned Development – PD-143**

Name: Remuda Run Planned Development  
Applicant: Dream Finders Home  
Tax Parcel(s): 2120001910  
Location: Ocean Isle Road SW (SR 1184)  
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 units per acre.

Mr. Marc Pages addressed the Board. He reminded the Board that this planned development was tabled at the 10-Feb-25 meeting and he read an abridged Staff Report (attached). Mr. Pages said the applicant has designed the project to the 100-year storm event, which was a previous concern of the Board. Mr. Pages identified the subject property and surrounding properties on a visual map. He provided the Board with school capacity charts (attached) for nearby schools.

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. Pages further stated that the Board previously had concerns about stormwater, open space and the applicant potentially providing workforce housing for the project.

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

Mr. Matthew Haley, Cape Fear Engineering, addressed the Board on behalf of the application. Mr. Haley stated that the stormwater ponds will be designed to attenuate for the 100-year/24-hour storm event as shown in the General Notes (Note 8) of the plan. Mr. Haley said the developer is not in favor of providing workforce housing due to the size of the project. There will be additional open space (potentially an open field) for everyone in the community including young children within the amenity area where the mail kiosk is proposed. Mr. Brittain asked how this will be documented and Mr. Pages said the Board will have to add a condition stating such. Vice Chair Gaver thanked Mr. Haley for designing the project to a 100-year storm event and providing additional open space for the community.

Mr. Board asked Mr. Haley to explain how they designed the project from the 25-year storm event to the 100-year storm event? Mr. Haley said it is a function of additional calculations and analysis that provided a comfort level that the plan can handle the larger storm event. He further stated that the shape of the stormwater pond will have a larger elevation from the normal water level to the top of the bank, but they hadn't discussed the increase to their client before the previous meeting. Mr. Board asked if there are plans to maintain the ponds so they will not become shallow as debris collects in the ponds? Mr. Haley said they will have to obtain a State Stormwater Permit and an operations and maintenance agreement is part of the permit that specifies certain maintenance activity and the frequency of inspections.

Mr. Larry Parham addressed the Board. Mr. Parham said he owns property (Tax Parcel 2120001909) next to the proposed development on Watts Road SW (SR 1153). He asked if the service road was going to exit onto Watts Road SW (SR 1153) through the project? Chair Cheek replied, yes. Mr. Parham asked if the road will be paved? Mr. Pages said Watts Road SW (SR 1153) is an unimproved state-maintained road. Mr. Parham was concerned with the wear and tear on the road with the potential traffic that will be generated by this development. Mr. Pages said the North Carolina Department of Transportation (NCDOT) will be responsible for the maintenance of Watts Road SW (SR 1153). Mr. Parham asked the type of buffer the development will install? Chair Cheek said it is normally trees and Mr. Pages added that existing vegetation will remain and additional landscaping will be required for the 30' buffer area. Chair Cheek advised Mr. Parham to call NCDOT if Watts Road SW (SR 1153) begins to deteriorate as a result of this project.

Ms. Jennifer Parham addressed the Board. Ms. Parham said her family was the previous owner of the subject property and she was concerned that the Venus Flytraps and Pitcher Plants not be disturbed. Mr. Pages said an Environmental Study was not required, but the wetland areas are protected where the

Venus Flytraps and Pitcher Plants migrate.

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

Vice Chair Gaver made a motion to approve. Mr. Leary asked about adding another condition regarding the recreational area. Mr. Pages said there is a list of open space items that are considered as recreational space that the developer can do. Mr. Leary reminded the Board that the applicant's representative offered to make available certain open space in the amenity area.

Mr. Brittain made a motion to reopen the public hearing and the motion was unanimously carried. Mr. Haley re-addressed the Board. He said they are thinking about having an open lawn area that will be accessible for recreational activities in the amenity area off Ocean Isle Beach Road SW (SR 1184) in addition to the proposed pool and clubhouse. Mr. Brittain asked if the plans will reflect such? Mr. Haley said the plans will be updated in the General Note section. Mr. Pages asked how much of the area will be dedicated to recreational open space? Mr. Haley said it is difficult to say the square footage and/or dimensions of the area that will be set aside for recreational space because he do not know what the entire layout will be. Vice Chair Gaver asked Mr. Haley if he is comfortable with providing a percentage of the area? Mr. Haley said they would be comfortable with setting aside 20% of the amenity area for recreational space.

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

Vice Chair Gaver made a motion to approve PD-143 (Remuda Run) with the noted conditions in the Staff Report as well as Condition 4 stating that 20% of the amenity area be made available for recreational open space and the motion was unanimously carried.

## VIII. PUBLIC HEARINGS

### A. Planned Development – PD-140

Name: Real Green Planned Development  
Applicant: Lennar Carolinas  
Tax Parcel(s): 16300012  
Location: Russtown Road NW (SR 1315)  
Description: Real Green is a proposed planned development consisting of 258 single-family units on approximately 81.20 acres, creating an overall density of 3.18 dwelling units per acre.

Mr. Marc Pages addressed the Board. He stated that the new name for this project is Magnolia Farms. Mr. Pages read the Staff Report (attached). Mr. Pages identified the subject property and surrounding properties on a visual map. He provided the Board with school capacity charts (attached) for nearby schools.

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.

Chair Cheek asked about staff recommending installing road calming measures on the long straight road within the development at the Technical Review Committee (TRC) meeting and Mr. Pages said it will likely be stop signs at the 4-way stops as proposed by the developer.

Mr. Brittain asked if the stormwater ponds and barrier (dyke) around the pond can be in the wet areas? Mr. Pages said the stormwater pond will not be in the wetlands area, but there can be some stormwater elements in the flood zone.

Mr. Board asked why a higher density (proposed 3.18 dwelling units per acre, but 2.9 dwelling units per acre is allowed) is proposed for this project and Mr. Pages said there is an exceptional design element that allows for up to a 25% density bonus. Mr. Pages said staff feels that the overage on buffers (50-foot buffer as opposed to the minimum 30-foot buffer), the project is being designed to the 100-year storm event, no lots will be in the flood zone, and there will be wetland buffers. Mr. Board felt that the density maximum is in place for a reason and he suspects that what staff calls extraordinary will probably be the standard when the Brunswick County Unified Development Ordinance (UDO) is updated. As such, Mr. Board said he disagrees with staff for allowing the higher density for this project.

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

Mr. Nate Pound, Thomas and Hutton Engineering, addressed the Board. He stated that there will be a 75' buffer on the east side of the property. Vice Chair Gaver asked why they increased the buffer to 75' and Mr. Pound said it is within the Voluntary Agricultural District (VAD). Mr. Pages stated that 50' is the minimum buffer for projects adjacent to a VAD, but a 75' buffer is proposed in the UDO update.

Ms. Mandy DesFonds addressed the Board. Ms. DesFonds asked if the 4-way stop signs will be within the development or on Russtown Road NW (1315)? Mr. Pages said the 4-way stop signs will be within the development. He said the access to the site off Russtown Road NW (SR 1315) will likely have a turn lane. Ms. DesFonds asked about the road near Ashton Farm Planned Development. Mr. Pages said there will be an entrance to the north around the curve to Ashton Farms and there will probably be other road improvements in the area. Ms. DesFonds said there are bicyclists that travel Russtown Road NW (SR 1315) detouring from NC 904 to avoid excessive traffic. Mr. Pages said NCDOT will have to determine if the road shoulder should be widened. Ms. DesFonds asked if this development will be gated? Mr. Pages said it is not proposed to be gated and if it becomes a gated community, the gate will have to be siren-activated for emergency responders such as fire and rescue. Chair Cheek added that the plan shows the proposed driveway that connects to Maple Road is where the 4-way stop is proposed.

Ms. Renate McLamb addressed the Board. She asked if adjacent property owners will be required to connect to utilities? Chair Cheek said utilities will be on Russtown Road NW (SR 1315) and

connection is voluntary for adjacent property owners. Ms. McLamb asked if her well will be affected by the development and Mr. Pages said he is unsure.

Ms. Maryann Azzato (6680 Barbeque Road) addressed the Board. Ms. Azzato asked when sewer will be on Russtown Road NW (SR 1315)? Mr. Pages said the developer will have to extend sewer from US 17 down Russtown Road NW (SR 1315) up to the development. Mr. Brittain asked if adjacent property owners have the ability to connect to the sewer system? Mr. Pages said sewer will be provided by the County and other property owners can connect if they meet the minimum criteria to connect. Chair Cheek asked if additional lift stations will be required or is the developer responsible for installing a lift station(s) within their development? Mr. Pages said the developer will be responsible for installing a lift station(s) within their development.

Mr. Board asked about school capacity, in that, schools will be at-capacity in the next 5 to 7 years according to the school capacity charts. He asked if the Board of Education is aware and are there plans in place to address this matter? Mr. Pages said a school representative attends the TRC meeting and they provide comments, if needed. Mr. Pages said the school representative said it is a challenge to estimate school-aged children moving into a development(s) because a considerable amount of people moving to the County are retirees. Mr. Board asked if representatives for fire and police are a part of the process and Mr. Pages replied, yes. Mr. Brittain asked why the TRC notes do not reflect the school representative's comments? Mr. Pages said the school representative either did not provide any comments or he did not attend the TRC meeting. Mr. Brittain felt that there should be documentation reflecting attendance or that they did not attend the TRC meeting and Mr. Pages said he will note comments received and/or the representative did not attend the TRC meeting.

Mr. Leary made a motion to close the public hearing. Vice Chair Gaver clarified that the developer is asking for some exceptional design elements. Mr. Pages said the developer is requesting an increase in density, which falls under the exceptional design density bonus. He reiterated that staff feels the project is designed well above the minimum requirements in other areas. Vice Chair Gaver asked about the stormwater pond being in an area that cannot be built on. Mr. Pages concurred that a stormwater pond can be in a wet area. He reminded the Board that this is a preliminary plan and is subject to change. Vice Chair Gaver said the developer is only proposing to increase the buffer (75' as opposed to the minimum 50') near a VAD with no other trade-offs. Mr. Pages said the Board has to decide if the developer has gone far enough with the proposed exceptional design to warrant 23 additional lots. Vice Chair Gaver felt that there seems to be a trend where the scales are tipping in the wrong direction for smart growth and he is not in favor of allowing 23 additional lots without the developer providing something that will benefit the community. Chair Cheek asked Vice Chair Gaver what would be more acceptable and Vice Chair Gaver said dedicating homes to affordable housing and more useable open space. He said there is another development (Ashton Farms) nearby and the Board has to do their due diligence and determine what is best for the future of the County.

Mr. Brittain made a motion to reopen the Public Hearing and the motion was unanimously carried. Vice Chair Gaver asked Mr. Pound if he could address the Board's concerns. Mr. Pound re-addressed the Board. He said they are proposing pocket parks, no lots are within the 100-year flood zone, they are providing a 25' vegetative setback from the wetlands, the plan is designed to the 100-year storm event, and they are installing a 75' vegetative buffer adjacent to the VAD. Vice Chair Gaver clarified that the pocket parks will be useable open space, larger buffers will be installed near the VAD, and the project is designed to a 100-year storm event and Mr. Pound concurred. Mr. Pound added that the developer proposed those upgrades to account for the additional 23 lots requested in this plan. Chair Cheek asked about the size of the pocket parks and Mr. Pound said the pocket parks are

approximately 80' - 100' wide. Chair Cheek asked about the workforce housing element and Mr. Pound said it does not work for them at this time, but he is willing to confer with his client, if need be. Mr. Pages said 5% of the total units equate to 13 homes. Mr. Pound said they can potentially reduce the number of additional dwelling units to 5% density bonus. Mr. Leary asked Mr. Pound if he can make that decision and Mr. Pound replied, yes. The additional 13 lots would equate to 245 with a 5% as part of the density bonus. Chair Cheek clarified that the developer will dedicate 10 dwelling units to workforce housing and Mr. Pound disagreed. Mr. Pound said in lieu of providing workforce housing, they will reduce the number of additional units from 28 to 13 dwelling units. Mr. Board reiterated that there are limits for a reason regarding the number of allowable dwelling units and he was not in favor of increasing the number of units regardless of the additional design features.

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

Mr. Leary made a motion to approve PD-140 (Real Green Planned Development) with the noted conditions in the Staff Report as well as Condition 4 that states the density will be lowered to 5% rather than 10%, which reduces the number of dwelling units from 258 single-family units to 245 single-family units and the motion carried 4 to 2 with Mr. Board and Mr. Brittain opposing.

B. Planned Development – PD-144

Name: Dowdy Tract Planned Development  
Applicant: H + W Design  
Tax Parcel(s): 1540006108  
Location: Gilbert Road SE (SR 1501) and Redbrook Place SE  
Description: Dowdy Tract is a proposed planned development consisting of 46 single family units on approximately 17.70 acres, creating an overall density of 2.60 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. He provided the Board with school capacity charts (attached) for nearby schools.

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.
- Secure and record a road maintenance agreement with Goose Marsh Planned Development prior to construction.
- Revise the gross density in the site data to state 2.60 dwelling units per acre.

Mr. Brittain asked if the road (Redbrook Place SE) to Goose Marsh Planned Development is a paved private road and Mr. Pages said yes.

Mr. Board was concerned with schools being at-capacity in approximately 5 years according to the school capacity chart(s). He asked if there is anything the Board can do in conjunction with the Board of Education to address the issue? Mr. Pages said he can present the Board's concerns to the TRC and the school representative. He stated that a developer in the past agreed to donate 30 acres for a school and staff will continue to advocate such, wherever possible. He stated that there were no comments from the school in the TRC meeting, but they are notified of the meeting. Mr. Board said the public is concerned with infrastructure and the capacity to support new development. Mr. Board said he has not personally seen any changes to the infrastructure other than the Northwest Water Plant that will be a part of the County's infrastructure. Mr. Pages said he will provide the Board with the Capital Improvement Plan (CIP) information. Mr. Board said he is also concerned with police and fire protection. Mr. Pages said matters are discussed at the TRC meetings and some developments have been stalled until the concerns are addressed. Vice Chair Gaver suggested that a representative from the school board and EMS meet with the Board and Mr. Pages said he can request their presents to attend a Board meeting. Mr. Pages said up to 3 Board members can attend the TRC meetings to get an idea how the process works. Chair Cheek suggested that the TRC members attend the Board meeting and provide insight to the Board and Mr. Pages said he will try to put together a staggered number of the TRC members to appear at a Board meeting because there are approximately 50 members that participate virtually or in-person at the TRC meetings. Vice Chair Gaver felt that all the TRC members address the Board during a potential workshop. Mr. Pages suggested that there be more than one meeting based on the number of entities involved and comments that may be expressed by the Board.

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

Mr. Tom Harrington, H + W Design, addressed the Board on behalf of the developer. He stated that the road layout was altered because of addressing issues.

Mr. Board asked if the open space along Gilbert Road SE (SR 1501) is considered the recreational space? Mr. Harrington said it is along Gilbert Road SE (SR 1501) to the rear of Lots 1 -8. Mr. Board asked if there will be a fence between the open space and Lots 1 - 8. Mr. Harrington said there is typically space between the areas, but not a fence. Mr. Board said Note 17 states that the stormwater management system will be designed to attenuate the 25-year/24-hour storm event on a project wide basis. Mr. Harrington said he cannot address that directly, but it was addressed at the TRC meeting. Mr. Pages said it is address on the plan under Note 24, which states "County stormwater requirements: Pre/Post for the first 1-10 and 25-year design storms. SCM must be able to handle the 100-year storm event without overtopping the SCM."

Vice Chair Gaver asked Mr. Harrington what they are offering to provide in lieu of the design flexibility elements (reduction in lot dimensions and setbacks) requested for this project? Mr. Harrington said they are meeting the minimum requirements of the UDO. Chair Cheek said they altered the project design to handle the 100-year storm event and Mr. Board agreed.

Mr. Donald Caison, 880 Gilbert Road SE, addressed the Board. Mr. Caison said there is a drainage behind his home that conveys stormwater flow from the subject property as well as property located on the opposite side of Gilbert Road SE that ends up in the Lockwood Folly River, which is at the rear of his property. Mr. Caison said during Hurricane Florence and PTC#8 the water level in the drainage ditch became dangerously close to flooding his home. He stated that the subject property is mostly

wooded, which allows for a significant amount of stormwater absorption into the land that ultimately slows down stormwater runoff from the property in question. Mr. Caison felt that the proposed project will potentially increase the speed and volume of stormwater runoff across his property and further threaten his home with flooding. He asked that this planned development not be approved due to the potential harm it will cause to his home and property. He stated that the developer is in the process of constructing a 669 units development that will eventually connect to this development and place an unreasonable burden on the watershed. Mr. Caison asked if the setbacks previously discussed by the Board will affect the buffer zone? Chair Cheek said the reduced setbacks are for each individual lot. However, there is a minimum 30' buffer on the perimeter of the development.

Mr. Brittain asked Mr. Caison if he spoke with the developer regarding his concerns and Mr. Caison said no. Vice Chair Gaver said the plan indicates that a neighborhood was recommended, but not required. Mr. Board asked Mr. Harrington if he could address Mr. Caison's concerns. Mr. Harrington said the intent of the 100-year storm study and the pond(s) is to minimize these situations. He further stated that water has to be collected on the subject property and distributed properly within the ranges of the 100-year storm event. Chair Cheek clarified that there was not a neighborhood meeting and Mr. Harrington concurred. Mr. Harrington further stated that a neighborhood meeting is not required.

With no further comments, Vice Chair Gaver made a motion to close the Public Hearing and the motion was unanimously carried. Mr. Board said he is concerned with schools being at-capacity in approximately 8 years and the recreational open space (2.41 acres) not being usable open space for the community. He agreed with Mr. Harrington about the proposed pond(s) potentially solving some of the flooding issues. He suggested Mr. Harrington and Mr. Caison have a discussion on how the proposed stormwater control measures will be implemented.

Vice Chair Gaver asked if the road maintenance agreement with Goose Creek Planned Development has been secured? Mr. Pages said he is not aware of any discussion between the two parties.

Mr. Brittain made a motion to reopen the Public Hearing and the motion was unanimously carried. Vice Chair Gaver asked Mr. Harrington if there were discussions between the developer and Goose Marsh Planned Development about a road improvement agreement and Mr. Harrington said that is a condition of approval, but it is doable.

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

Mr. Leary asked staff if there is anything in the plan that is not in compliance with the UDO? Mr. Pages said only Conditions 4 and 5 outlined in the Staff Report and the conflict in Notes 17 and 24 under the General Notes on the plan. Mr. Brittain felt that a neighborhood meeting should be required and Mr. Pages said it will be a requirement in the UDO update. Mr. Pages said a neighborhood meeting is currently required when there is a modification and/or an expansion of an approved planned development.

Chair Cheek asked staff why the side yard setbacks were reduced from 7' to 5'? Mr. Pages said the minimum side yard setback is 5' in a conventional standard. He stated that planned developments normally request a front yard setback reduction and this development is requesting a 10' front yard setback; whereas, a conventional front yard setback in a major subdivision is 25'. He reminded the

Board that a planned development is allowed that flexibility design so open space areas are larger to accommodate communal open space.

Vice Chair Gaver made a motion to approve PD-144 (Dowdy Tract Planned Development) with the noted conditions in the Staff Report and the motion carried 5 to 1 with Mr. Board opposing.

C. Planned Development – PD-145

Name: Timber Farms Planned Development (Modification)  
Applicant: H + W Design  
Tax Parcel(s): 19400008, 19500004, 21100063, 2110004607, 2110006904, 21100069 and 2110006905  
Location: Ocean Highway West (US 17) and Longwood Road NW (NC 904)  
Description: Timber Farms is a previously approved (September 2024) planned development that consisted of 1,700 single-family units, 300 townhouse units, and 500 multifamily units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre. The applicant is proposing a modification to the approved development involving a change to the connectivity of the site by gating the northwest portion of the development for an age targeted community. The proposed modification also includes a change to the unit type, consisting of 1,708 single family units, 228 duplex units, 164 townhome units, and 400 multifamily units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre.

Mr. Marc Pages addressed the Board and read the Staff Report (attached). Mr. Pages said the applicant is proposing a change to the connectivity of the site by gating the northwest portion of the development for an age targeted community.

Mr. Pages said staff recommends denial based upon the following findings:

- The proposed configuration of the modified collector street layout would negatively affect vehicular connectivity in the area.

Mr. Pages said this will be a downgrade in the previously approved project. He stated that connectivity (arterial roads) in the site is extremely important and the arterial roads should be open to the residents within the development as well as the general public. Mr. Pages pointed out that there is a school nearby off Pea Landing Road NW (SR 1304) that children in the community will be attending, the commercial along US 17 will offer greater connectivity of the commercial portion to the general public and the proposed plan will require more travel time to the school and the commercial area. However, if the Board approves the proposed planned development modification, staff recommends 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. Pages said staff recommends a compromise that the developer keep the arterial road open and gate the side street. He identified the subject property and surrounding properties on a visual map. Mr. Pages provided the Board with school capacity charts (attached) for the nearby schools.

Mr. Leary asked Mr. Pages to explain, in more detail, staff's objection to the modification? Mr. Pages proceeded to say staff's approval of the original planned development was based on the connectivity to Pea Landing Road NW (SR 1304) because it greatly improved connectivity in the area with the collector street. He said staff mandated no individual driveways were allowed off the collector street so traffic flow will be smoother in the development. He said the developer kept the arterial road from US 17 to NC 904 on the right side of the project.

Mr. Brittain asked staff if a Traffic Impact Analysis (TIA) was required for the proposed modification? Mr. Pages said staff requested input from NCDOT regarding whether the current TIA should be updated and NCDOT said the proposed modifications did not warrant an update to the previously approved TIA.

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

Ms. Amy Schaefer, Lee Kaess PLLC, addressed the Board on behalf of the developer. Ms. Schaefer discussed a PowerPoint presentation (attached) regarding the proposed plan to modify the unit types with diversity housing types to accommodate a broader range of homebuyers without increasing density. She stated that they are proposing an age-targeted community, which reduces traffic, lower impacts of water and sewer, tax benefit of property increases without an impact on local schools and higher property values. Ms. Schaefer said they have multiple access points throughout the commercial portion of the project that can be utilized by the age-restricted residents. The central roundabout is replaced with a 3-way t-intersection and the relocated road will reduce impacts on the wetlands.

Mr. Brittain asked about the wetlands and Ms. Schaefer identified the area outlined in her PowerPoint presentation. Vice Chair Gaver said the commercial tract in the Board's packet does not show the ingress and egress that is in the PowerPoint presentation. Mr. Matthew Haley addressed the Board. Mr. Haley said the additional access points were part of the TIA that was approved by NCDOT and they are in the process of being fully designed and permitted. Vice Chair Gaver asked if the project will be in compliance with the additional access points at the front of the neighborhood? Attorney Ryan said the UDO states, "For residential developments with more than 300 lots (or equivalent dwelling units), the Planning Board may specify that more than three points of access shall be provided". Ms. Schaefer added that the UDO also states, "Required points of access may provide access restrictions in the form of an electronically controlled gate that may be opened by emergency responders via siren activation or other approved method", which is what they are proposing. Attorney Ryan said the Pea Landing connection (gated or not) would count as an external point of access.

Vice Chair Gaver asked if the road from PODs #6 and #7 through the wetlands currently exists or is the road proposed? Ms. Schaefer said that road is part of the approved plan and the proposed relocation is reducing the impact on the wetlands area. Mr. Board asked if the access is a bridge over the wetlands? Mr. Haley said there is an old historic road that runs through this area for timbering/agricultural purposes. He further stated that the previous version of the plan showed the

road with a hard turn that would have clipped some of the wetlands. But it did not follow the alignment of the historic timber/agricultural road so the revised plan straightens the road to follow the old road to minimize the impact on the wetlands while providing connectivity. Mr. Haley said it is a raised road with crossing drainage culverts that will be improved in the same location. Chair Cheek asked if the crossing is for golf carts and Mr. Haley said it will accommodate golf carts, pedestrians, and bicycles.

Mr. Charles Ward, adjacent property owner, addressed the Board. Mr. Ward asked how much buffer area is from the retention pond and Chair Cheek said there is a 30' minimum buffer area and approximately 50' from the amenity pond'. Mr. Ward asked what measures are in place to prevent flooding to adjacent property owners? Mr. Haley said they looked at the design aspects of the embankment material, level of compaction and the ponds are analyzed for large storm events to minimize the likelihood that they will overtop the bank. He stated that there are no ponds in this development that would require compliance to the Dam Safety Act, but there are other rules and regulations in place in addition to the Brunswick County Stormwater and State minimum requirements. Chair Cheek asked if the amenity ponds are built to stormwater criteria? Mr. Haley said they are part of the Brunswick County Stormwater Permit and incorporated in the State Permit for reference. The amenity ponds will have to be interconnected to each other or permitted with the State for treatment.

Vice Chair Gaver asked about PODs #10A and #10B. Mr. Haley said POD #10A is planned for duplex (Casita) units and #10B is planned for multi-family apartments and the layouts are unknown at the current time so they are shown as a bubble.

Mr. Karl Utter addressed the Board. Mr. Utter said he lives in Russtown Farms and the proposed development will be developed across from Russtown Farms. He has lived on his property for 40 years and the area (NC 304 and NC 130) currently floods; especially, during a hurricane. He stated that residents have difficulty getting out of the area during massive flooding. Mr. Utter said this area cannot handle any additional flooding that will likely be generated from this property. He said he has called the US Army Corps of Engineers (Corps of Engineers) and the State because there is no adequate drainage in the area except Butler Lake. He said properties north of this development flood during Hurricanes and there is no way out. He felt that more roads should be built to handle the excessive traffic from the new developments. Chair Cheek said the roads are either State-maintained or privately owned. Mr. Utter said the drainage ponds are not connected and they will not properly absorb the stormwater runoff. Chair Cheek said the proposed stormwater ponds will alleviate some of the stormwater runoff concerns.

Vice Chair Gaver asked Mr. Utter if his concerns with the Corps of Engineers have been addressed? Mr. Utter said the Corps of Engineers and State have been to the area and they only govern so far off the water. He said there is not a ditch line where he lives because it is overgrown with debris. He reiterated that there is flooding in the area and this development is only going to add to the flooding issue. Chair Cheek suggested that Mr. Utter contact the North Carolina Department of Environmental Quality (NCDEQ) if the ponds overflow on the subject property. Mr. Pages also suggested that Mr. Utter contact the Brunswick County Stormwater Administrator regarding stormwater concerns.

Ms. Schaefer re-addressed the Board. She stated that the gates will have to be open during a state of emergency.

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

Vice Chair Gaver made a motion to approve PD-145 (Timber Farms Planned Development Modification) with the noted conditions in the Staff Report. The motion died for lack of a second. Mr. Leary made a motion to reopen the Public Hearing and the motion was unanimously carried.

Mr. Leary asked if the developer would like to rethink the modified plan and Ms. Schaefer said yes. She asked the Board to provide some guidance so they can go back and take a look at the modified plan. Mr. Pages reiterated that staff's alternative is to keep the arterial road ungated and gate the side streets into the development. He stated that staff is aware that there are some challenges because of the wetlands area. Chair Cheek asked what the impact will be from a staff's perspective if the entire community is gated from the commercial node and off NC 904? Mr. Pages said staff would not support that because the original approval was based on connectivity in the area to the general public and during emergency situations as expressed by an adjacent property owner.

Mr. Rynal Stephenson, Traffic Engineer with DRMP, addressed the Board. Mr. Stephenson said his firm prepared the traffic study for this project and the gate will be open for thru traffic in the event of a flood. He said the traffic will flow in and around the development in the same manner whether a gate is installed. Mr. Stephenson said the gate will not restrict or change traffic patterns within the neighborhood. He further stated that the non-gated portion of the community will not want to go out to Pea Landing Road NW. Non-residents cutting through the community will be cut-off, but it would be faster for those travelers to go up/down NC 904 instead of coming through the community.

Ms. Dixon interrupted the meeting because the parking lot was beginning to flood due to the torrential rainstorm and water was entering the building. As a result, Mr. Leary made a motion to continue this public hearing and the remaining public hearings on Monday April 14, 2025 at 4:00 p.m. in the Commissioners' Chambers and the motion was unanimously carried.

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-145

Applicant: H & W Cape Fear Engineering

Project Name: Timber Farms Planned Development Modification

Property Location: Ocean Highway West (US 17) and Longwood Road NW (NC 904)

Parcel Numbers: 19400008, 19500004, 21100063, 2110004607, 2110006904, 21100069 & 2110006905

Zoning District: R-7500 (Medium Density Residential) and CLD (Commercial Low Density)

Surrounding Zoning **North:** R-7500 and RR (Rural Residential)  
**South:** R-7500 and CLD  
**East:** R-7500, RR and CLD  
**West:** R-7500

Proposed Use: Timber Farms is a previously approved (September 2024) planned development that consisted of 1,700 single family units, 300 townhome units, and 500 multi-family units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre. The applicant is proposing a modification to the approved development involving a change to the connectivity of the site by gating the northwest portion of the development for an age targeted community. The proposed modification also includes a change to the unit type, consisting of 1,708 single family units, 228 duplex units, 164 townhome units, & 400 multi-family units on approximately 849.97 acres, creating an overall density of 2.94 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential Mixed, and OSC-1 (Open Space Conservation).
- The proposed project meets minimum vehicular access point 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 to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is 169.9 acres of which a minimum of 25.4 acres is required to be active recreation space. The developer is proposing 231.2 acres of dedicated open space of which 61.3 acres is to be recreational.
- The proposed 2,500 residential units will generate approximately 21,317 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis has been completed and approved by NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.

- Tax Parcel 2110006902 is not part of the project but access will be provided per note #22 on the master plan.
- There are no school capacity deficiencies within this district.
- The Exceptional Design elements to be included in the project are as follows:
  1. Sidewalks are to be provided on one side of all streets.
  2. The developer is proposing 250 additional parking spaces over the minimum in the multifamily areas.
  3. The developer is proposing 231.2 acres of open space where as 169.9 acres are required.
  4. The developer is proposing 61.3 acres of recreation space where as 25.4 acres are required.
- 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 January 15, 2025.
- A neighborhood meeting was held on February 27, 2025.

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 does NOT recommend approval of the proposed modification based upon the following findings:

1. The proposed modification restricts direct access to Jessie Mae Monroe Elementary School on Pea Landing Road. Requires residents and school buses within the PD to travel via US 17—a heavily traveled major throughfare—to access Pea Landing Road to reach the school.
2. Limiting access is contrary to best practices in planning.
3. Conflicts with key planning principles of connectivity and accessibility, which are essential for enhancing mobility and quality of life. The proposed modification to the collector street layout would diminish vehicular connectivity, reduce efficiency of road network, and limit accessibility within the area.
4. *The proposed modification conflicts with UDO Sections:*
  - Section 1.4.8. UDO Purpose:
    - The purpose of this ordinance is to lessen congestion in the streets and accommodate the use of alternatives to the private automobile including public transportation, and pedestrian and bicycle facilities.
  - Section 3.2.5.F. Site Plan Approval Procedures – Approval Criteria:
    - The design of traffic patterns, traffic control measures and street pavement areas, with provisions for maintaining traffic flows for both public use as well as emergency management services are consistent with the requirements of the UDO.

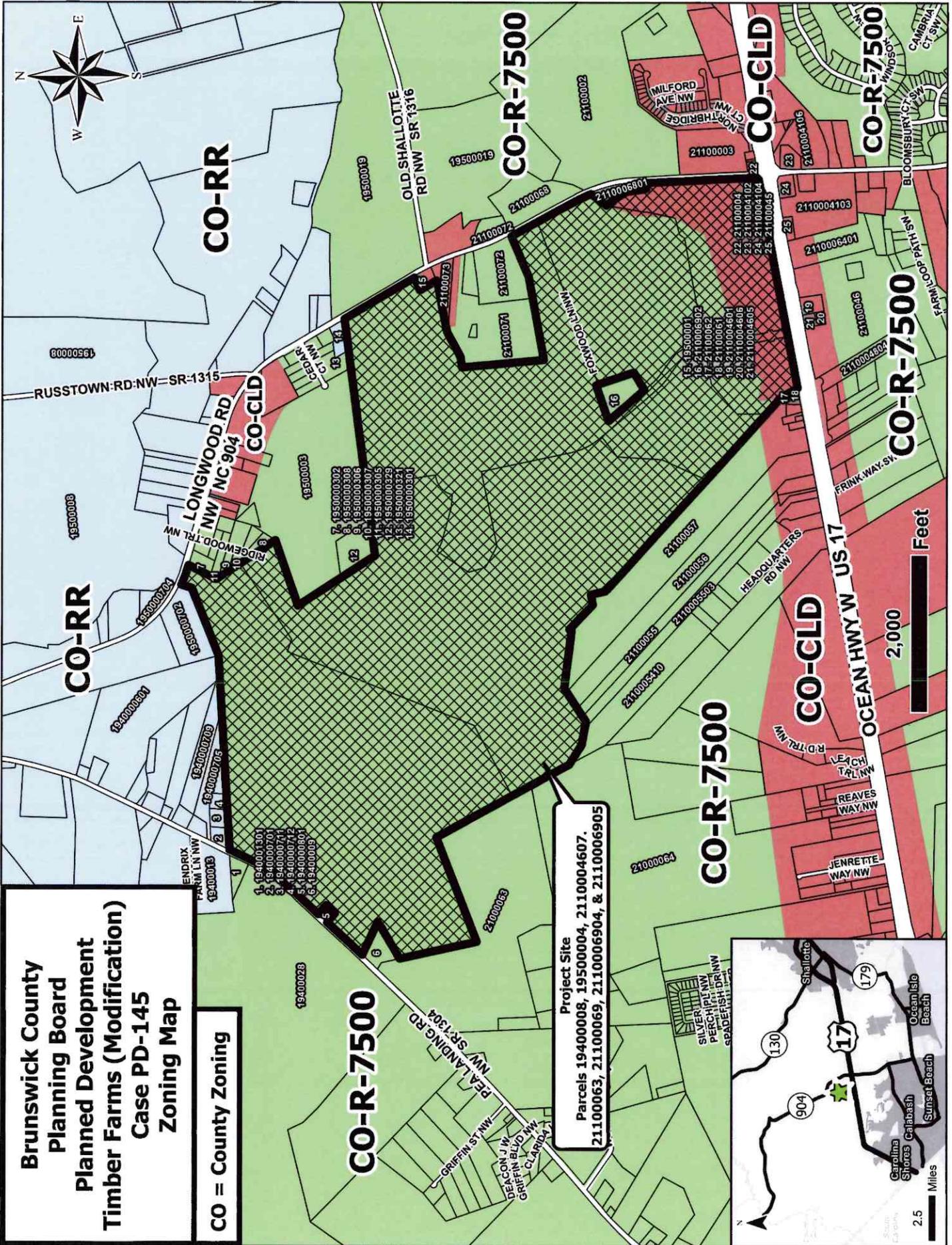
5. *The proposed modification conflicts with Blueprint Brunswick 2040 Plan:*
  - Transportation Goal: Brunswick County and its participating municipalities will support a safe, connected multi-modal system to accommodate future growth and a diverse population in terms of geographic location, age, income levels, and abilities.
  - Transportation Strategy ITR-2: Maintain and improve mobility and capacity in the network.
    - Seek opportunities to improve the network through the private development process.
      - Evaluate local street networks and collector street improvements. Amend the local land development regulations to (1) emphasize connectivity requirements, and (2) require the design and construction of new roads to meet NCDOT's standards to ensure acceptance of roadways into the state-maintained system through dedication.

If the Planning Board approves the proposed Planned Development modification, Planning Staff recommends the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance (UDO).
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  
Timber Farms (Modification)  
Case PD-145  
Zoning Map**

**CO = County Zoning**



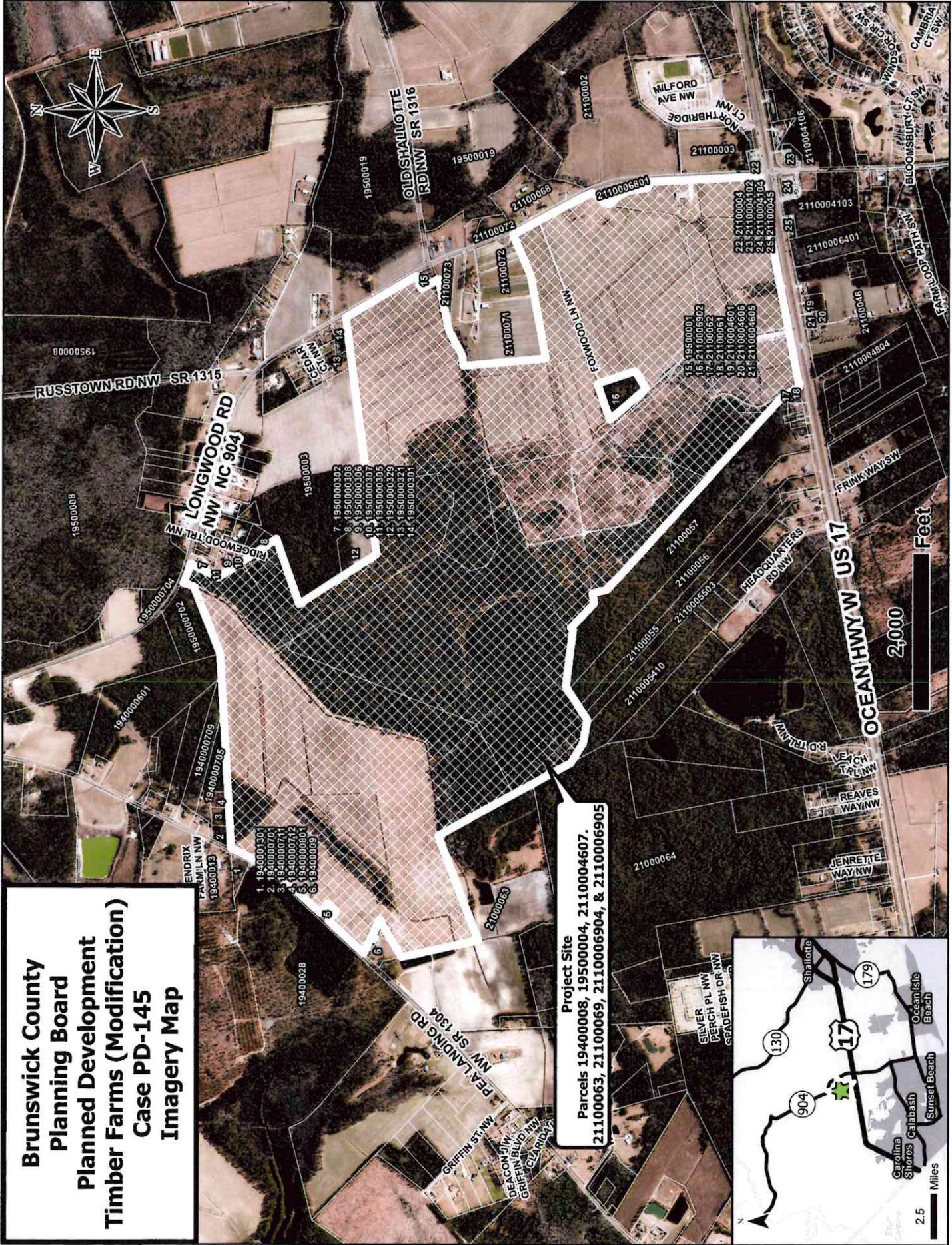
**Project Site**  
Parcels 19400008, 19500004, 2110004607,  
21100063, 21100069, 2110006904, & 2110006905



2.5 Miles

2,000 Feet

**Brunswick County  
 Planning Board  
 Planned Development  
 Timber Farms (Modification)  
 Case PD-145  
 Imagery Map**



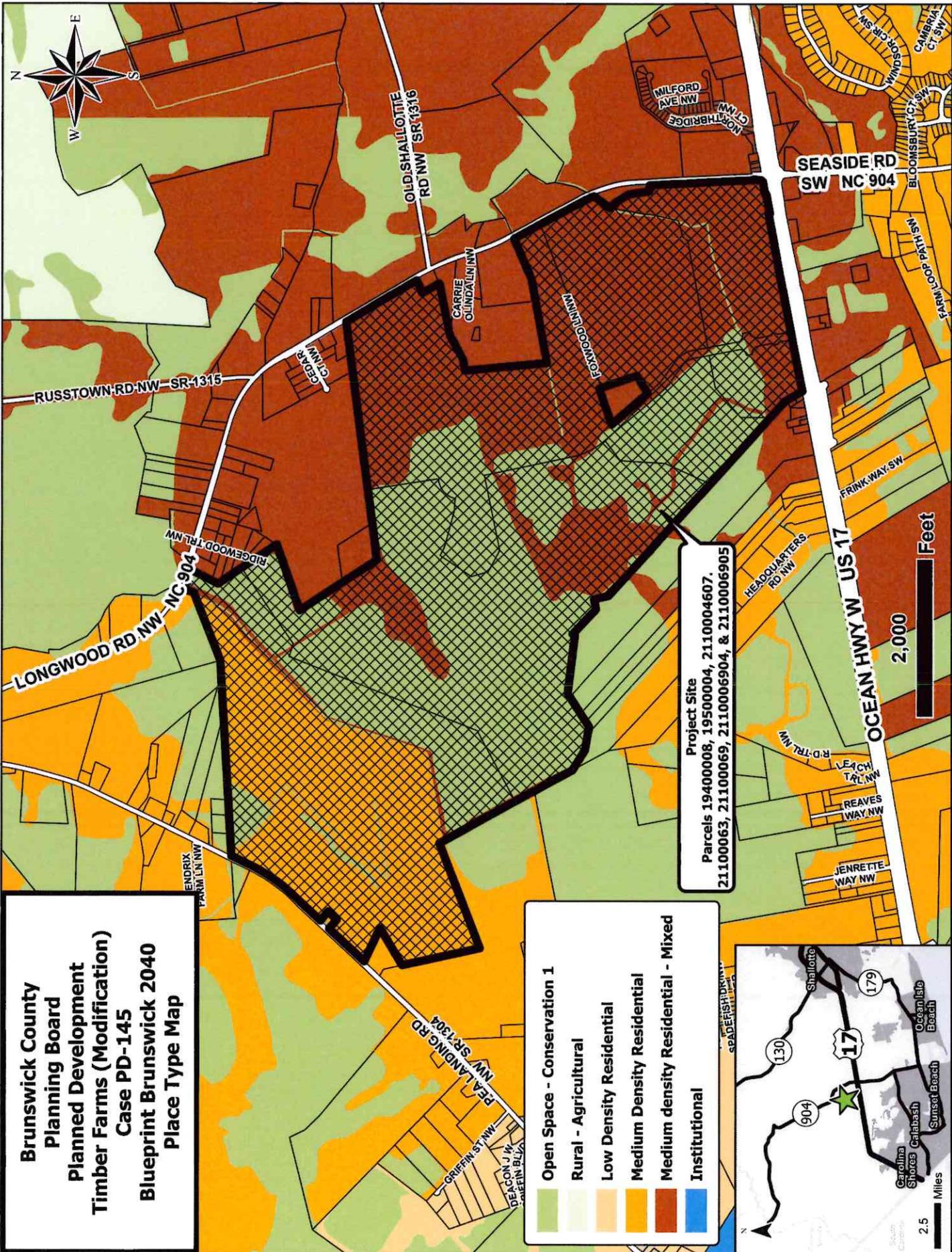
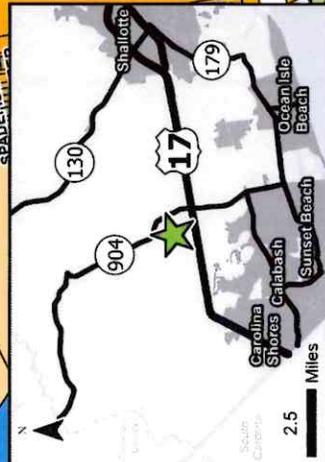
**Project Site**  
 Parcels 19400008, 19500004, 2110004607,  
 21100063, 21100069, 2110006904, & 2110006905



**Brunswick County  
Planning Board  
Planned Development  
Timber Farms (Modification)  
Case PD-145  
Blueprint Brunswick 2040  
Place Type Map**

- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Medium Density Residential
- Medium density Residential - Mixed
- Institutional

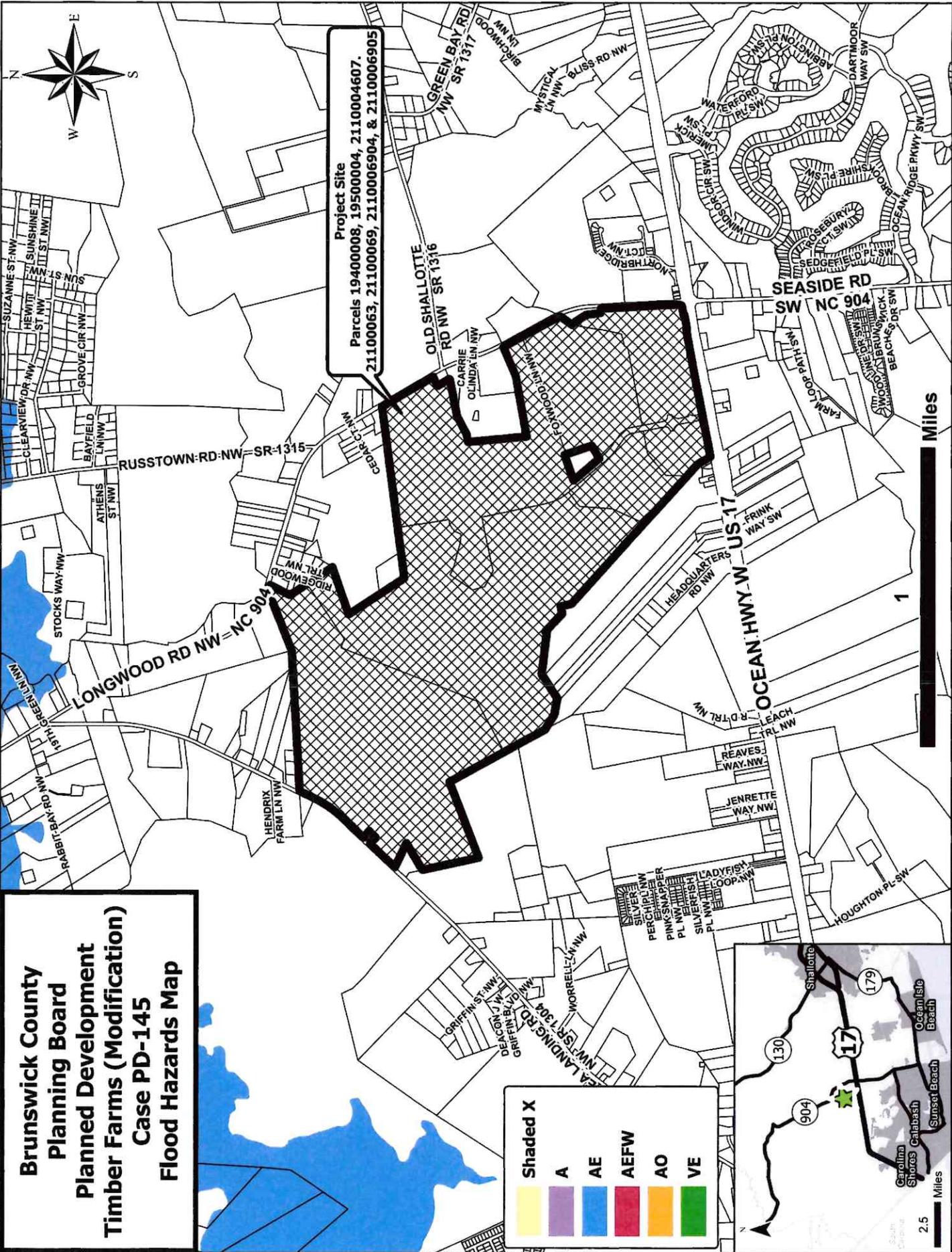
**Project Site**  
Parcels 19400008, 19500004, 2110004607,  
21100063, 21100069, 2110006904, & 2110006905



**Brunswick County  
Planning Board  
Planned Development  
Timber Farms (Modification)  
Case PD-145  
Flood Hazards Map**

**Project Site**  
Parcels 19400008, 19500004, 2110004607,  
21100063, 21100069, 2110006904, & 2110006905

Shaded X	A	AE	AEFW	AO	VE







## 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

January 17, 2025

Matt Haley  
151 Poole Road Suite 100  
Leland, NC 28451

**RE: Timber Farms Planned Development Modification  
File # PD-145**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 15, 2025 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)

- As per our previous discussions, Planning Staff does not recommend gating the spine road to Pea Landing Road. This would limit connectivity in the area which is important due to the school on Pea Landing Road and the future commercial area at the front of Timber Farms. Gating the side streets off of the spine road would be preferable.
- The gate design at Pea Landing Road should be redesigned to account for automobile stall depth. Furthermore, the first intersection past the gate should be more distant from the gate to accommodate traffic ingress and egress.
- Please confirm with NCDOT if a TIA modification would be required due to the gated spine road.
- Please note and revise plan to accommodate the required 75-foot buffer adjacent to any VAD (Voluntary Agricultural District) property.
- Planning recommends having limited individual driveways on the main spine road for better traffic flow within the project.
- Planning recommends placing all wetlands in a future conservation easement.
- If project is to be phased, please show phase lines.
- Please provide a cul-de-sac detail.
- Please note that all nonresidential uses are subject to site specific review.
- Please note screening shall be required where applicable consistent with UDO Section 6.4.
- Please note that a neighborhood meeting is required per UDO Section 9.2.



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### Comments from Stormwater

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

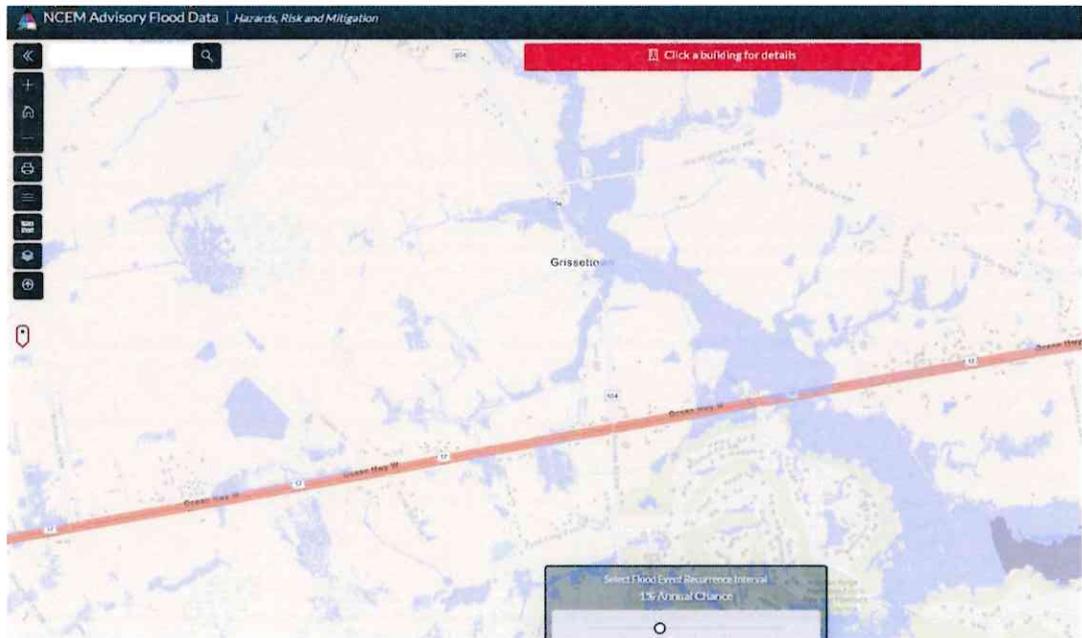
- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- County SW Requirements: Pre/Post for the 1-, 10- and 25-year design storms.
- SCMs must be able to handle the 100-year storm without overtopping the SCMs.
- Add these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

### Comments from Floodplain Administration

James Paggioli – 910-253-2054 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

The original master plan was approved under PD-46 and addressed in memo dated 4-15-2021 by Floodplain Administrator John Shirk.

Since that date, the North Carolina Emergency Management has released Advisory Flood Mapping that has indicated that there are some areas that would be included within the Special Flood Hazard Areas (SFHA). The existing area is not presently mapped within the effective Flood Hazard mapping dated 8-28-2018. However, this is due to the 2018 Flood Mapping Study being ended approximately 8600 feet to the east of the site. There are areas within the proposed development that would have been mapped within the SFHA had the study been extended in 2018. This is clearly shown on the mapping below.



As shown on the Advisory mapping, the property has areas that are subject to flooding. It is recommended that the developer provide the Flood Study that will determine the limits of the 1% Storm Flood Limits are on the property.



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### Comments from Engineering

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

- Previous TRC April 2021 for overall site plan and July 2024 Commercial area; have previously reviewed and approved Timber Farms Entrance with a pump station & Phases 1 & 2 water and sewer plans.
- Existing 20" watermain on US 17, 12" watermain on Longwood Rd & 8" on Pea Landing Rd; 12" & 8" watermain have already been designed and permitted on the main entrance drive and within Phases 1 & 2.
- Fire hydrants required every 500' (stated as every 800' on site plan).
- Double water meter boxes/(2) single water meter boxes to be installed per lot (noted on site plan).
- Existing 12" forcemain on US 17; gravity sewer and pump station have previously been designed and permitted for Timber Farms (entrance road and Phase 1 & 2); additional pump stations may be required.
- Gravity sewer is always the preferred sewer and will need to be designed and installed to the furthest extent possible.
- One 4" sewer clean-out per lot.
- Public utility easements required over all water & sewer mains (noted on site plan).
- NCDOT Encroachments for connections Longwood Rd & Pea Landing Rd; previously issued Encroachment for connection on US Hwy 17 (Timber Farms Entrance).
- Refer to Brunswick County Design Manual & Technical Specifications as needed.

### 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.
- Hydrants spaced at 500 feet with no point in road to exceed 250 feet.
- Cul-de-sacs indicate 18 feet wide lane- minimum road width for fire apparatus is 20 feet.
- Concern of where the phase would be as fire department may have concerns of only 1 entrance unless the road to 904 is brought in early to one of the phases.
- Any gates would need approval by fire chief and what approved means he would need for emergency override. Gate to meet section 503.6 of the NC Fire Code.
- Note that bridges would need to comply with section 503.2.6 of the NC Fire Code.
- Notes- Fire Development Application will be required to check roads, street signage and hydrant locations along with flows. The hydrant flows to be in accordance with Brunswick County Fire Prevention Ordinance minimum 1,000 GPM for residential and minimum 1,500 GPM for commercial. Any commercial or multi-family properties over 30 feet or square footage over 62,000 or if sprinkler 124,000 will need aerial access roads in accordance with D104 of the Brunswick County Fire Prevention Ordinance
- General Comments:
  1. Need to apply for a fire development permit.  
<https://www.brunswickcountync.gov/code-administration/permits/>. Select



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Fire Application and complete all applicable fields. And upload civil/utility plans.

2. 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 January 27, 2025.

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 Deputy Planning Director



**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 Kolter Group Acquisitions LLC	Phone (678)751-8535
	Address 14025 Riveredge Drive, Suite 175	Fax n/a
	City, St, Zip Tampa, FL 33637	Email DPattillo@BrookfieldKolter.com

Applicant or Representative	Name Matthew Haley (Cape Fear Engineering)	Phone (910)383-1044
	Address 151 Poole Road Suite 100	Fax
	City, St, Zip Leland NC 28451	Email Matt.Haley@CapeFearEngineering.com

Property Information	Address Hwy 17 and Hwy 904
	Tax Parcel(s) 2110004607,2110006905,2110006904, 19500004, 21100069, 19400008
	Acreage 849.9
	Current Zoning R7500-CLD-PD
Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

Project Information	Project Name Timber Farms
	Modification or Expansion Of Existing PD? Yes <input checked="" type="checkbox"/> No
	Single Family Acres 471 Lots 1708
	Multi-Family Acres 13.4 Units 400 Duplex 228 units Townhomes 164 units Commercial Acres 73.9

Authorization	Property Owner Signature <u>N/A - Sale Pending</u>	Date _____
	Applicant/Representative Signature <u><i>[Signature]</i>, DOUG PATILLO</u> <small>AUTHORIZED SIGNATORY FOR KOLTER GROUP ACQUISITIONS, LLC</small>	Date <u>12.11.24</u>

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

**Planned Development Checklist**

# TRAFFIC IMPACT ANALYSIS

FOR

## GORE TIMBER TRACT

LOCATED

IN

## BRUNSWICK COUNTY, NORTH CAROLINA

Prepared For:  
Cape Fear Engineering  
151 Poole Road, Suite 100  
Leland, NC 28451

Prepared By:  
Infrastructure Consulting Services, Inc.  
*dba*

**Ramey Kemp Associates**  
5808 Faringdon Place  
Raleigh, NC 27609  
License #F-1489



9-23-22

A handwritten signature in black ink that reads "Chase T. Smith".

SEPTEMBER 2022

RKA Project No. 21532

Prepared By: TF

Reviewed By: CS

**TRAFFIC IMPACT ANALYSIS  
GORE TIMBER TRACT  
BRUNSWICK COUNTY, NORTH CAROLINA**

**EXECUTIVE SUMMARY**

**1. Development Overview**

A Traffic Impact Analysis (TIA) was conducted for the proposed Gore Timber Tract development in accordance with the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is located north of US 17 (Ocean Highway), east of SR 1304 (Pea Landing Road), and west of NC 904 (Longwood Road) in Brunswick County, North Carolina. The proposed development, anticipated to be completed in 2031, is assumed to consist of 1,700 single-family homes, 300 townhomes, 500 multi-family homes (low-rise), and 618,400 square feet (sq. ft.) of commercial development. The development is anticipated to be phased with an initial phase 1 density of 400 single-family homes to be completed by 2024.

Site access for phase 1 is proposed to be provided via one (1) right-in/right-out (RIRO) site driveway along US 17 (Ocean Highway). For full buildout of the development site access is proposed via one (1) left-over site driveway along US 17, two (2) RIRO driveways along US 17 (Ocean Highway), two (2) full movement driveways along NC 904 (Longwood Road), and one (1) full movement driveway along SR 1304 (Pea Landing Road) under full build-out (2031) of the proposed development. Site access 1 which is to be the primary site driveway on US 17 (Ocean Highway) is expected to be constructed as a RIRO as part of Phase 1 and later converted to a left-over upon full buildout of the development. It is expected that the existing median break located west of Site Access 1 under phase 1 build will be closed and relocated to provide for a left-over movement into the site. It should be noted that access to the homes south of the proposed development on the other side of US 17 (Ocean Highway) is expected to be retained with this median break shift.

## **2. Existing Traffic Conditions**

The study area for the TIA was determined through coordination with Brunswick County (County) and the NCDOT and consists of the following existing intersections:

- US 17 (Ocean Highway) and SR 1165 (Thomasboro Road) / SR 1304 (Pea Landing Road)
- US 17 (Ocean Highway) and NC 904 (Seaside Road & Longwood Road)
- NC 904 (Longwood Road) and SR 1304 (Pea Landing Road)

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in October of 2021 during a typical weekday AM (7:00 AM - 9:00 AM) and PM (4:00 PM - 6:00 PM) peak periods:

- US 17 (Ocean Highway) and SR 1165 (Thomasboro Road) / SR 1304 (Pea Landing Road)
- NC 904 (Longwood Road) and SR 1304 (Pea Landing Road)

A 13-hour count was conducted at the intersection of US 17 and NC 904 (Seaside Road & Longwood Road).

## **3. Site Trip Generation**

The proposed development is expected to be built in two (2) phases; phase 1 (2024) and full build-out (2031). Phase 1 is expected to consist of 400 single-family homes. Full build-out is expected to consist of 1,700 single-family homes, 300 townhomes, 500 multi-family homes (low-rise), and 618,400 sq. ft. of retail. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 11th Edition. Table E-1, on the following page, provides a summary of the trip generation potential for phase 1 buildout of the site. Refer to Table E-2, on the following page, for a summary of the trip generation potential for full build-out the site.

**Table E-1: Site Trip Generation (Phase 1)**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	400 DU	3,612	68	195	231	135

**Table E-2: Site Trip Generation (Full Build-Out)**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	1,700 DU	13,675	255	726	898	527
Townhomes (215)	300 DU	2,236	46	104	100	76
Multi-Family Housing Low-Rise (220)	500 DU	3,280	43	135	149	87
Shopping Center (820)	618.4 KSF	22,010	309	189	1,006	1,089
<b>Total Trips</b>		<b>41,201</b>	<b>653</b>	<b>1,154</b>	<b>2,153</b>	<b>1,779</b>
<i>Internal Capture (2% AM &amp; 2% PM)<sup>1</sup></i>			-13	-24	-43	-37
<b>Total External Trips</b>			<b>640</b>	<b>1,130</b>	<b>2,110</b>	<b>1,742</b>
<i>Pass-By Trips: Shopping Center (&gt;300KSF)* (19% PM)</i>			--	--	-160	-160
<b>Total Primary Trips</b>			<b>640</b>	<b>1,130</b>	<b>1,950</b>	<b>1,582</b>

\*Pass-By Trips were capped at 10% of the volume of the adjacent street.

<sup>1</sup>Utilizing methodology contained in the NCHRP Report 684.

**4. Future Traffic Conditions**

Through coordination with the County and NCDOT, it was determined that an annual growth rate of 0.5% would be used to generate 2024/2031/2040/2045 projected weekday AM and PM peak hour traffic volumes. Additionally, it was determined there were no adjacent developments to consider with this study.

Based on coordination with the County and NCDOT, it was determined to include the NCDOT State Transportation Improvement Program (STIP) W-5601GA and STIP R-5851 in this study. STIP W-5601GA is expected to convert the existing signalized intersection of US 17 and SR 1165 (Thomasboro Road) / SR 1304 (Pea Landing Road) into a reduced conflict intersection (RCI) with signalized u-turn locations on both sides of the main intersection. Likewise, STIP R-5851 is expected to convert the existing signalized intersection of US 17 and NC 904 (Seaside Road & Longwood Road) into a RCI with signalized u-turn locations on both sides of the main intersection. Based on coordination with NCDOT, STIP W-5601GA is expected to be constructed by the end of 2023 and thus the improvements associated with the project are included under all future analysis scenarios. According to the current NCDOT STIP, STIP R-5851 is expected to start right-of-way (ROW) acquisition in 2028 but is not currently funded; however, based on coordination with NCDOT, the improvements associated with this project were assumed to be constructed upon full build-out (2031) of the development.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2021 Existing Traffic Conditions
- 2024 No-Build Traffic Conditions
- 2024 Build Traffic Conditions (Phase 1)
- 2031 No-Build Traffic Conditions
- 2031 Build Traffic Conditions (Full Build-Out)
- 2040 No-Build Traffic Conditions (STIP W-5601-GA Design Year)
- 2040 Build Traffic Conditions (STIP W-5601-GA Design Year)
- 2045 No-Build Traffic Conditions (STIP R-5851 Design Year)
- 2045 Build Traffic Conditions (STIP R-5851 Design Year)

## **5. Capacity Analysis Summary**

The analysis considered weekday AM and PM peak hour traffic for 2021 existing and 2024/2031/2040/2045 no-build and build traffic conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

## **6. Recommendations**

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

### **Improvements by NCDOT STIP W-5601GA**

STIP W-5601GA is expected to convert the existing signalized intersection of US 17 and SR 1165 (Thomasboro Road) / SR 1304 (Pea Landing Road) to a reduced conflict intersection (RCI) with signalized u-turn locations on both sides of the main intersection. Based on coordination with NCDOT, this project is anticipated to be completed in 2023. A copy of the public meeting map illustrating the future roadway improvements at this intersection that was utilized for analysis purposes can be found in Appendix D.

### **Improvements by NCDOT STIP R-5851**

STIP R-5851 is expected to convert the existing signalized intersection of US 17 and NC 904 (Seaside Road & Longwood Road) to a RCI with signalized u-turn locations on both sides of the main intersection. According to the current NCDOT STIP, STIP R-5851 is expected to start right-of-way (ROW) acquisition in 2028 but is not currently funded; however, based on coordination with NCDOT, the improvements associated with this project were assumed to be constructed upon full build-out (2031) of the development. A copy of the public meeting map illustrating the future roadway improvements at this intersection that was utilized for analysis purposes can be found in Appendix D.

### **Recommended Improvements by Developer (Phase 1)**

#### **US 17 (Ocean Highway) and Site Access 1**

- Construct the southbound (Site Access 1) approach with at least one ingress lane and one egress lane striped as an exclusive right-turn lane.
- Provide stop-control for the southbound approach. This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (US 17) right-turn lane with at least 500 feet of full width storage and appropriate deceleration and taper length.

### **Recommended Improvements by Developer (Full Build-Out)**

#### US 17 (Ocean Highway) and Site Access 1

- Relocate the existing median break west of Site Access 1 to provide for a left-over movement into the site.
- Modify the southbound approach (Site Access 1) to have two ingress lanes and two egress lanes, both striped as exclusive right-turn lanes.
- Install a traffic signal in coordination with the other planned and proposed signals on US 17 (Ocean Highway)
- Construct dual eastbound (US 17) left-turn lanes with at least 350 feet of full width storage and appropriate deceleration and taper length.
- Reconstruct the exclusive westbound (US 17) left-turn lane present at the existing median break at this new location with at least 200 feet of full width storage and appropriate deceleration and taper length.

#### US 17 (Ocean Highway) and Proposed Westbound U-Turn Location

- Provide a median break west of Site Access 2 to facilitate westbound u-turn traffic.
- Construct dual westbound (US 17) u-turn lanes with at least 350 feet of full width storage and appropriate deceleration and taper length.
- Install a traffic signal in coordination with the other planned and proposed signals on US 17 (Ocean Highway)

#### US 17 (Ocean Highway) and Site Access 2

- Construct the southbound approach (Site Access 2) with one ingress lane and one egress lane striped as an exclusive right-turn lane.
- Provide stop-control for the southbound approach. This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (US 17) right-turn lane with at least 200 feet of full width storage and appropriate deceleration and taper length.

#### US 17 (Ocean Highway) and Site Access 3

- Construct the southbound approach (Site Access 3) with one ingress lane and one egress lane striped as an exclusive right-turn lane.

- Provide stop-control for the southbound approach. This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (US 17) right-turn lane with at least 200 feet of full width storage and appropriate deceleration and taper length.

NC 904 (Longwood Road) and Site Access 4

- Construct the eastbound approach (Site Access 4) with one ingress lane and two egress lanes striped as an exclusive left-turn and right-turn lane.
- Provide stop-control for the eastbound approach.
- Construct an exclusive northbound (NC 904) left-turn lane with at least 100 feet of full width storage and appropriate deceleration and taper length.
- Construct an exclusive southbound (NC 904) left-turn lane with at least 50 feet of full width storage and appropriate deceleration and taper length.

NC 904 (Longwood Road) and Site Access 5

- Construct the eastbound approach (Site Access 5) with one ingress lane and one egress lane.
- Provide stop-control for the eastbound approach.
- Construct an exclusive northbound (NC 904) left-turn lane with at least 75 feet of full width storage and appropriate deceleration and taper length.

SR 1304 (Pea Landing Road) and Site Access 6

- Construct the northbound approach (Site Access 6) with one ingress lane and one egress lane.
- Provide stop-control for the northbound approach.

# PD-145

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
21100056	SEW GROUP LLC		4528 LIVE OAK DR	LITTLE RIVER	SC	29566-9136
2110004104	ARCHLAND PROPERTY I LLC	% DENNIS ANDERSON	PO BOX 3992	WILMINGTON	NC	28406
21100046	SOMERSETT CHARLES W ET	SOMERSETT DIANNA W	7309 OCEAN HWY WEST	SUNSET BEACH	NC	28468
19400013	COX JOSEPH WEBSTER		805 PEA LANDING RD NW	ASH	NC	28420-2511
19400028	KSF LONG LLC ETALS	C/O KATHARINE S FORT	PO BOX 70687	MYRTLE BEACH	SC	29572-0030
1950000307	MARGUERITE YORK RESIDENCE TRUST		7248 RIDGEWOOD TRL NW	OCEAN ISL BCH	NC	28469-3598
1950000301	MEDERO OMAR CABRERA		499 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3552
2110004102	MCCAULEY & MCDONALD INVESTMENT INC		PO BOX 361	FAYETTEVILLE	NC	28302
19500001	PRINCESS PROPERTY LLC		401 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3552
21100073	MCCALL JEFFREY SCOT		1177 MCKEE FARM LN	BELMONT	NC	28012-8671
21100055	JENRETTE CHARLES		7490 OCEAN HWY WEST	SUNSET BEACH	NC	28468
2110005410	COX EARLENE HARDIE		3965 WYNDMERE DR	SOUTHPORT	NC	28461-8170
1950000704	WARD CHARLES M ETUX	WARD SONIA	9 OBAN CT	SHALLOTTE	NC	28470-4524
1950000702	WARD CHARLES M ETUX	WARD SONIA	9 OBAN CT	SHALLOTTE	NC	28470-4524
1950000329	BUFFKIN NELL LONG		1006 MILL BRANCH CHURCH RD	TABOR CITY	NC	28463-9676
1950000308	BUFFKIN NELL LONG		1006 MILL BRANCH CHURCH RD	TABOR CITY	NC	28463-9676
1950000306	WHEELER DONNA W		7236 RIDGEWOOD TRAIL	OCEAN ISLE BEACH	NC	28469
1950000305	COX EARL ET	COX MICHELLE	7226 RIDGEWOOD TRAIL NW	OCEAN ISLE BEACH	NC	28469
1940001301	COX JOE		805 PEA LANDING RD NW	ASH	NC	28420-2511
1940000712	SIMMONS JOHANNA		1492 BESSENT AVE	LITTLE RIVER	SC	29566-8213
1940000711	BENTON CLYDE HOWARD		900 PEA LANDING RD NW	ASH	NC	28420
1940000709	PHILLIPS JULIE		870 PEA LANDING RD NW	ASH	NC	28420-2510
2110004606	ANDREWS LARRY R ET	ANDREWS PRISCILLA P	7301 OCEAN HIGHWAY WEST	SUNSET BEACH	NC	28468
21100004	MCMULLAN PARTNERS LLC		870 OLD CANTON ROAD	MARIETTA	GA	30068-2363
21100003	BENTON WARREN C ETUX	BENTON MARY DELL SOMERSETT	4715B SAINT ANDREWS DR N	WILSON	NC	27896-9171
21100002	FRINK WILLIAM TERRY		305 BLANE CT	SUNSET BEACH	NC	28468-9700
2110004103	MCLEOD LORIS SEACOAST HOSPITAL		PO BOX 100551	FLORENCE	SC	29502-0551
2110004106	MCCAULEY & MCDONALD INVESTMENT INC		PO BOX 361	FAYETTEVILLE	NC	28302
21100045	KELLEY TIMOTHY P ET	KELLEY ANGELA K	7169 OCEAN HWY W	SUNSET BEACH	NC	28468
2110004601	BAILEY DAVID B ETUX	BAILEY LINDA M	7251 OCEAN HWY W	SUNSET BEACH	NC	28468-6162
2110004605	ANDREWS LARRY RAY ET	ANDREWS PRISCILLA H	P O BOX 387	SHALLOTTE	NC	28459
2110004804	BROWN LARRY N		411 EASTWOOD LANE SE	LELAND	NC	28451
21100061	MCNEILL EDWARD T		1954 OAK VALLEY RD	DECATUR	GA	30035-1953
21100062	LIVINGSTON CORNELLA ETVIR	LIVINGSTON THURMAN	3674 BOMBING RANG RD	LONG	SC	29568
2110006401	HYATT MICHAEL JOSEPH		PO BOX 1710	WHITEVILLE	NC	28472-1710
2110005503	MATTHEWS VICKI J ETVIR	MATTHEWS JAMES RENARD	7490 OCEAN HWY W	SUNSET BEACH	NC	28468
21100071	KING CAROLINA PROPERTIES LLC		4872 WHITEVILLE RD NW	ASH	NC	28420-3714
1950000321	BRADT DAVID M ETUX	BRADT LAURALEE A	7147 CEDAR CT NW	OCEAN ISLE BEACH	NC	28469-6000

PARCEL ID	NAME	NAME 2	OWNER(S)	ADDRESS	CITY	STATE	ZIP
19500003	BUFFKIN NELL LONG			1006 MILL BRANCH CHURCH RD	TABOR CITY	NC	28463-9676
1940000601	BENTON MILTON W ETUX		BENTON MARSHA	950 PEALANDING RD NW	ASH	NC	28420-2508
21100072	GRISSETT RUBY T (LT) AND		GRISSETT WILLIAM WAYNE (LT) ETALS	331 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3607
1950000302	BUFFKIN RICKY G AND		BUFFKIN FRANCES	769 LONGWOOD RD NW	OCEAN ISLE BEACH	NC	28469
19400009	REAVES CLARENCE DEWAYNE			676 PEA LANDING RD NW	ASH	NC	28420
1940000801	QUINN SCHOPF MICHAEL AND		MULLER CHRISTINE	726 PEA LANDING ROAD	ASH	NC	28420
2110006801	PHELPS JAMES HENRY			179 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3603
19500019	REDWINE DORIS F			1754 FRINK ST SW	OCEAN ISLE BEACH	NC	28469
1940000705	SIMMONS JOHANNA			1492 BESSENT AVE	LITTLE RIVER	SC	29566-8213
1940000701	BENTON CLYDE HOWARD			900 PEA LANDING RD NW	ASH	NC	28420
21100057	JACKSON GENNELL H ETALS			PO BOX 6364	OCEAN ISLE BEACH	NC	28469-0364
21000063	REAVES CLARENCE DEWAYNE			676 PEA LANDING RD NW	ASH	NC	28420
21000064	HARDY JAMES E JR ET		HARDY EARLENE H	4 NICOLE CIRCLE NW	SUNSET BEACH	NC	28468
19500008	WARD SARAH THERESA			11 BRIERWOOD RD SW	SHALLOTTE	NC	28470-4404
2110006902	GRISSETTE K O NEAL			7317 FOXWOOD LANE NW	OCEAN ISLE BEACH	NC	28469
21100068	GRISSETT FRANCES (LT)		* GRISSETT TALBOT	280 LONGWOOD RD NW	OCEAN ISL BCH	NC	28469-3604

**OWNER(S)**

PARCEL ID	NAME	NAME 2	OWNER(S)	ADDRESS	CITY	STATE	ZIP
2110006904	RLS KL TIMBER FARMS LLC			14025 RIVEREDGE DR STE 175	TAMPA	FL	33637-2001
2110004607	HARDEE TIMBER TRACT LLC			55 PARK STREET EXT	LITTLE RIVER	SC	29566-7818
19400008	RLS KL TIMBER FARMS LLC			14025 RIVEREDGE DR STE 175	TAMPA	FL	33637-2001
19500004	RLS KL TIMBER FARMS LLC			14025 RIVEREDGE DR STE 175	TAMPA	FL	33637-2001
21100063	HARDEE TIMBER TRACT LLC			4206 SEA MOUNTAIN HWY	LITTLE RIVER	SC	29566-7865
2110006905	DFC TIMBER FARMS LLC			13000 SAWGRASS VILLAGE CIR BUILDING 5 PONTE VEDRA	LITTLE RIVER	FL	32082-5016
21100069	RLS KL TIMBER FARMS LLC			14025 RIVEREDGE DR STE 175	TAMPA	FL	33637-2001

**APPLICANT(S)**

PARCEL ID	NAME	NAME 2	APPLICANT(S)	ADDRESS	CITY	STATE	ZIP
APPLICANT	CAPE FEAR ENGINEERING			151 POOLE ROAD SUITE 100	LELAND	NC	28451
				ATTN: MATTHEW HALEY			

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-147

Applicant: Andy Mills

Project Name: Smith Tract

Property Location: Southport-Supply Road (NC 211)

Parcel Number: Portion of 18600015

Zoning District: R-7500 (Medium Density Residential) and CLD (Commercial Low Density)  
R-7500 Density Maximum – 5.8 Dwelling Units per Acre (with water and sewer)  
CLD Density Maximum – 13.6 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.”*  
*“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: R-7500 (Medium Density Residential), RR (Rural Residential), and OK-CLD (Oak Island Jurisdiction)

Proposed Use: Smith Tract is a proposed planned development, consisting of 137 single family units on approximately 56.76 acres, creating an overall density of 2.41 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 Medium Density Residential and Open Space Conservation 1 (OSC1).
- 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 proposed development will have a 75-foot wide street buffer along Southport-Supply Road to accommodate future road widening efforts.
- The required open space for the development is approximately 11.35 acres. The developer is proposing 25.4 acres of dedicated open space. The developer is also proposing 1.86 acres of recreation space of which 1.7 acres are required.

- The proposed project will generate approximately 1,311 vehicle trips per 24-hour weekday volume. A driveway permit and/or Driveway Warrant Analysis from NCDOT will be required prior to the recording of the individual lots. Southport-Supply Road (NC 211) is currently near capacity. NC 211 widening (STIP R-5021) from Midway Road to Southport is currently under construction and the widening of NC 211 from Midway Road to Sunset Harbor Road (STIP R-5947) is planned but not yet funded.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 25.4 acres of open space where as 11.35 acres are required.
  2. The stormwater ponds will be constructed to the 100-year storm event.
  3. A 75-foot street buffer on Southport-Supply Road.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reductions in setbacks.
- No portion of the site is 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 January 15, 2025.

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.

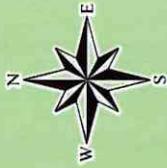
Staff recommends approval based on the following conditions:

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  
 Smith Tract  
 Case PD-147  
 Zoning Map**

CO = County Zoning  
 OK = Oak Island Zoning

**CO-CLD**



**CO-R-7500**

Project Site  
 Portion of Parcel 18600015

**OK-CLD**  
 21800001

**OK-R-20**  
 21800001

**CO-R-7500**  
 18600015

**CO-RR**

**CO-R-7500**

SOUTHPORT-SUPPLY  
 RD SE - NC 211

SOUTHPORT-SUPPLY  
 RD - NC-211

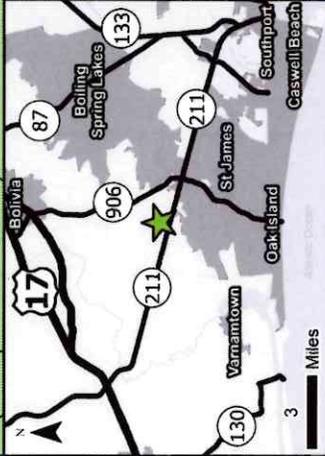
WOODSIDE TRL SE

WHISPERING TRL SE

MERCERS HILL TRL SE

1,000

Feet



3 Miles

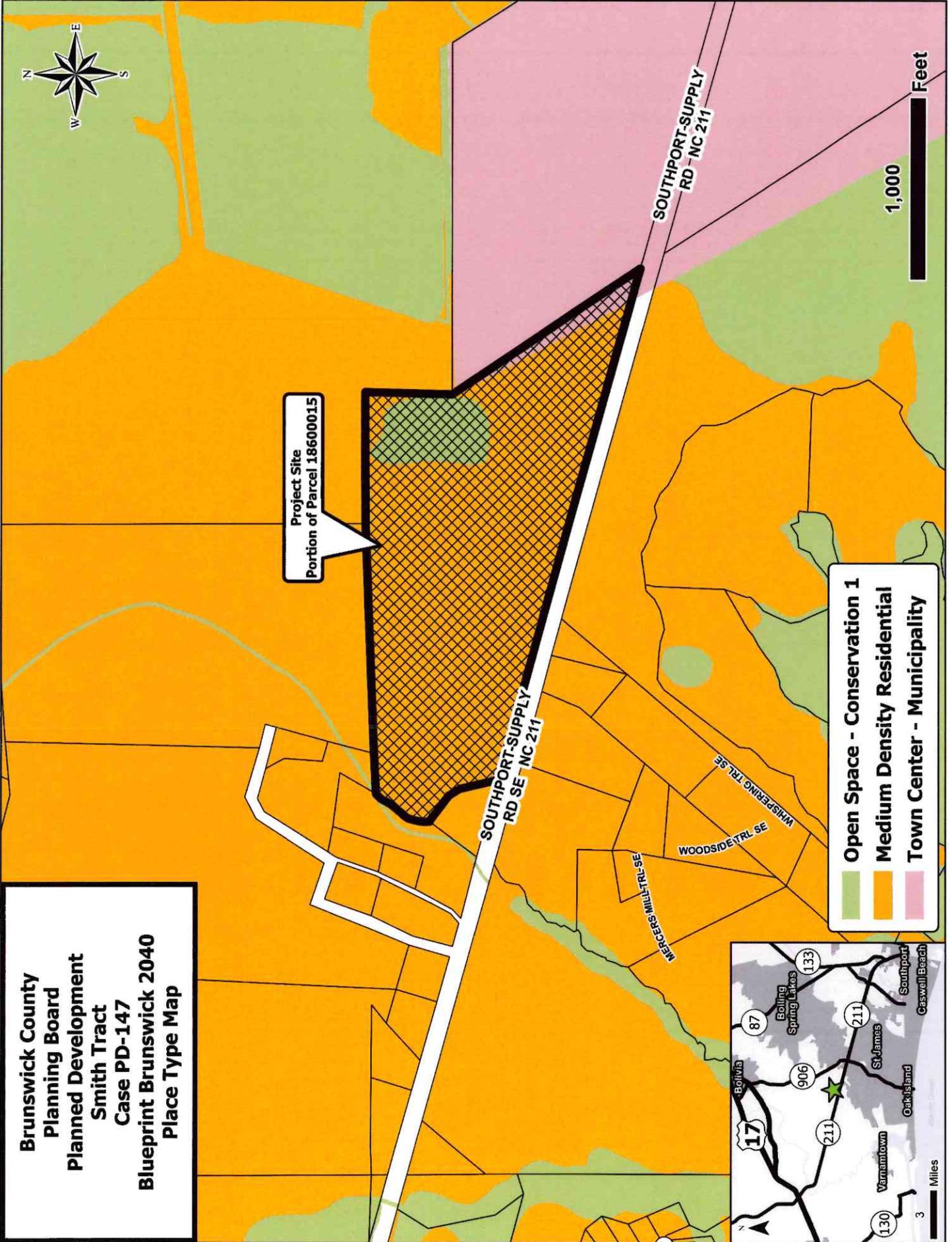


**Brunswick County  
Planning Board  
Planned Development  
Smith Tract  
Case PD-147  
Blueprint Brunswick 2040  
Place Type Map**

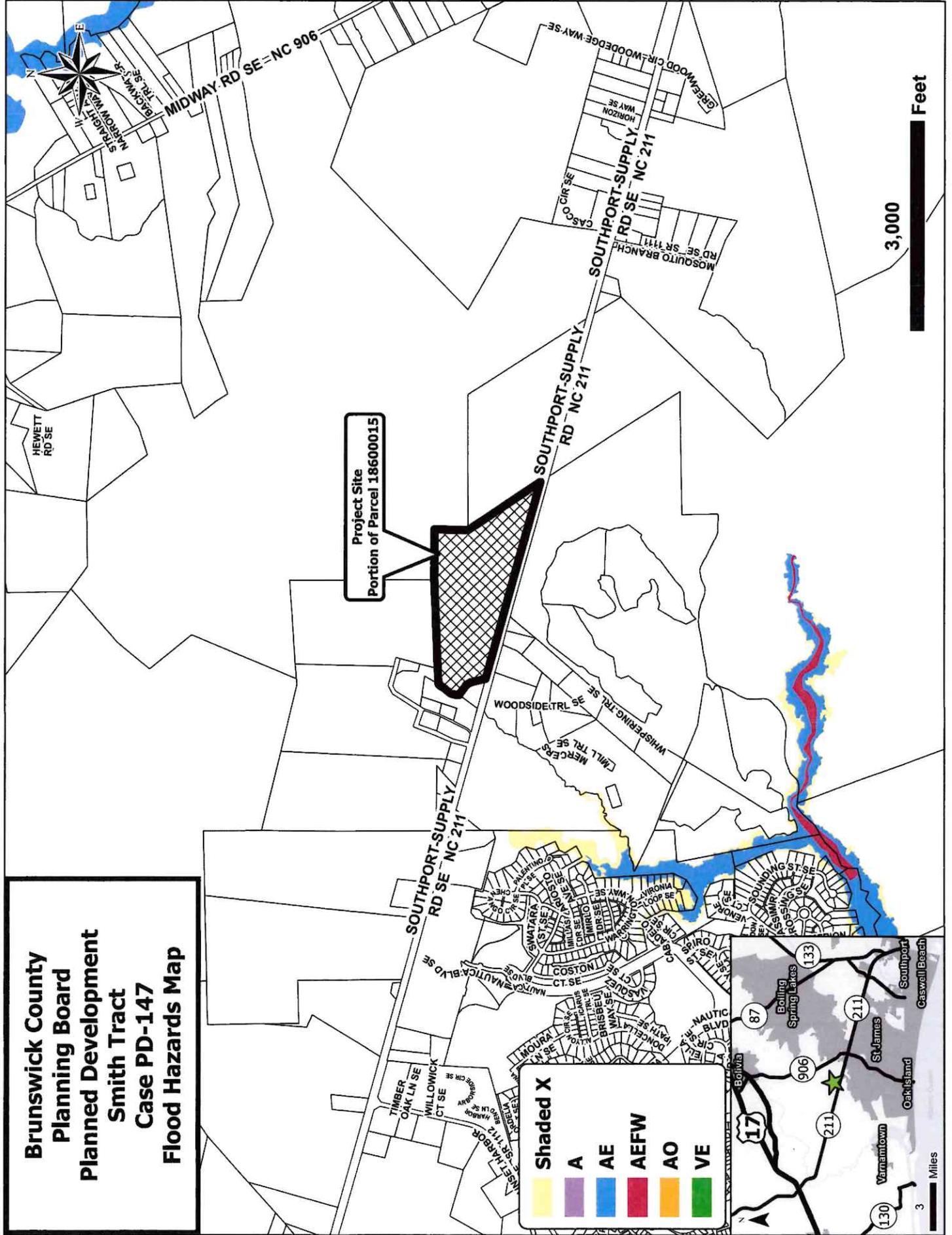


**Project Site  
Portion of Parcel 18600015**

**Open Space - Conservation 1**  
**Medium Density Residential**  
**Town Center - Municipality**



**Brunswick County  
 Planning Board  
 Planned Development  
 Smith Tract  
 Case PD-147  
 Flood Hazards Map**



Project Site  
 Portion of Parcel 186000015

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

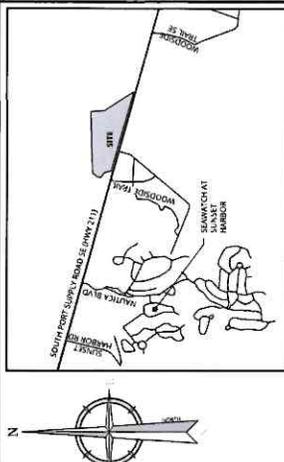
3,000 Feet

3 Miles

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Interior, Planning, etc.  
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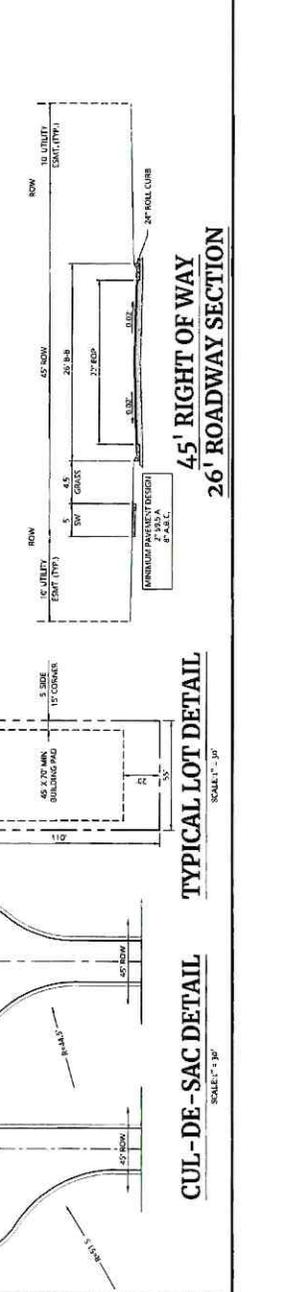
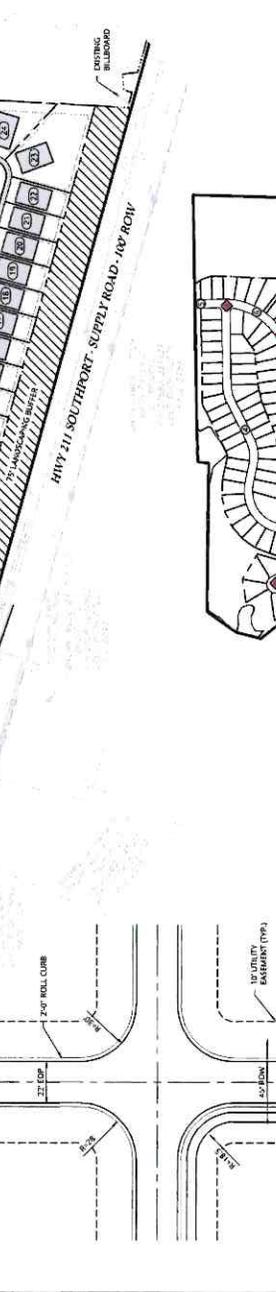
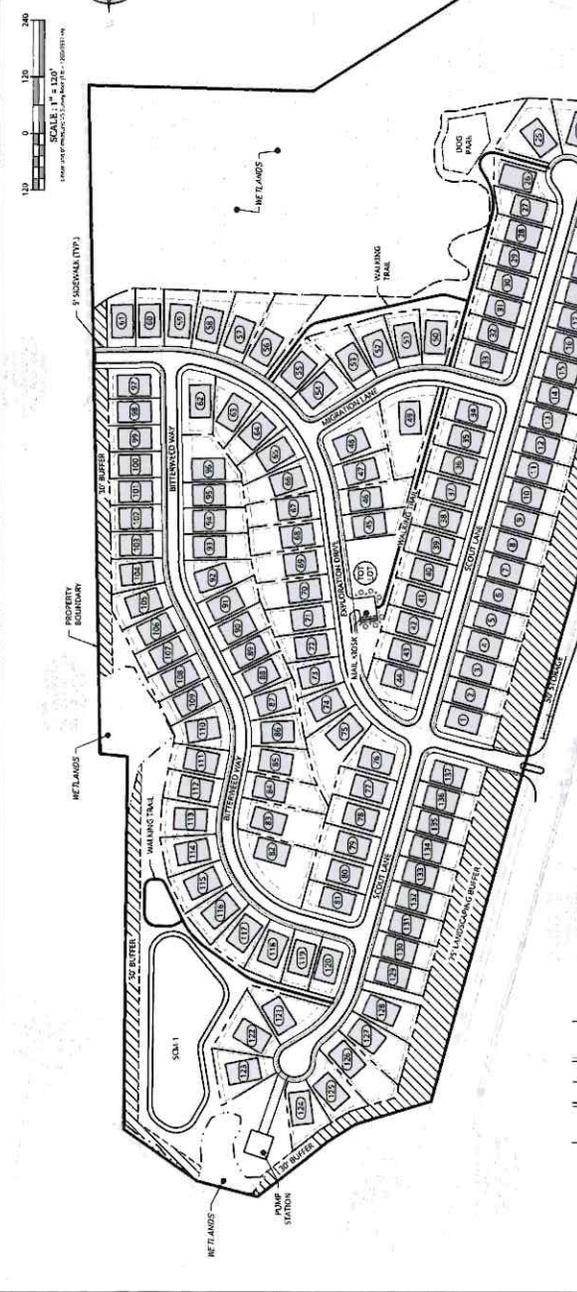
10000 Southport Supply Road, Suite 100  
Charlotte, NC 28228  
Phone: 704.536.1100  
Fax: 704.536.1101  
Email: info@collierseng.com

Design Engineer as per HASBER  
801  
SOUTHPORT SUPPLY ROAD, SUITE 100  
CHARLOTTE, NC 28228  
WWW.COLLIERSENG.COM



### VICINITY MAP

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/15/11
2	REVISED	11/15/11
3	REVISED	12/15/11
4	REVISED	01/15/12
5	REVISED	02/15/12
6	REVISED	03/15/12
7	REVISED	04/15/12
8	REVISED	05/15/12
9	REVISED	06/15/12
10	REVISED	07/15/12
11	REVISED	08/15/12
12	REVISED	09/15/12
13	REVISED	10/15/12
14	REVISED	11/15/12
15	REVISED	12/15/12
16	REVISED	01/15/13
17	REVISED	02/15/13
18	REVISED	03/15/13
19	REVISED	04/15/13
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33	REVISED	06/15/14
34	REVISED	07/15/14
35	REVISED	08/15/14
36	REVISED	09/15/14
37	REVISED	10/15/14
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100	REVISED	01/15/20



**NOTES:**

1. THIS PLAN IS TO BE USED FOR CONSTRUCTION OF THE PROJECT AS SHOWN HEREON. ANY CHANGES TO THE PLAN SHALL BE MADE BY A SUPPLEMENTAL SHEET.
2. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
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**NOT FOR CONSTRUCTION**

**CONSTRUCTION DOCUMENTS**  
FOR  
**MARTIN LANDING**  
SHUTTLEWORTH INC.  
711 CAROLINA BEACH AVE., N  
CAROLINA BEACH, NC 28428

HWY 211, BOLIVIA, NORTH CAROLINA

DATE: 10/15/11  
SCALE: C-2.00



## 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

January 17, 2025

Andy Mills  
2000 Regency Parkway  
Cary, NC 27518

**RE: Smith Tract Planned Development  
File # PD-147**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 15, 2025 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)

- Planning staff recommends a 75-foot wide street buffer to accommodate the future NC 211 widening.
- Please revise the density maximum for the site is 5.8 dwelling units per acre.
- Please revise the minimum required recreation space is 1.7 acres.
- Please correct Note #1 to state that R-7500 is medium density residential.
- Please note that there will be two non-garage parking spaces per lot.
- Please note that a heritage tree survey will be performed prior to any construction.
- If project is to be phased, please show phase lines.
- Please note that any street lighting shall be consistent with UDO Section 6.9.
- Please note that all nonresidential uses are subject to site specific review.
- Please note screening shall be required where applicable consistent with UDO Section 6.4.
- Please note that the TIA must be approved by NCDOT prior to the recording of the individual lots.
- 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)

- 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.
- Add these comments to the Notes section on the Master Plan.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

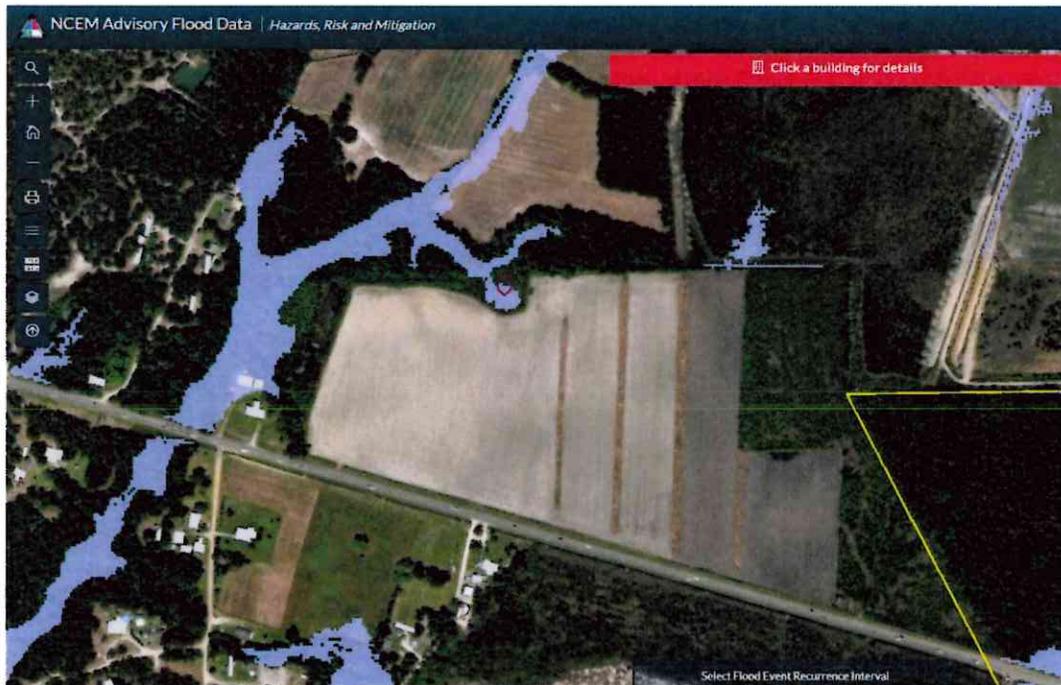
www.brunswickcountync.gov/planning • (910)253-2025

### Comments from Floodplain Administration

James Paggioli – 910-253-2054 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

The property is presently not located within the SFHA on effective FIRM mapping. A small portion of the property is shown on the NCEM Advisory Mapping to within the 1% rainfall SFHA, however these are limited to the wetland area along the north border and the wetlands west of the existing pond in the west part of the property. There is no development activities proposed in these areas. However, the future elevation the SFHA along the northerly portion is between 41.2 and 41.4'; It should be a condition of approval that Lots 103 through 116 have structure built upon them at an elevation of the first floor not less than 43.4'.

It should be noted that there already exists a PD Development/approval on Old Ocean Highway that is/was titled "Smith Tract", the applicant should change the name in order to avoid confusion between the two locations.



### Comments from Engineering

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

- Existing 16" watermain on Southport-Supply Road (as noted).
- Existing 16" high pressure sewer forcemain & Effluent line on Southport- Supply Road (as noted).
- Fire hydrants at subdivision entrance and every 500 LF throughout (as noted on plans).
- Double water meter boxes/(2) single water meter boxes to be installed per lot.
- End of lines (whether for future extensions or not) should have a fire hydrant or a Post Flushing Hydrant with full size valves.



## 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

- Gravity sewer is shown on the plans (always the preferred sewer)
- One 4" sewer clean-out per lot.
- The proposed layout for the pump station - Odor Control would be required, final determination will be made during plan review.
- NCDOT Encroachment would be needed for Southport-Supply Rd.
- Refer to Brunswick County Design Manual & Technical Specifications as needed.

### 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.
- Move Hydrant 132 to main entrance intersection. Spaced at 500 feet.
- Move hydrant at end of cul-de-sac at lot 123 to intersection.
- Note Fire Development Permit will be required- hydrant flow for residential to be minimum 1,000 GPM.
- 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 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 January 27, 2025.

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

Sincerely,

Marc A. Pages  
Brunswick County Deputy Planning Director



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

JOSH STEIN  
GOVERNOR

March 3, 2025

J.R. "JOEY" HOPKINS  
SECRETARY

John Andrus  
RFK Engineers  
5808 Faringdon Place, Box 9  
Raleigh, NC 27609

RE: Approved scope for the Traffic Impact Analysis associated with the proposed **Smith Tract** in Brunswick County, NC.

Based on the information provided in the scoping checklist, it is our understanding that the proposed development will consist of:

132 dwelling units: Single Family Detached Housing (LUC 210)  
Build Year: 2029

Below is the scope to be used for the Traffic Impact Analysis.

**1. Data collection – Analysis Parameters**

- a) Study Intersections
  1. NC 211 and Whispering Trail/Site Drive
- b) Count Development
  1. New peak hour turning movement counts need to be performed at all of the existing intersections. This includes a weekday (T, W, Th) AM 7-9am and weekday PM 4-6pm.
- c) Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions
  - i. Site Trip Generation Estimate
    - Submitted and approved.
  - ii. Site Trip Distribution
    - To be submitted and approved prior to using it in the TIA
  - iii. Adjacent Development (approved but as of yet to be built) including but not limited to:
    - None
  - iv. Planned Roadway Improvements
    - None
  - v. Background Traffic Assumptions
    - Horizon year – 2029
    - Growth rate – 3% per year

## 2. Capacity Analysis: Weekday AM Peak Hour and Weekday PM Peak Hour

- a) Study Scenarios
  - i. 2025 Existing Conditions
  - ii. 2029 Future No-Build Conditions  
*[existing + 3% background growth]*
  - iii. 2029 Build Conditions  
*[existing + 3% background growth + site trips]*
  - iv. 2029 Build Conditions with Improvements  
*[existing + 3% background growth + site trips]*

### Note:

- Additional analysis (such as signal warrant analysis) may be necessary based upon the review of the TIA study results to determine acceptable mitigation for the project's traffic impacts. This may require the collection of additional count data.
- If the study recommends signalization as an improvement, 13-hour counts must be provided as part of the TIA.

## 3. Final Report Submittal

- a) Signed and sealed by a Professional Engineer
- b) PDF of TIA and Synchro analysis files in digital format

## 4. Notes

- a) The TIA report shall be prepared following NCDOT Congestion Management guidelines and signed and sealed by a Professional Engineer. Any deviations must be approved prior to submitting the TIA. Failure to do so will result in an invalid submittal. Congestion Management's guidelines can be found at the following location:  
<https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>
- b) Unless proposed by the project developer, any improvements shown as needed for the background no-build condition shall reflect programmed and funded State/Municipal projects or those required as mitigation for surrounding approved development. Should improvements outside those listed above be included, the TIA is considered invalid and will not be reviewed.
- c) If the developer wishes to phase recommended/required improvements, the TIA shall be phased accordingly.
- d) Data collected, or analysis performed prior to the issuance of an official scoping letter may invalidate the TIA.
- e) **Any deviations from this approved scope will result in the invalidation of the TIA.**

Sincerely,



Ben Hughes, PE  
District Engineer  
Division 3, District 3

Attachments: *Site Plan*  
*Division 3 Supplemental Guidelines*



**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.

<b>Property Owner</b>	Name	James Smith, Paula Smith	Phone	
	Address	2699 Southport-Supply Rd	Fax	
	City, St, Zip	Bolivia, NC 28422	Email	

<b>Applicant or Representative</b>	Name	Andy Mills	Phone	910-233-8581
	Address	2000 Regency Parkway	Fax	
	City, St, Zip	Cary, North Carolina 2751	Email	andy.mills@collierseng.cc

<b>Property Information</b>	Address	2699 Southport-Supply Rd
	Tax Parcel(s)	18600015
	Acreage	57.15 AC
	Current Zoning	R-7500
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

<b>Project Information</b>	Project Name	Smith Tract
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	57.15 Lots <del>132</del> 137
	Multi-Family Acres	0 Units 0
	Commercial Acres	0

<b>Authorization</b>	Property Owner Signature	DocuSigned by:  68CA9A5C81CB48B...	Date	12/16/2024
	Applicant/Representative Signature	Digitally signed by Andy Mills DN: E=andy.mills@collierseng.com, CN=Andy Mills, OU=NC Raleigh, OU=Users by Office, DC=corp, DC=collierseng, DC=com Location: Raleigh, NC Reason: I have reviewed this document Contact Info: andy.mills@collierseng.com Date: 2024.12.17 17:14:55-0500'	Date	12/17/2024

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

**Planned Development Checklist**

# PD-147

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
18600014	BROWN BARBARA KAY (LT)	* BROWN MELISSA KAY	2492 SOUTHTPT SUPPLY RD SE	BOLIVIA	NC	28422
1860001707	HOGUE DEBRA BROWN		2069 MERCERS MILL TR SE	BOLIVIA	NC	28422
1860001702	BROWN WILLIE BAXTER (LT)	% REGINA BROWN SIMMONS	2559 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1860001708	FALCONE HOLDING PROPERTIES LLC		1013 WINTERBERRY CIR	LELAND	NC	28451-9530
1860001309	CHEERS JAMES ELWOOD ET	CHEERS MARGIE	2378 SOUTHPORT-SUPPLY RD	BOLIVIA	NC	28422
1860001701	BROWN BARBARA (LT)	* BROWN MICHAEL ETUX	2295 WHISPERING TRAIL SE	BOLIVIA	NC	28422
18700004	MIDWAY BRUNSWICK NC LLC		5 CENTURY DR STE 210	GREENVILLE	SC	29607-1572
1860001307	HEWETT BOBBY CURTIS ETALS		PO BOX 65	BOLIVIA	NC	28422-0065
21800001	DWE III LLC AND	LADANE ENTERPRISES LLC	2618 NEW VILLAGE WAY	WILMINGTON	NC	28405
18600015	SMITH JAMES O ETUX	SMITH PAULA C	1118 BUFFALO NVNO	ZIONVILLE	NC	28698-9421
1860001308	BROWN DONALD L		PO BOX 4552	WILMINGTON	NC	28406

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
18600015	SMITH JAMES O ETUX	SMITH PAULA C	1118 BUFFALO NVNO	ZIONVILLE	NC	28698-9421

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
APPLICANT	ANDY MILLS		2000 REGENCY PARKWAY, #295	CARY	NC	27518

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-909  
March 10, 2025

## APPLICATION SUMMARY

The applicant, Olin Clyde Ivey Jr., requests to rezone Tax Parcels 232HG015 and 232HG014 from MR-3200 (Multifamily Residential) to R-7500 (Medium Density Residential). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

1620 Olin Dr. SW Supply and 2903 John T Holden Rd. SW Supply

### Tax Parcel

Parcels 232HG014 and 232HG015

### Current Zoning

MR-3200 (Multifamily Residential)

### Proposed Zoning

R-7500 (Medium Density Residential)

### Surrounding Zoning

R-7500 (Medium Density Residential) and MR-3200 (Multifamily Residential)

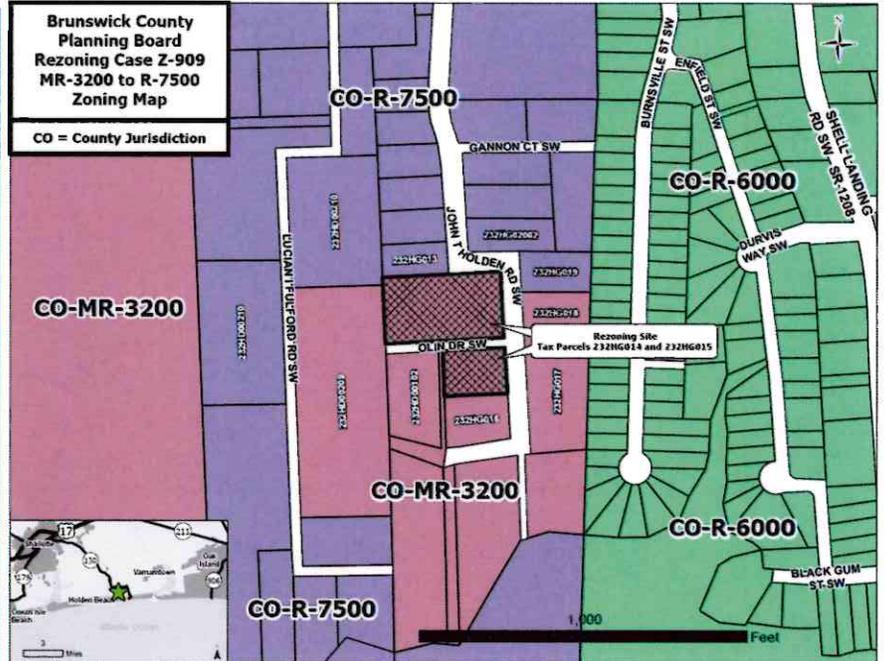
### Current Use

Double Wide Mobile Home and Undeveloped

### Surrounding Land Uses

Single Wide Mobile Home, Single Family Residential, and Undeveloped

Size 2.25 Acres



## SITE CONSIDERATIONS

### Zoning History:

- The Zoning of the subject parcel was changed in 2006 from R-7500 (Low Density Residential) to MR 3200 (Multifamily Residential District) as part of Zoning Case Z-537. The case was approved by the Brunswick County Board of Commissioners on December 4<sup>th</sup>, 2006. The zoning of the subject parcel has remained MR-3200 since then.

**Buffers:** When located next to R-7500, if rezoned to R-7500, no buffer would be required. When located next to MR-3200, if rezoned to R-7500, a .4 buffer would be required next to a developed property and a .2 buffer would be required next to an undeveloped property.

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

### Utilities:

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

**Schools:** The property is located within the Virginia Williamson Elementary School, Cedar Grove Middle School, and North Brunswick High School Districts. Virginia Williamson Elementary is slightly above capacity. Cedar Grove Middle School and West Brunswick High School have capacity.

**CIP Projects in the Area:** There are no CIP Projects in vicinity of the subject parcels.

### Traffic:

- The nearest State Rd (Holden Beach Rd. NC 130) has adequate capacity.

### NCDOT Road Improvement Projects in Area:

- TIP Project HS-2003G NC and SR 1120 (Sabbath Home Rd) / SR1239 (Ocean View Avenue) in Holden Beach. Revise Traffic Signal and Pavement Markings.

### Environmental Impacts:

- A portion of the rezoning request is located within a Flood Hazard Zone (Flood Hazard Shaded X).
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site scores 0 out of 10. A low score indicates less biodiversity and wildlife on the site.
- The parcel is not located within a half-mile of a Voluntary Agricultural District property.
- The parcel is not located in a Significant Natural Area.

## ANALYSIS

### Proposed Zoning District:

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

### Existing Blueprint Brunswick 2040 Plan Place Types:

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

### Blueprint Brunswick 2040 Plan Place Type: Medium Density Residential-Mixed

- 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:**

- HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
- HN-2. Minimize impacts to and invest in established residential areas.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-909, with the existing place type designation as Medium Density Residential-Mixed (MDR-M) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

### CONSISTENCY & REASONABLENESS DETERMINATION

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

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

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
  - Consistent with the goals and objectives
    - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
    - HN-2. Minimize impacts to and invest in established residential areas.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.



# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>909</u>	Invoice # <u>634929</u>
Date Received <u>1-27-25</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): <u>Olin Clyde Ivey Jr.</u>	
Mailing Address: <u>1620 Olin Dr. S.W. Supply, N.C. 28462</u>	
Phone: <u>910)612-0021</u>	Email:
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>Olin Clyde Ivey Jr.</u> <u>Gerald Dean Ivey (TC 2/6/25)</u>	
Mailing Address: <u>1620 Olin Dr. S.W. Supply, NC</u> <u>2847 John T Holden Rd. SW Supply, N.C. 28462 (TC 2/6/25) 28462</u>	
Phone: <u>910)612-0021</u>	Email: <u>Olin Ivey Jr @ Gmail. Com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>2903 John T Holden Rd. SW Supply, N.C. 28462</u> <u>Neighborhood: John T Holden Rd</u> <u>1620 Olin Dr. S.W. Supply, N.C. 28462</u>	
Parcel Tax ID #(s): <u># 232HG015</u> <u># 232HG014</u>	Total Site Acreage: <u>2.250</u> <del>#650</del>
Current Zoning District(s): <u>MR-3200</u>	Proposed Zoning District(s): <u>R-7500</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<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:

Rezoning is consistent with the character of the Area, and the rezoning will match the surrounding zoning.  
(We had it rezoned back in 2005 because we thought we was selling the property and it would have been consistent with the buyers Land use plan but we didn't sell, and would like to have it rezoned back to its original state.)

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: MDRM TC 1-27-25

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: *Alicia Long* Date: 1/20/25

Owner Signature: *Gerald Danahy* Date: 1/20/25

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.

**Brunswick County  
Planning Board  
Rezoning Case Z-909  
MR-3200 to R-7500  
Zoning Map**

**CO = County Jurisdiction**

**CO-MR-3200**

**CO-R-7500**

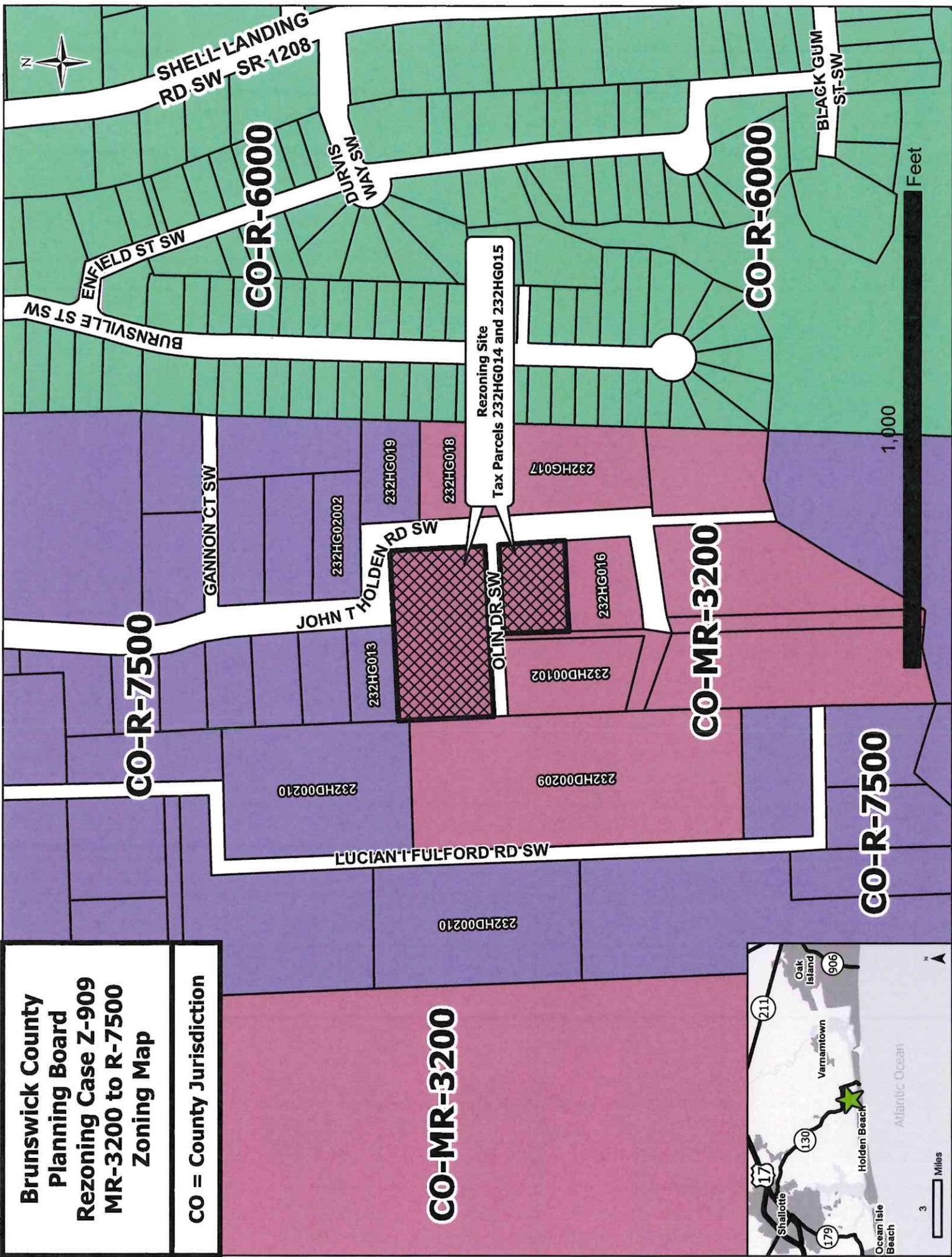
**CO-R-6000**

**CO-R-6000**

**CO-MR-3200**

**CO-R-7500**

Rezoning Site  
Tax Parcels 232HG014 and 232HG015



**Brunswick County  
Planning Board  
Rezoning Case Z-909  
MR-3200 to R-7500  
Imagery Map**



1,000

Feet



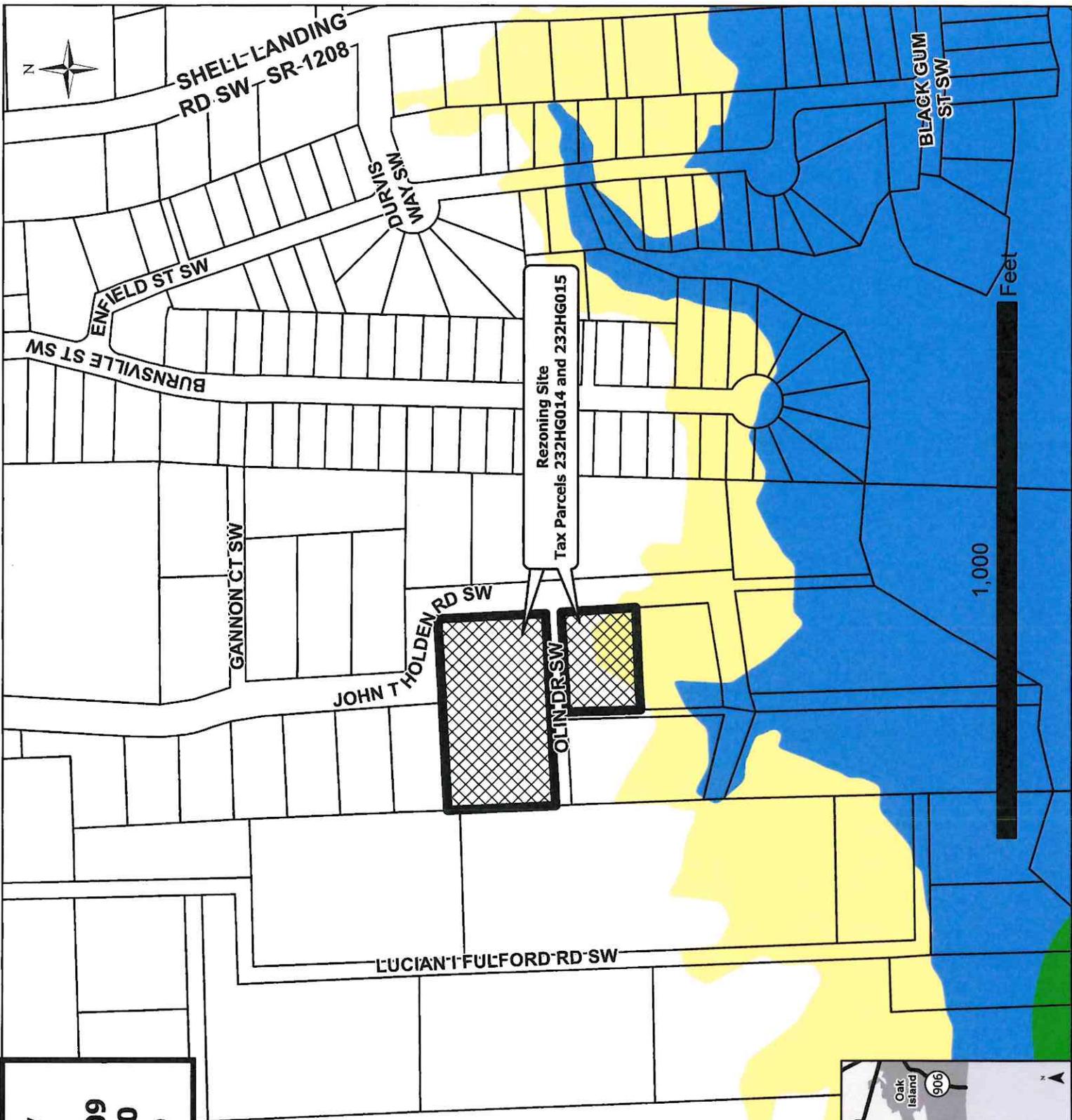
3 Miles

**Brunswick County  
 Planning Board  
 Rezoning Case Z-909  
 MR-3200 to R-7500  
 Blueprint Brunswick 2040  
 Place Type Map**

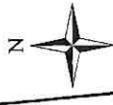
-  Open Space - Conservation 1
-  Medium density Residential - Mixed



**Brunswick County  
Planning Board  
Rezoning Case Z-909  
MR-3200 to R-7500  
Flood Hazard Map**



Rezoning Site  
Tax Parcels 232HG014 and 232HG015



# Z-909

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
232HG016	PHILLIPS RANDY B ETUX	PHILLIPS BARBARA E	2917 JOHN T HOLDEN RD SW	SUPPLY	NC	28462-2363
232HG02002	ROBINSON DAVID EARL	ROBINSON LINDA F	2846 JOHN T HOLDEN RD SW	SUPPLY	NC	28462
232HG019	ROBINSON DAVID EARL ETUX	ROBINSON LINDA F	2846 JOHN T HOLDEN RD SW	SUPPLY	NC	28462-2360
232HG017	HALES BRENDA D ETALS	ROBINSON LINDA	9984 PANDION TRL	PENSACOLA	FL	32507-9222
232HG013	ROBINSON DAVID E ET	ROBINSON LINDA	2846 JOHN T HOLDEN RD SW	SUPPLY	NC	28462
232HD00210	GIBSON LAVANDA FAVE	BURTON ELIZABETH ETALS	2832 LUCIAN I FULFORD AVE SW	SUPPLY	NC	28462
232HD00209	BURTON WALLACE ETUX	CAISON JOEY	5450 TRINITY LANDING WAY APT 357	WILMINGTON	NC	28409-1100
232HD00102	CAISON CAROL FAY ETVIR	BLANTON DEBRA W	1621 OLIN WAY SW	SUPPLY	NC	28462-5700
232HG018	BLANTON JAMES A ETUX	BLANTON DEBRA W	2892 JOHN T HOLDEN RD SW	SUPPLY	NC	28462-2360

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
232HG014	IVEY OLIN CLYDE JR		1620 OLIN DR SW	SUPPLY	NC	28462
232HG015	IVEY GERALD DEAN		2847 JOHN T HOLDEN RD SW	SUPPLY	NC	28462

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
232HG014	IVEY OLIN CLYDE JR		1620 OLIN DR SW	SUPPLY	NC	28462

Mailed on 2-26-2025 TC

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-139  
Applicant: Norris & Bland Consulting Engineers P.C.  
Project Name: Brunswick Landing Expansion (formerly Hankins Tract)  
Property Location: Old Ocean Highway (US 17B)  
Parcel Number: 13900066, 1390006601, & 1390006605  
Zoning District: R-7500 (Medium Density Residential)

**R-7500 Density Maximum – 5.8 Dwelling Units per Acre**

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

Surrounding Zoning **North:** R-7500 and RR (Rural Residential)  
**South:** R-7500  
**East:** R-7500  
**West:** R-7500 and CLD (Commercial Low Density)

Proposed Use: Brunswick Landing (fka. Hankins Tract) was a previously approved planned development, consisting of 93 single family units on approximately 26.81 acres, having a density of 3.47 dwelling units per acre. The applicant is proposing an expansion to the planned development. The expansion consists of adding 232 single family units and an additional 89.01 acres. With the expansion, the planned development would have a total of 325 single family units on approximately 115.82 acres, creating an overall density of 2.81 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, institutional, and vacant land. The recently approved and currently under construction Planned Development, Middle Creek Village, is located directly across Old Ocean Highway.
- 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.
- 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.
- There is a 100-foot wide BEMC utility easement on the property. The developer has indicated that the easement is to be abandoned and shall be responsible for completing that process.

- The required Open Space for the development is approximately 23.16 acres. The developer is proposing 38.6 acres of dedicated open space. The developer is also proposing 6.6 acres of recreation space of which 3.47 acres are required.
- The proposed 325 lots will generate approximately 2,984 vehicle trips per 24-hour weekday volume. A Turn Lane Warrant Analysis has been completed for the project in place of a TIA per the direction of NCDOT. A driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 38.6 acres of open space where as 23.16 acres are required.
  2. The developer is proposing 6.6 acres of recreation space where as 3.47 acres are required.
  3. A 30-foot street buffer shall be provided instead of the 20-foot minimum.
  4. Sidewalks are proposed on one side of interior roads.
  5. The stormwater ponds shall be designed to accommodate the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- Flood Hazard Zones are present on site but no portion of any lot shall be placed in one of these zones.
- The proposed project lies within a half mile of a Voluntary Agricultural District.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on March 27, 2025.
- TRC was held on November 6, 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.





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

**January 30, 2025**

**Joseph Bland, PE**  
**Norris & Bland Consulting Engineers, PC**  
**1429 Ash-Little River Road**  
**Ash, NC 28420**  
**E: [jbland@nbengr.com](mailto:jbland@nbengr.com)**

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

Dear Joseph:

This letter provides a trip generation summary and turn lane warrant analysis for the proposed Brunswick Landing development, to be located along on the southside of US 17 Business, just west of the Brunswick County Government Complex in Brunswick County, North Carolina. The proposed development is expected to consist of 325 single-family detached homes. Site access is proposed via two (2) full-movement driveways. Refer to the attachments for a copy of the preliminary site plan.

The purpose of this assessment is to review the potential need for turn lanes at the proposed site driveways.

### **Study Area Roadway Summary:**

US 17 Business is a two-lane roadway with a posted speed limit of 35 miles per hour (mph) along the frontage of the site. Peak hour traffic volumes in close proximity to the site were determined based on a 24-hour bi-directional count conducted in December 2024. Based on the collected traffic data, US 17 Business carries approximately 4,500 vehicles per day (vpd). Refer to the attachments for a copy of the traffic count data.

## Site Traffic:

Average weekday daily, AM and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 11<sup>th</sup> Edition. Table 1 provides a summary of the full build out trip generation potential for the site.

**Table 1: Site Trip Generation**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Homes (LUC 210)	325 DU	2,984	54	164	190	111

## Findings and Summary:

Based on the existing traffic counts, US 17 Business carries in excess of 4,000 vpd, the typical volume threshold in which the North Carolina Department of Transportation (NCDOT) typically considers turn lanes.

The NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual) was referenced to conduct a turn lane warrant analysis at both proposed site access points on US 17 Business. To estimate the traffic volumes at the proposed access points, the site trips were distributed based on the existing peak hour traffic assuming 50% of the development traffic uses each access. Based on the turn lane warrant chart, short left turn lanes are warranted at both proposed access points. Refer to the attachments for a copy of the turn lane warrant charts.



If you should have any questions regarding this study, please feel free to contact me at [chase.smith@drmp.com](mailto:chase.smith@drmp.com).

Sincerely,

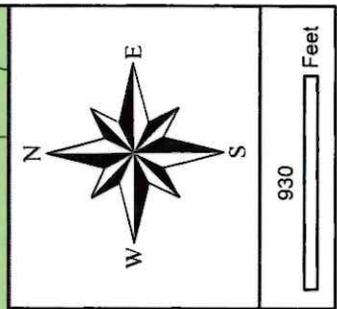
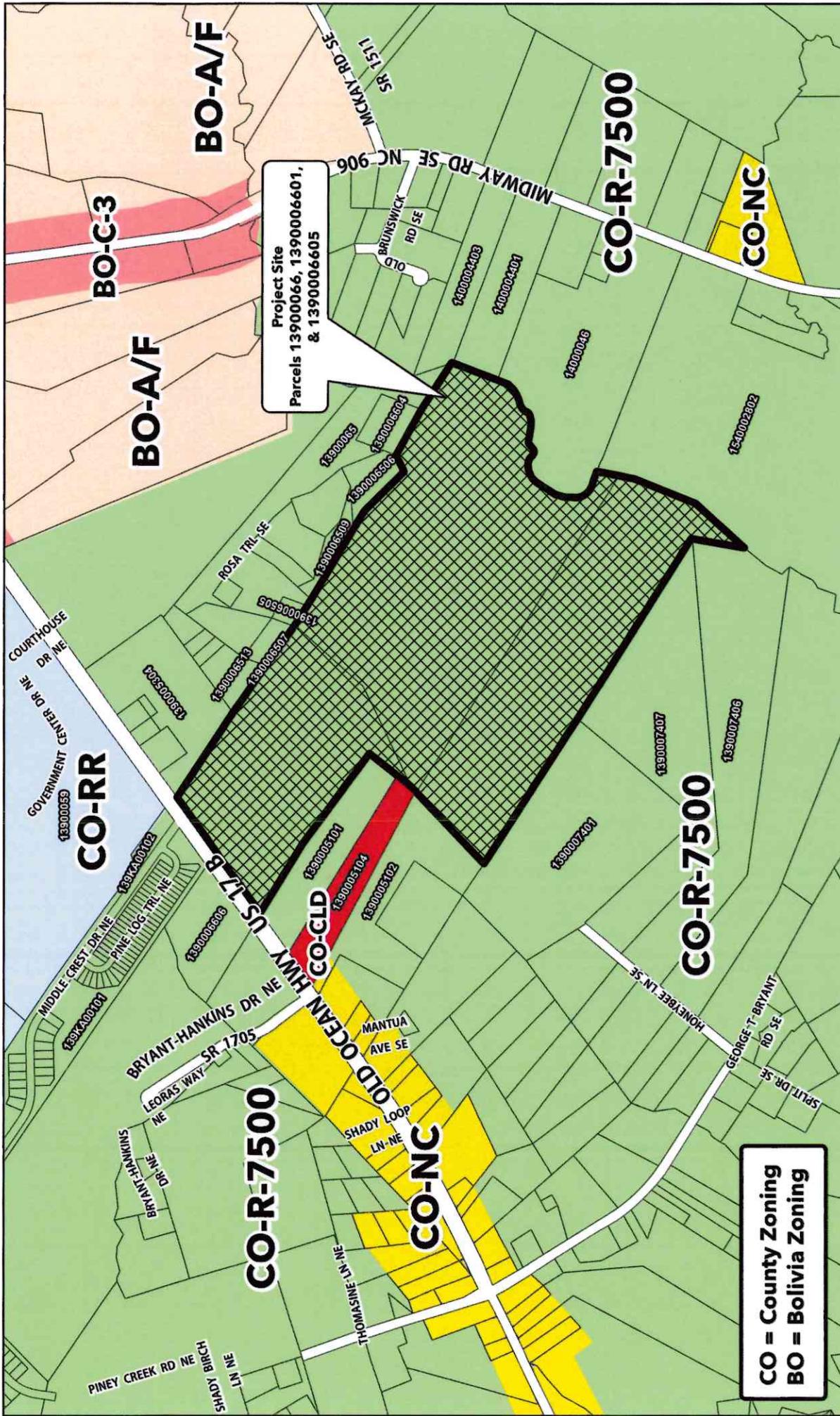


1-30-2025

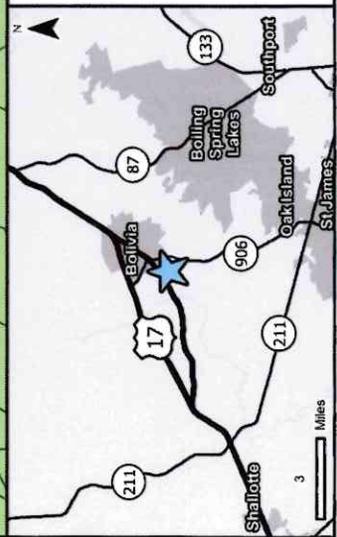
Chase Smith, PE  
Traffic Analysis Project Manager  
**DRMP, Inc.**  
License #F-1524

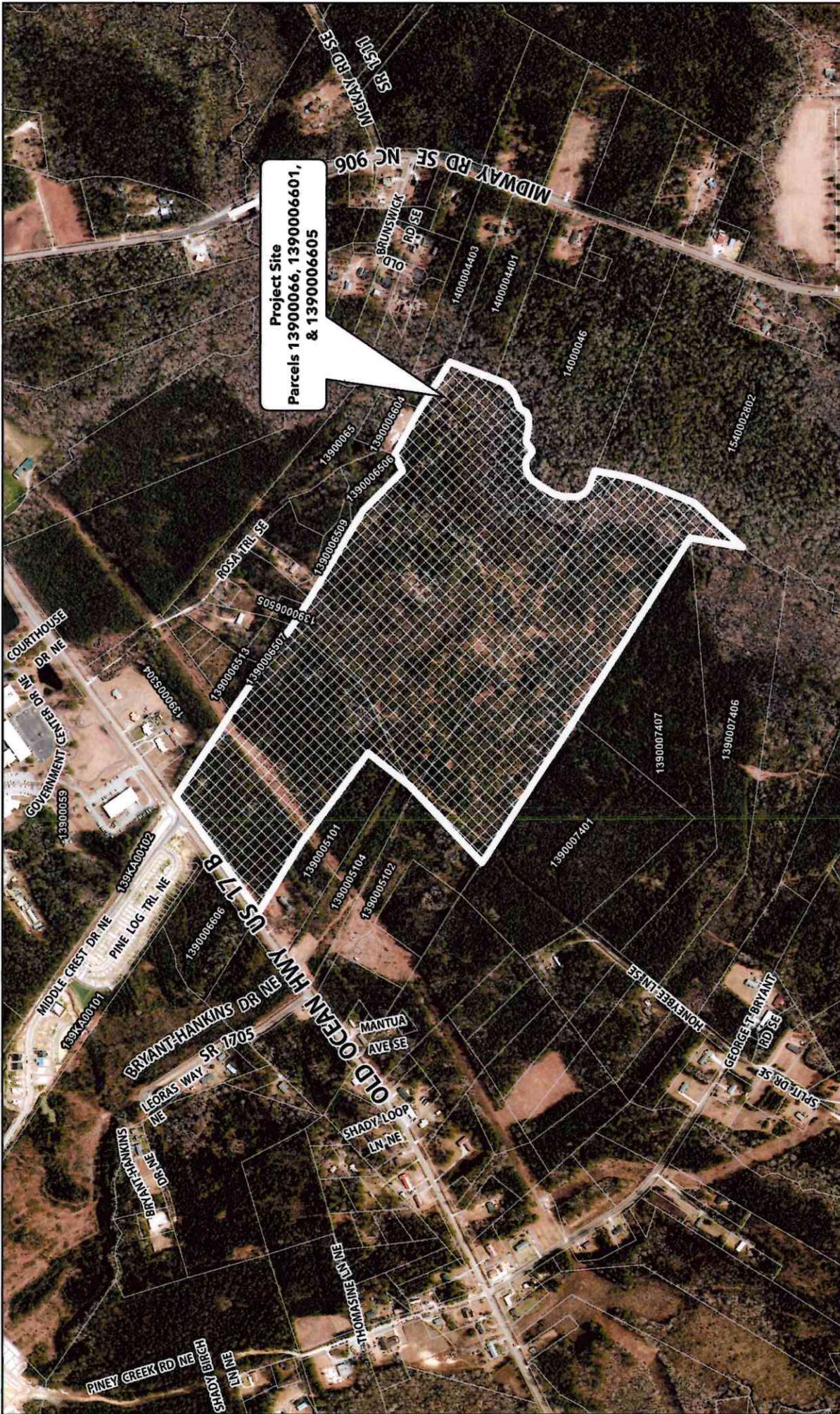
Attachments

- Preliminary Site Plan
- Traffic Count Data
- Turn Lane Warrants

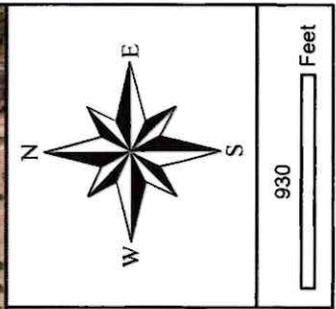


# Brunswick County Planning Board Planned Develing Expansion Brunswick Landing Expansion Case PD-139 Zoning Map



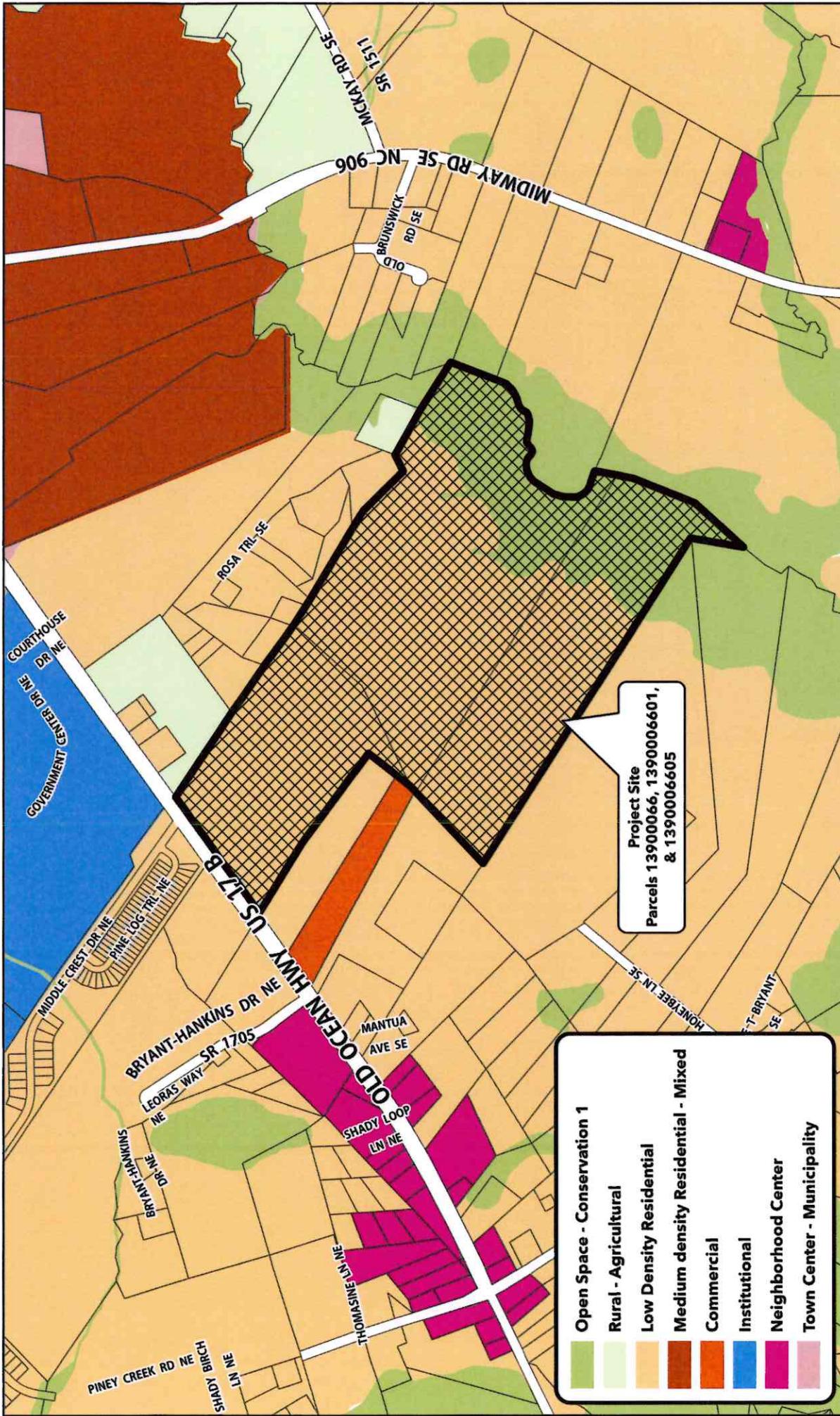


Project Site  
 Parcels 139000666, 1390006601,  
 & 1390006605

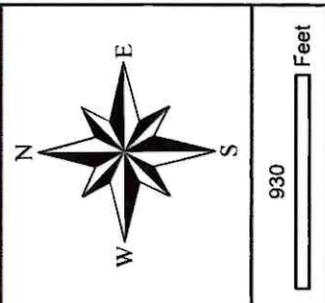


# Brunswick County Planning Board Planned Developing Expansion Brunswick Landing Expansion Case PD-139 Imagery Map

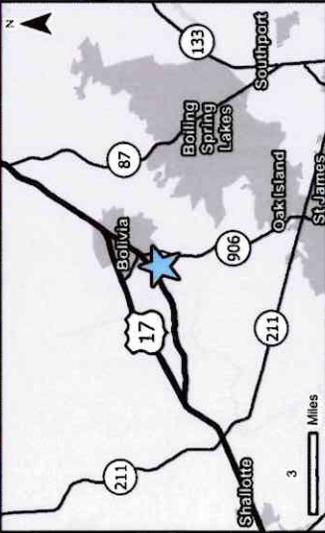


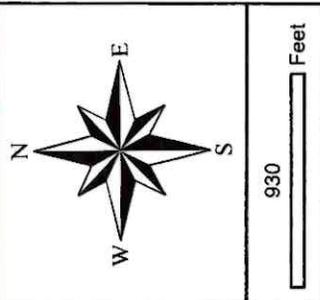
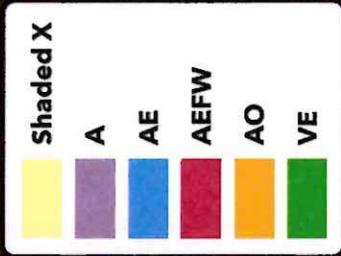
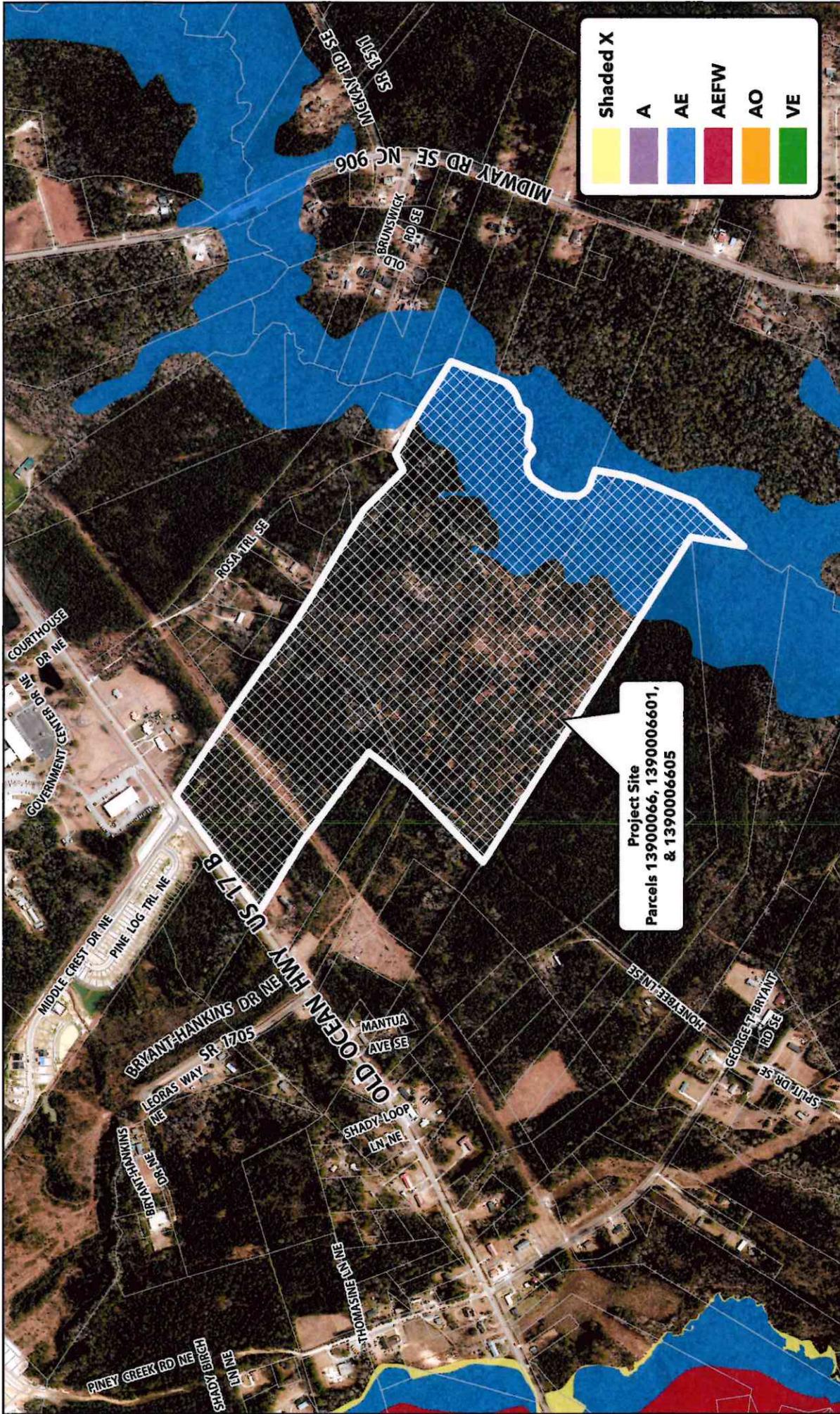


- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Medium density Residential - Mixed
- Commercial
- Institutional
- Neighborhood Center
- Town Center - Municipality

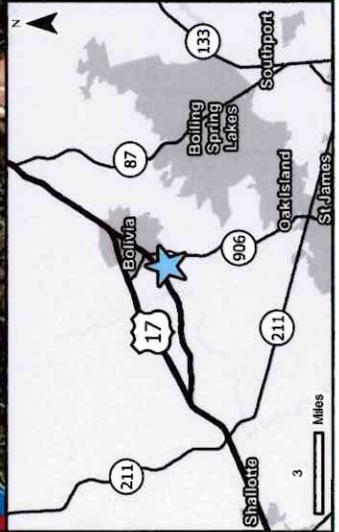


**Brunswick County Planning Board**  
**Planned Developing**  
**Brunswick Landing Expansion**  
**Case PD-139**  
**Blueprint Brunswick 2040**  
**Place Type Map**





**Brunswick County Planning Board  
Planned Developing  
Brunswick Landing Expansion  
Case PD-139  
Flood Hazards Map**



Project Site  
Parcels 13900066, 1390006601,  
& 1390006605

## Daily Vehicle Volume Report

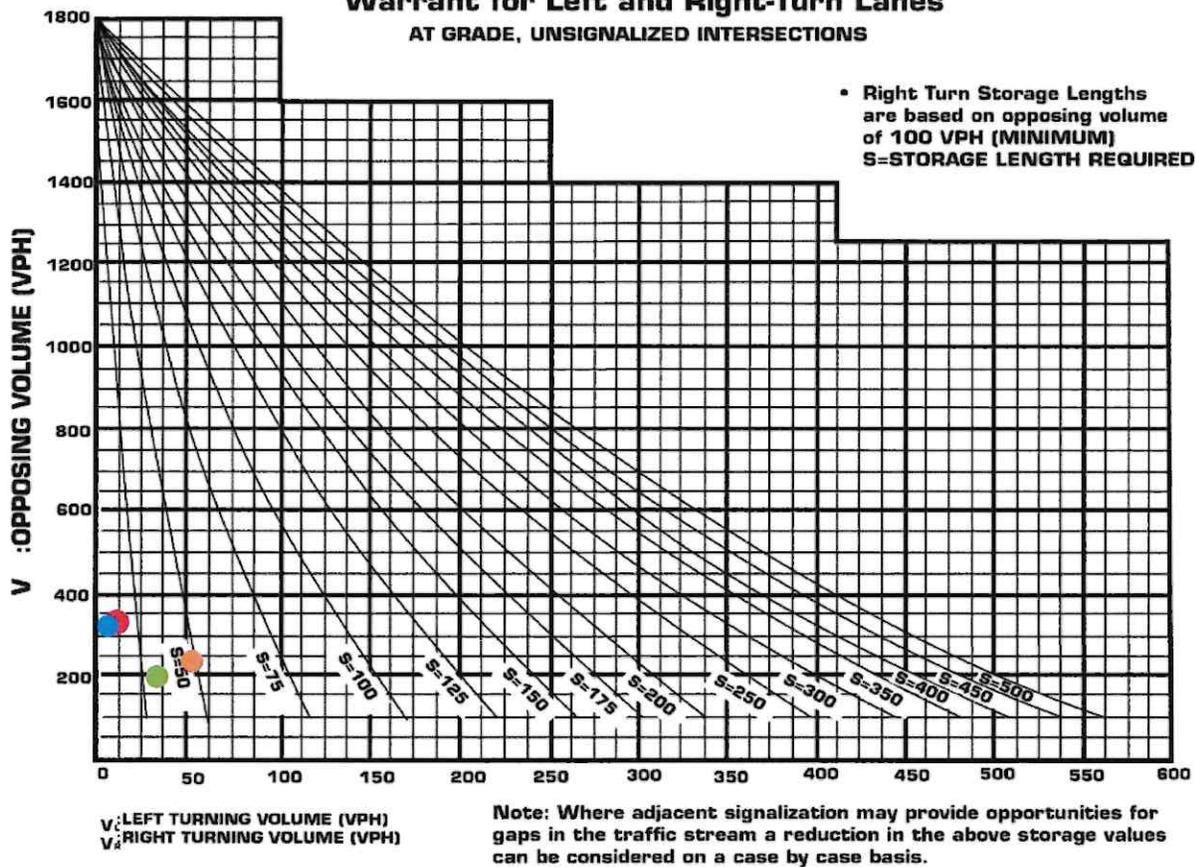
Study Date: Wednesday, 12/04/2024  
 Unit ID: Old Ocean  
 Location: Old Ocean

	Westbound Volume	Eastbound Volume	Total Volume
00:00 - 00:59	1	0	1
01:00 - 01:59	2	1	3
02:00 - 02:59	2	1	3
03:00 - 03:59	1	6	7
04:00 - 04:59	4	21	25
05:00 - 05:59	12	45	57
06:00 - 06:59	35	124	159
07:00 - 07:59	126	228	354
08:00 - 08:59	122	286	408
09:00 - 09:59	125	152	277
10:00 - 10:59	149	161	310
11:00 - 11:59	154	120	274
12:00 - 12:59	176	166	342
13:00 - 13:59	151	167	318
14:00 - 14:59	142	188	330
15:00 - 15:59	184	156	340
16:00 - 16:59	240	165	405
17:00 - 17:59	272	133	405
18:00 - 18:59	101	89	190
19:00 - 19:59	97	45	142
20:00 - 20:59	42	38	80
21:00 - 21:59	36	25	61
22:00 - 22:59	19	20	39
23:00 - 23:59	15	4	19
<b>Totals</b>	<b>2208</b>	<b>2341</b>	<b>4549</b>
<b>AM Peak Time</b>	<b>10:19 - 11:18</b>	<b>07:46 - 08:45</b>	<b>07:44 - 08:43</b>
<b>AM Peak Volume</b>	<b>155</b>	<b>317</b>	<b>444</b>
<b>PM Peak Time</b>	<b>16:25 - 17:24</b>	<b>14:05 - 15:04</b>	<b>16:25 - 17:24</b>
<b>PM Peak Volume</b>	<b>352</b>	<b>198</b>	<b>526</b>

Intersections		Brunswick Landing									
		SITE									
		Existing 2024		Res Dist %		Res Site Trips		TOTAL TRIPS		Build 2029	
Movement	AM	PM	Enter	Exit	AM	PM	AM	PM	AM	PM	
Sync ID#	1										
1 US 17 and Site Access A	SB Right					0	0	0	0	0	0
	SB Through					0	0	0	0	0	0
	SB Left					0	0	0	0	0	0
	SBU					0	0	0	0	0	0
	WB Right					0	0	0	0	0	0
	WB Through	126	286	30		16	57	16	57	142	343
	WB Left			30		16	57	16	57	16	57
	WBU					0	0	0	0	0	0
	NB Right				30	49	33	49	33	49	33
	NB Through					0	0	0	0	0	0
	NB Left				20	33	22	33	22	33	22
	NBU					0	0	0	0	0	0
	EB Right			20		11	38	11	38	11	38
	EB Through	272	165		30	49	33	49	33	321	198
EB Left					0	0	0	0	0	0	
EBU					0	0	0	0	0	0	
Sync ID#	2										
1 US 17 and Site Access B	SB Right					0	0	0	0	0	0
	SB Through					0	0	0	0	0	0
	SB Left					0	0	0	0	0	0
	SBU					0	0	0	0	0	0
	WB Right					0	0	0	0	0	0
	WB Through	126	286		20	33	22	33	22	159	308
	WB Left			30		16	57	16	57	16	57
	WBU					0	0	0	0	0	0
	NB Right				30	49	33	49	33	49	33
	NB Through					0	0	0	0	0	0
	NB Left				20	33	23	33	23	33	23
	NBU					0	0	0	0	0	0
	EB Right			20		11	38	11	38	11	38
	EB Through	272	165	20		11	38	11	38	283	203
EB Left					0	0	0	0	0	0	
EBU					0	0	0	0	0	0	

**Brunswick Landing  
TURN LANE STORAGE WARRANTS**

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



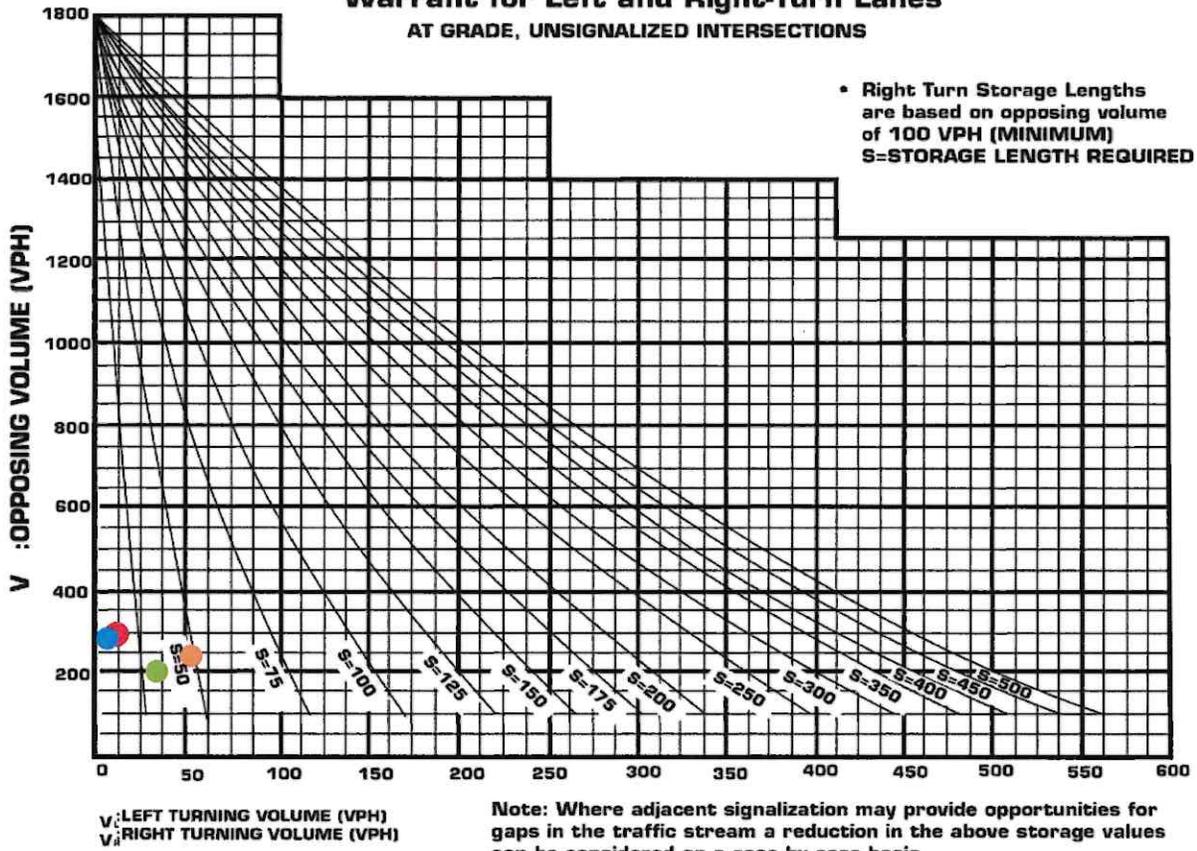
Policy On Street And Driveway Access to North Carolina Highways

INTERSECTION: US 17 and Site Access A

SCENARIO	Movement	Turn Lane	Turning Volume ( $V_r/V_l$ )	Approach / Opposing Volume ( $V_A/V_O$ )	Symbol
AM Build	WBL	Left	16	332	●
AM Build	EBR	Right	11	321	●
PM Build	WBL	Left	57	236	●
PM Build	EBR	Right	38	198	●

Brunswick Landing  
TURN LANE STORAGE WARRANTS

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



Policy On Street And Driveway Access to North Carolina Highways

INTERSECTION: US 17 and Site Access B

SCENARIO	Movement	Turn Lane	Turning Volume ( $V_t/V_i$ )	Approach / Opposing Volume ( $V_A/V_O$ )	Symbol
AM Build	WBL	Left	16	294	●
AM Build	EBR	Right	11	283	●
PM Build	WBL	Left	57	241	●
PM Build	EBR	Right	38	203	●



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

November 8, 2024

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

**RE: Brunswick Landing Planned Development Expansion  
File # PD-139**

To Whom It May Concern:

The Technical Review Committee (TRC) at their November 6, 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 provide a second vehicular access to the expansion area.
- Please provide the proposed density calculations in the site data.
- Please note the 0.6 opacity street buffer.
- Please label the pump station.
- Please label all open space areas including any amenity areas
- Please show the entire property on the site plan.
- Please note that a TIA or Warrant Analysis is required prior to the Planning Board hearing.
- Please clearly identify the AE flood zone.
- Please note that a neighborhood meeting is required per UDO Section 9.2.

Comments from Stormwater

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

- A County Stormwater Permit will be required.
- All developments obtaining a stormwater permit must control water runoff so that there is no net increase in the post-development peak discharge from the predevelopment conditions for the 1-year, 10-year and 25-year, 24-hour storms.
- Stormwater Control Measures must be able to control 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: a. Sedimentation and Erosion Control Permit. b. 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.



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### Comments from Engineering

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

- First phase came to TRC June 2024 – all one PUD now.
- Existing 30" DIP watermain on Old Ocean Hwy.
- Existing 8" high pressure forcemain on Old Ocean Hwy.
- No proposed utilities shown on plans except for the pump station site shown with previous submittal.
- Pump Station site may need odor control (per Jody location will probably change) – will determine in plan review.
- Fire hydrants required at entrances and then every 500 LF throughout subdivision.
- Gravity sewer is the preferred sewer collection system per the Public Utilities Sewer Use Ordinance – with low pressure being evaluated as requested.
- One sewer service and one water service per lot (double water meter boxes or 2-single water meter boxes required).
- NCDOT Encroachment will be needed for connections on Old Ocean Hwy.

### Comments from Floodplain Administrator

Jim Paggioli – 910-253-2054 – [james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov)

#### General:

- 1) Pedestrian Sidewalks should be required.
- 2) Present plan depicts the road connection (PD 129 Road B and D) being proposed, has ACOE/State wetlands approval been obtained for this road connection and wetlands impact?
- 3) The only proposed connection road to the extension of the PUD-139 with 207 lots is across a wetland that is the outflow to proposed Storm water facilities that is proposed for PD-129. As such any culvert crossing for the single roadway in must be sufficiently sized for the passing of the 100 year storm flows from PD -129 with sufficient freeboard to ensure the access to and from PD -139 by emergency services and evacuation without road compromise or flood water crossing the road during 100 year storm events.
- 4) Open space value in regard to PUD considerations: The majority of "open space" would already be "undevelopable" due to Wetlands, Floodplain, and Floodplain Non-Encroachment Areas. Potential "dry areas" are being used for Storm Water Ponds that are required for development and require accessways along the top of the berms for maintenance purposes. What "added open space value" is being proposed beyond what is already existing?

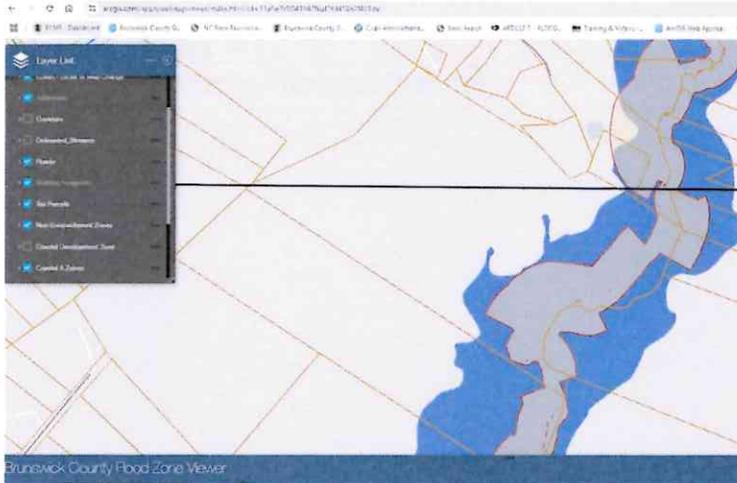


## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Floodplain:

#### 1) Depict Non-Encroachment Lines on plan:



### Comments from Fire Code Official

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

- No hydrant plan given. Fire hydrants spaced at 500 feet with no point to exceed 250 feet at any point in road. Fire hydrants should not be put at end of dead end roads if can be put at intersection to meet distance requirements.
- Fire hydrant will be required to flow 1,000 GPM for residential, commercial minimum is 1,500 GPM. A development permit will be required for site and utility plans. Please include road names for those plans. 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 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 November 15, 2024.

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

Sincerely,



**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

*Marc A. Pages*

Marc A. Pages  
Brunswick County Principal Planner



**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

### **NEIGHBORHOOD MEETING VERIFICATION**

Brunswick Landing Expansion  
Modification of Brunswick County File No. PD-129, Hankins Tract  
N&B Project No. 24032

**Location:** Brunswick Senior Center at Supply  
101 Stone Chimney Rd. Supply, NC 28462

**Date & Time:** Tuesday, April 1, 2025, 5:30 p.m. to 6:30 p.m.

Jody Bland with Norris & Bland Consulting Engineers held a neighborhood meeting for the subdivision expansion. Four (4) neighbors were in attendance; the sign-in sheet is attached. The following concerns were expressed:

#### **Traffic**

Mr. Bland explained that a TIA is not required since the proposed subdivision doesn't create enough trips to require a TIA per Brunswick County UDO. NCDOT may still require a TIA when we submit for a driveway permit. The developers traffic engineer did provide a warrant analysis that indicates that center left turn lanes will be required per NCDOT guidance.

#### **Drainage/Stormwater**

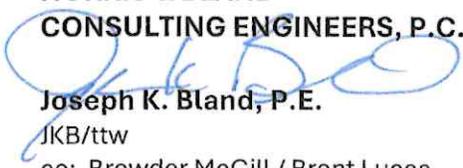
Neighbors expressed concerns regarding drainage being pushed onto their properties. Mr. Bland explained that all drainage will be designed to be internally collected and treated with stormwater ponds that are designed to accommodate up to the 100 year storm event.

#### **Floodplain**

There is no proposed development within the floodplain. Only stormwater ponds have been identified within the floodplain.

Sincerely,

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

  
Joseph K. Bland, P.E.

JKB/ttw

cc: Browder McGill / Brent Lucas

NBH 24032



**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	Carolyn & Charles Ferguson	Phone	910-371-6648 H 910-431-6362 C
	Address	746 Brunswick Place SE	Fax	
	City, St, Zip	Leland, NC 28451	Email	CF415976@gmail.com

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

Property Information	Address	(located off of US 17)
	Tax Parcel(s)	1390006605
	Acreage	34.36
	Current Zoning	R7500
Public Utilities Available?		<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Brunswick Landing
	Modification or Expansion Of Existing PD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Single Family Acres	24.36 Lots 78
	Multi-Family Acres	— Units —
Commercial Acres	—	

Authorization	Property Owner Signature	<u>Carolyn Ferguson</u>	Date	<u>10/07/24</u>
	Applicant/Representative Signature	<u>[Signature]</u> N&B ENGINEERING	Date	<u>10/2/24</u>

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

**Planned Development Checklist**



**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	William Waddell Gore	Phone	336-971-1222
	Address	5330 Mapleton St.	Fax	
	City, St, Zip	Clemmons, NC 27012-9444	Email	William.gore.1963@gmail.com

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

Property Information	Address	(located off of US 17)
	Tax Parcel(s)	13900066
	Acreage	54.41
	Current Zoning	R7500
Public Utilities Available?		<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name	Brunswick Landing
	Modification or Expansion Of Existing PD?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Single Family Acres	54.41 Lots 108
	Multi-Family Acres	— Units —
Commercial Acres	—	

Authorization	Property Owner Signature	<u>W.W. Gore</u>	Date	<u>10/07/24</u>
	Applicant/Representative Signature	<u>[Signature]</u> N&B Engineering	Date	<u>10/2/24</u>

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

**Planned Development Checklist**

# PD-139

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1390005101	HANKINS CORBETT L JR ET	HANKINS LENDA	P O BOX 366	BOLIVIA	NC	28422
1390006604	CREECH JAMES R ETUX	CREECH TRACY L	901 GREEN LEWIS RD SE	BOLIVIA	NC	28422-8041
1390006505	JACKSON JOYCETTE LANITA		PO BOX 258	BOLIVIA	NC	28422
1390006506	LEWIS BETTY LOU		125 GEORGE T BRYANT RD SE	BOLIVIA	NC	28422-8905
1390006507	MOSES DURWIN		116 GOLDEN MEADOW LN	SICKLERSVILLE	NJ	08081-9393
1390005104	HANKINS LILLER C HEIRS AND	HANKINS LENDA BOWEN	3190 OLD OCEAN HWY	BOLIVIA	NC	28422-8787
1390007407	BRYANT JAMES ETALS		167 PAMELA AVE	GROTON DON	CT	06340
1390007406	BRYANT CARLTON AND	BRYANT RHONDA ETALS	134 WHALEHEAD ROAD	GALES FERRY	CT	06335
1390007401	NICHOLS EDWARD L ET		7531 COUNTY HIGHWAY 18	BLOOMVILLE	NY	13739-2143
1390005102	PARVIN MATTHEW WARNER ETUX	PARVIN FALLON RUSSELL	1711 REIDSVILLE RD	SOUTHPORT	NC	28461-9323
1400004401	MINTZ EDWARD FRANKLYN (LT) ETUX	MINTZ DIANA SUTHERLAND (LT)	323 MIDWAY RD SE	BOLIVIA	NC	28422-7501
1400004403	MINTZ EDWARD FRANKLYN (LT) ETUX	MINTZ DIANA SUTHERLAND (LT)	323 MIDWAY RD SE	BOLIVIA	NC	28422-7501
1540002802	HAWES DOUGLAS H ETALS		PO BOX 52	BOLIVIA	NC	28422-0052
140000046	HAWES DOUGLAS H ETALS		PO BOX 52	BOLIVIA	NC	28422-0052
1390005304	BROWN ROOSEVELT M	C/O ROMANA DAVIS	3324 OLD OCEAN HWY	BOLIVIA	NC	28422-8918
13900065	ROBINSON GLEN		6740 BRANDON WAY	LELAND	NC	28451-7860
1390006513	ROBINSON GLEN		6740 BRANDON WAY	LELAND	NC	28451-7860
1390006509	MILLER JACQUELYN E AND	MILLER MATTHEW L	PO BOX 173	BOLIVIA	NC	28422-0173
1390006606	SAWYER RIVERS FARMS LLC		PO BOX 126	ASH	NC	28420-0126
139KA00101	TAMARACK LAND MIDDLE CREEK LLC		1536 BEACHCOMBER BLVD	WACONIA	MN	55387-1055
139KA00102	TAMARACK LAND MIDDLE CREEK LLC		1536 BEACHCOMBER BLVD	WACONIA	MN	55387-1055
139000059	BRUNSWICK COUNTY	C/O FINANCE DEPT	PO BOX 249	BOLIVIA	NC	28422-0249

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1390006605	FERGUSON CAROLYN R ETVIR	FERGUSON CHARLES	746 BRUNSWICK PLACE SE	LELAND	NC	28451
13900066	GORE WILLIAM WADDELL ETALS		5330 MAPLETON ST	CLEMMONS	NC	27012-9444
1390006601	HANKINS MARSLIN H SR	% JOANN LANGSTON	448 BENLEA CIR	VIRGINIA BCH	VA	23454-3284

## APPLICANT(S)

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

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-910  
April 14, 2025

## APPLICATION SUMMARY

The applicant, Steve Shuttleworth, requests to rezone Tax Parcels 0840001501 and 08400015 from C-I (Commercial-Intensive) to C-LD (Commercial-Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

Off Ocean Hwy E (US 17) Between 6451 and 6401 Ocean Hwy E (US 17) Near Leland, N.C.

### Tax Parcel

Parcels 0840001501 and 08400015

### Current Zoning

C-I (Commercial-Intensive)

### Proposed Zoning

C-LD (Commercial-Low Density)

### Surrounding Zoning

RR (Rural Residential), C-LD (Commercial-Low Density), C-I (Commercial-Intensive), CP (Conservation and Protection)

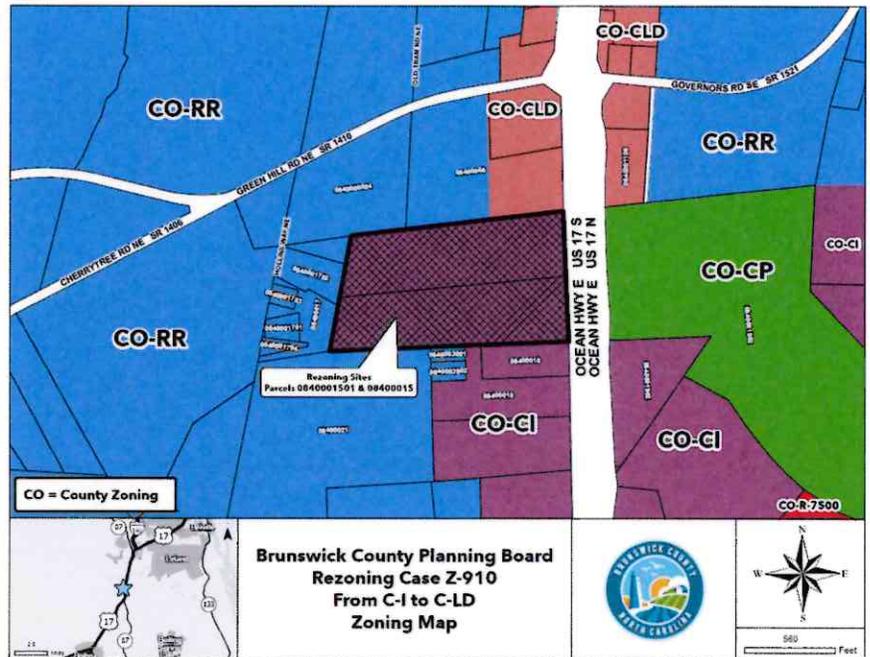
### Current Use

Undeveloped

### Surrounding Land Uses

Single Family Residential, Single Wide Mobile Home, Church, Park, and Undeveloped

Size 23.72 Acres



## SITE CONSIDERATIONS

### Zoning History:

- The Zoning of both subject parcels was changed in 2006 from C-M (Commercial-Manufacturing) to C-I (Commercial-Intensive with the adoption of the Brunswick County Unified Development Ordinance (UDO). The Zoning of both parcels has remained unchanged since then.

**Buffers:** When located next to C-LD, if rezoned to C-LD, no buffer would be required, however when locating a non-residential use in the C-LD Zoning District next to an existing residential developed property, a 0.4 buffer shall be required. When located next to C-I, if rezoned to C-LD, a .4 buffer would be required next to a developed property and a .2 buffer would be required next to a vacant property. When located next to RR, if rezoned to C-LD, a .8 buffer would be required next to developed property and a .6 buffer would be required next to vacant property.

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

### Utilities:

- County water is available via a 30-inch waterline.
- County wastewater is not available.

**Schools:** The property is located within the Town Creek Elementary School, Town Creek Middle School, and South Brunswick High School Districts. All schools are nearing capacity.

**CIP Projects In the Area:** There are no CIP projects within the immediate vicinity of the subject parcels.

### Traffic:

- Ocean Hwy. (US 17) is over capacity.

### NCDOT Road Improvement Projects in Area:

- TIP # I-6036 US 17 to North of US 74. Pavement Rehabilitation.

### Environmental Impacts:

- The rezoning request is not located within a Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of both parcels score 2-4 out of 10. A low score indicates less biodiversity and wildlife on the site.
- Both parcels are located within a half-mile of a Voluntary Agricultural District property.
- Both parcels are not located in a Significant Natural Area.

## ANALYSIS

### **Proposed Zoning District: C-LD (Commercial-Low Density)**

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

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

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

### **Blueprint Brunswick 2040 Plan Place Type:** Medium Density Residential-Mixed

- 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:**

- 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 Rezoning is near a Community Center

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-910, with the existing place type designation as Medium Density Residential-Mixed (MDR-M) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

### CONSISTENCY & REASONABLENESS DETERMINATION

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

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

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
  - o Consistent with the goals and objectives
    - LU-2. Support development in areas that are best suited for future development.
    - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
    - ED-1. Maintain and expand job opportunities in the county.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
3. The Rezoning is near a Community Center



# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>910</u>	Invoice # <u>635067</u>
Date Received <u>1-27-25</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): <b>STEVE SHUTTLEWORTH</b>	
Mailing Address: 711 Carolina Beach Road Carolina Beach, NC 28428	
Phone: <b>719-499-1373</b>	Email: <b>steve@steveshuttleworth.com</b>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <b>SUGARLOAF, LLC</b> <span style="float: right;"><b>MARC AND ELIZABETH BIDDSON</b></span>	
Mailing Address: <b>1636 CORCUS FERRY ROAD</b> <span style="float: right;"><b>PO BOX 688</b></span> <b>HAMPSTEAD, NC 28443</b> <span style="float: right;"><b>HAMPSTEAD, NC 28443</b></span>	
Phone: <b>n/a</b>	Email: <b>n/a</b>
PROPERTY INFORMATION	
Property Address and/or Description of Location: <b>US Highway 17, approximately 0.2 miles south of intersection with Green Hill Drive NE</b>	
Parcel Tax ID #(s): <b>0840001501 and 08400015</b>	Total Site Acreage: <b>23.72</b>
Current Zoning District(s): <b>CO-CI</b>	Proposed Zoning District(s): <b>CO-GLD</b>
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: 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.</b>	

**STATEMENT OF REASONABLENESS**

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

Property is located immediately adjacent existing CLD zoning and Property has been identified as Medium Density Residential - Mixed on future land use plan.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: **Medium Density Residential - Mixed**

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:  
n/a

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.

DocuSigned by:  
Steve Shuttleworth  
Applicant Signature: \_\_\_\_\_ Date: 1/23/2025  
Signed by: 30A61446F...

DocuSigned by:  
Mare Biddison  
Owner Signature: \_\_\_\_\_ Date: 1/23/2025  
Signed by: FE1430370DD48A...

DocuSigned by:  
Mare Biddison  
Owner Signature: \_\_\_\_\_ Date: 1/23/2025  
Signed by: 01A0112DB630438...

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

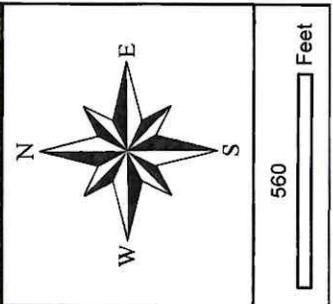
**Brunswick County Jurisdiction Fees**

- <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.

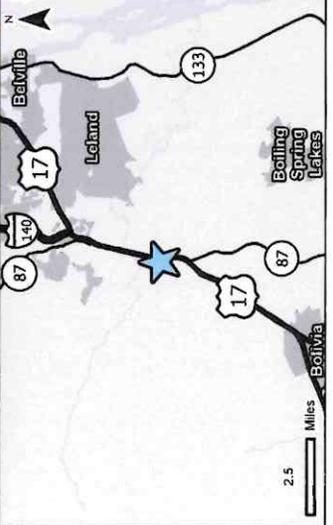


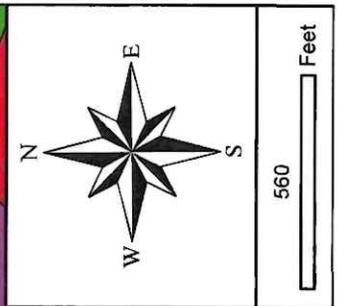
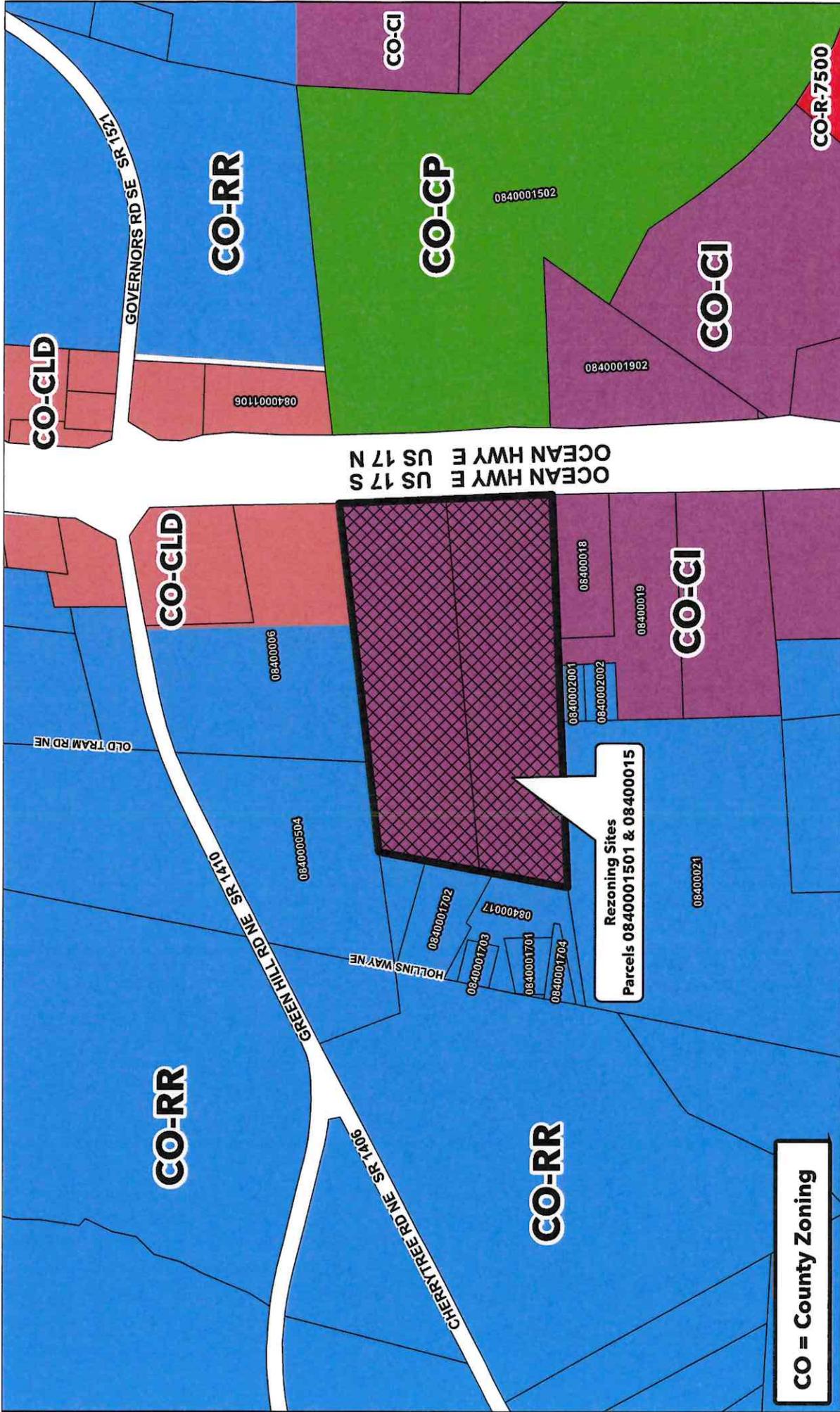
# Brunswick County Planning Board

## Rezoning Case Z-910

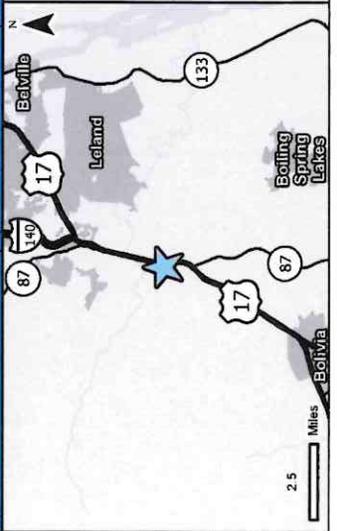
### From C-1 to C-LD

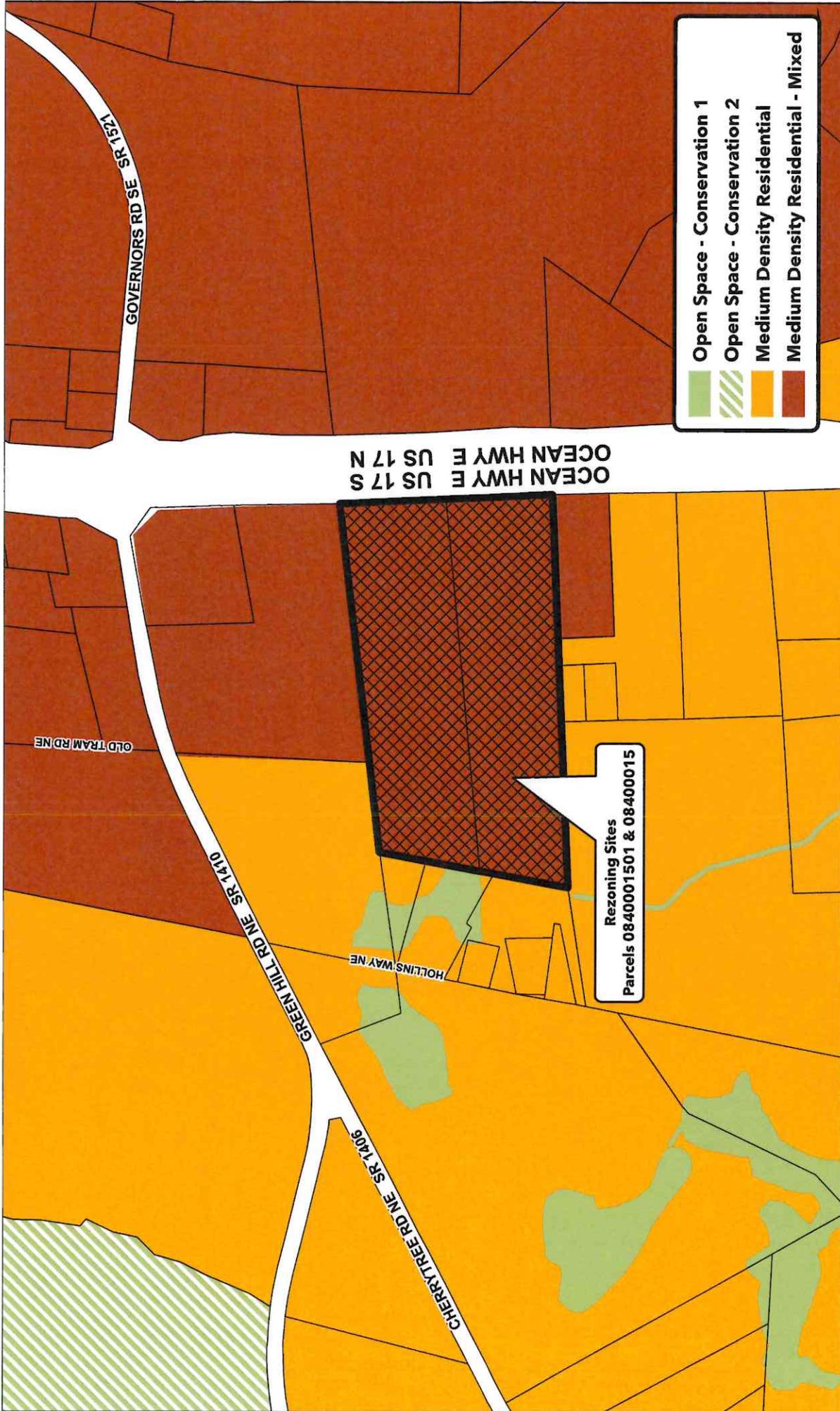
#### Imagery Map



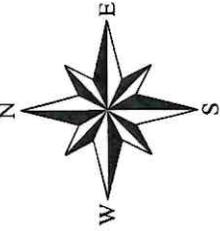


# Brunswick County Planning Board Rezoning Case Z-910 From C-I to C-LD Zoning Map





-  Open Space - Conservation 1
-  Open Space - Conservation 2
-  Medium Density Residential
-  Medium Density Residential - Mixed



560 Feet



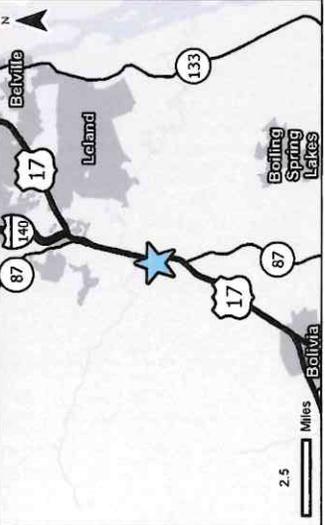
# Brunswick County Planning Board

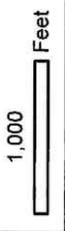
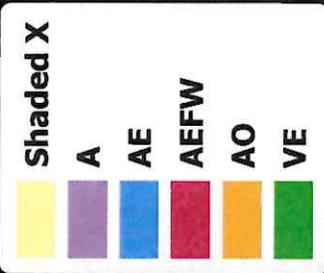
## Rezoning Case Z-910

### From C-1 to C-LD

## Blueprint Brunswick 2040

### Place Type Map



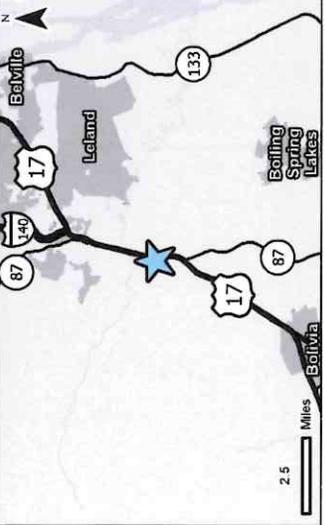


# Brunswick County Planning Board

## Rezoning Case Z-910

### From C-1 to C-LD

### Flood Hazard Map



# Z-910

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
0840001902	AL1982 PROPERTIES LLC		7113 JENNINGS RD NE	LELAND	NC	28451-9431
0840000504	GREENE HOBBY DEXTER ET	GREENE JANIE R	PO BOX 9	ELIZABETHTOWN	NC	28337-0009
084000021	JINWRIGHT SHEILA		397 KINGSWORTH LN	BELVILLE	NC	28451-8598
840002002	GARVIN JOHN H ET	GARVIN ANNIE P	P O BOX 73	WINNABOW	NC	28479
840002001	GARVIN JOHN H ET	GARVIN ANNIE P	P O BOX 73	WINNABOW	NC	28479
0840001704	HOLLINS TIMOTHY		3011 HARVEST RD	CASTLE HAYNE	NC	28429
840001702	HILL RETHA MAE		PO BOX 335	WINNABOW	NC	28479-0335
0840001701	HOLLINS MAMIE		PO BOX 335	WINNABOW	NC	28479-0335
084000017	HOLLINS MAMIE JOHNSON		PO BOX 323	WINNABOW	NC	28479
8400019	MATHES MARIAN G ETVIR	MATHES ROBERT	PO BOX 32	WINNABOW	NC	28479
8400018	ST MARYS MISSIONARY BAPTIST CHURCH		PO BOX 249	BOLIVIA	NC	28422-0249
0840001502	BRUNSWICK COUNTY	C/O FINANCE DEPT	5432 WHISPER CREEK LN	WILMINGTON	NC	28409
08400006	MUNROE WINNABOW LLC		6423 HOLLINS WAY NE	WINNABOW	NC	28479-0251
0840001703	HOLLINS LETHA FAYE		1648 N HOWE ST	SOUTHPORT	NC	28461-8904
0840001106	CLEWIS LAND HOLDINGS LLC					

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
840001501	SUGARLOAF LLC		1636 CORCUS FERRY RD	HAMPSTEAD	NC	28443-8275
8400015	BIDDISON ELMER MARC III ETUX	BIDDISON ELIZABETH S	PO BOX 688	HAMPSTEAD	NC	28443-0688

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	STEVE SHUTTLEWORTH		711 CAROLINA BEACH RD	CAROLINA BEACH	NC	28424

Mailed 4-2-2025 TC

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:** Medium Density Residential-Mixed

- 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:**

**Low-Density Residential,** This area is characterized by low-density residential development. Single-family detached homes on ½-acre lots or larger are common. Smaller lots are accomplished by keeping the gross density of the development. Improved open spaces include golf courses, neighborhood parks and recreational amenities, and greenway trails.

The properties located to the East and South of the subject parcel are designated as LDR (Low-Density Residential) by the Blueprint Brunswick 2040 Plan. Also, the properties located to the East, West, and South of the subject parcel are zoned R-7500 (Medium Density Residential). Staff finds the applicant's request reasonable and in the public's interest because the request for the R-7500 Zoning District is identical to the properties adjacent to the subject parcel.

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- 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.
- The Residential Suitability Map indicates the parcel as more suitable for residential development.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-911, with the proposed place type designation amendment to Low-Density Residential: 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:
  - o Consistent with the goals and objectives
    - LU-2. Support development in areas that are best suited for future development.
    - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
3. The Residential Suitability Map indicates the parcel as more suitable for residential development.



# REZONING APPLICATION

<i>For Office Use Only</i>		TC 2-14-25
Rezoning case	2-911	Invoice # 637417
Date Received	2-14-2025	
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  
completely

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Joseph K. Bland, P.E. Norris & Bland Consulting Engineers P.C.	
Mailing Address: 1429 Ash-Little River Rd. NW, Ash, NC 28420	
Phone: 910-287-5900	Email: pnorris@nbengr.com
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): MARIE S. POTTER	
Mailing Address: 135 Mill Creek Rd. SE Bolivia, NC 28422	
Phone: 910-512-6065	Email: Potter@atmc.net
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: 135 Mill Creek Rd. SE Bolivia, NC 28422	
Parcel Tax ID #(s): 11100006	Total Site Acreage: 45.2
Current Zoning District(s): RR	Proposed Zoning District(s): R7500
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 property is adjacent to R7500 zoning at the southern, eastern, and western boundaries.  
This rezoning is consistent with surrounding parcels.

**LAND USE COMPATIBILITY**

TC 3-14-2025

Future Land Use Map Classification:

RA and OSC1

TC 2-14-25

Is the proposed rezoning consistent with the Land Use Plan?

~~YES~~

NO

TC 2-14-25

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

~~Adjacent R7500 property to west is also classified as RA.~~ FC 3/20/2025

See Attached TC 3/20/2025

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:

*[Handwritten Signature]*

Date:

2/11/25

Owner Signature:

*[Handwritten Signature]*

Date:

2/12/25

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

Statement of Property Usage  
Potter Tract Rezoning – 11100006  
N&B Project No. 24115

The property is adjacent to properties zoned R7500 on its southern, eastern & western boundaries.

The property will be removed from the voluntary agricultural district upon development. The adjacent R7500 property to the east of the parcel is classified as LDR – Low Density Residential. We request that the land use be updated to be consistent with the adjacent property to the east.

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-911  
April 14, 2025

## APPLICATION SUMMARY

The applicant, Joseph K. Bland P.E. of Norris & Bland Consulting Engineers P.C., requests to rezone Tax Parcels 11100006 from RR (Rural Residential) to R-7500 (Medium Density Residential). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

135 Mill Creek Rd. SE (SR 1514) Near  
Bolivia, N.C.

### Tax Parcel

Parcel 11100006

### Current Zoning

RR (Rural Residential)

### Proposed Zoning

R-7500 (Medium Density Residential)

### Surrounding Zoning

R-7500 (Medium Density Residential) and  
RR (Rural Residential)

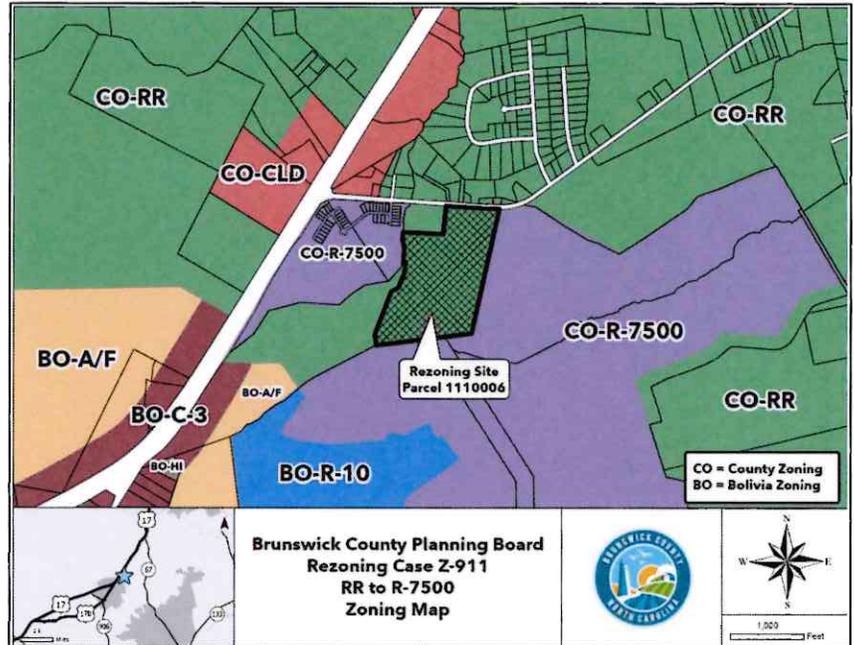
### Current Use

Single Family Residential

### Surrounding Land Uses

Single Family Residential, Single Wide  
Mobile Home, and Undeveloped

Size 45.2 Acres



## SITE CONSIDERATIONS

### Zoning History:

- The Zoning of the subject parcel was changed in 2006 from RU-Rural to RR (Rural Residential) with the adoption of the Brunswick County Unified Development Ordinance (UDO). The zoning of the parcel has remain unchanged since then.

**Buffers:** When located next to R-7500, if rezoned to R-7500, no buffer would be required. However, non-residential uses locating next to vacant property shall be required to provide a 0.2 buffer and when locating a non-residential use in the R-7500 District next to an existing residential developed property, a 0.4 buffer shall be required. When located next to RR, if rezoned to R-7500, a .2 buffer would be required next to a developed or undeveloped property.

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

### Utilities:

- County water is not available via a 30-inch waterline.
- County wastewater is not available.

**Schools:** The property is located within the Bolivia Elementary School, South Brunswick Middle School, and South Brunswick High School Districts. Bolivia Elementary School is nearing capacity, South Brunswick Middle School has capacity, South Brunswick High School is nearing capacity.

**CIP Projects In the Area:** Bolivia By-Pass Transmission Force Main FY 2025, Complex Buildings & Renovation FY 2025

### Traffic:

- Mill Creek Rd. (SR 1514) has adequate capacity.

### NCDOT Road Improvement Projects in Area:

- TIP Project HS-2003 AR At NC 906 (Midway Rd.) install traffic signal

### Environmental Impacts:

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

## ANALYSIS

### **Proposed Zoning District: R-7500 (Medium Density Residential)**

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

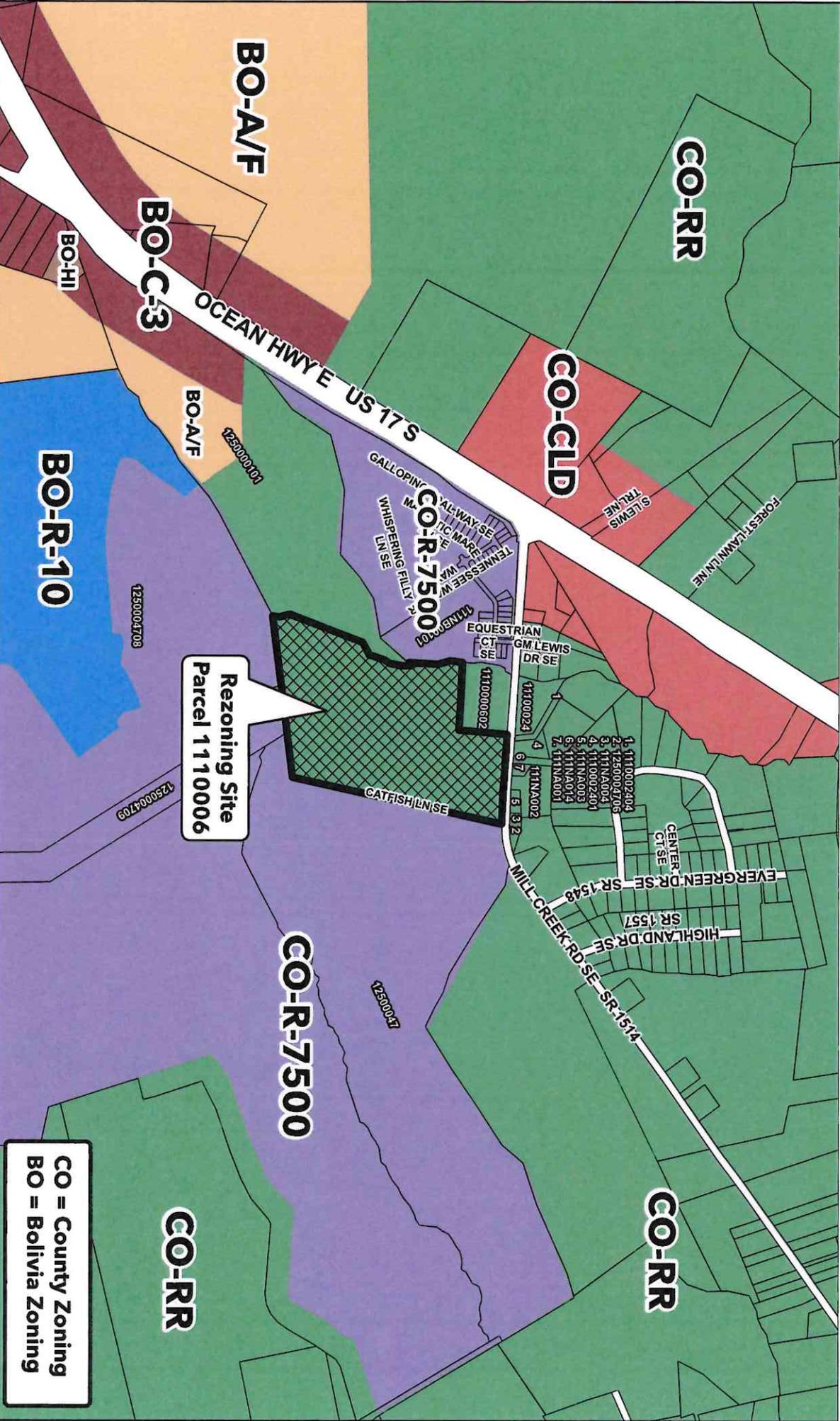
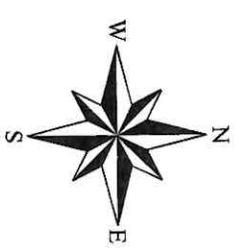
### **Existing Blueprint Brunswick 2040 Plan Place Types:**

**Rural / Agricultural,** This area is characterized by the relatively undeveloped land and working lands (pastures, crops, timberlands). It is intended to remain rural while allowing residential uses at very low densities. New residential development is sensitively integrated, avoiding encroachment on agricultural operations or valuable natural and cultural features. Agricultural support uses, home-based businesses, and seasonal and temporary uses are part of the mix. Most of the open space is privately maintained. Conservation design, which preserves more natural open space (or agricultural land) in exchange for smaller minimum lot sizes, may be a preferred approach to conventional residential development, provided utilities are available

**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,

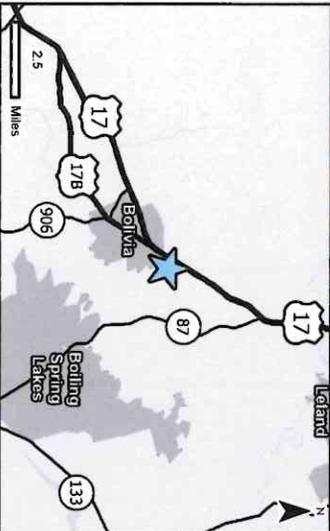


**Brunswick County Planning Board**  
**Rezoning Case Z-911**  
**RR to R-7500**  
**Zoning Map**

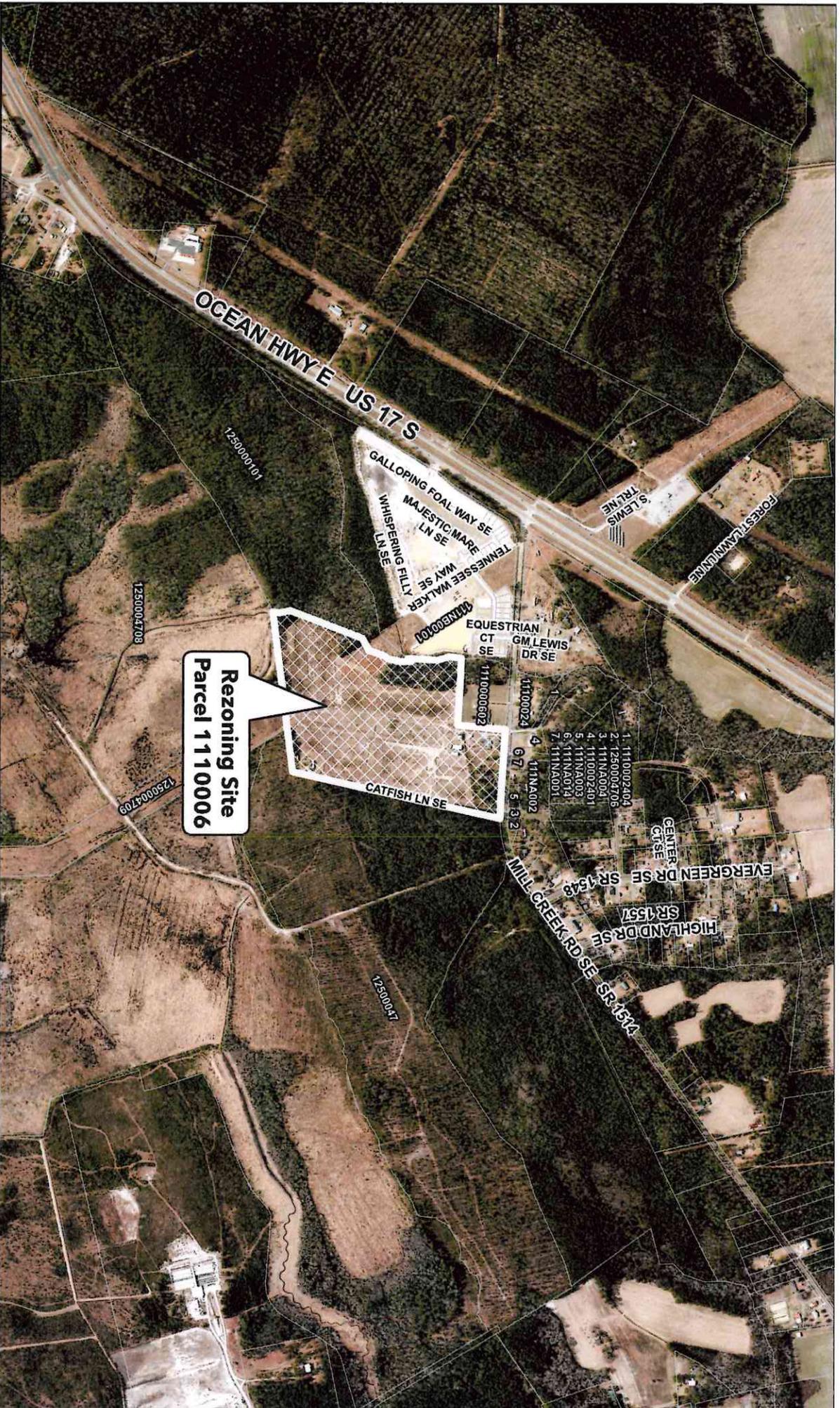
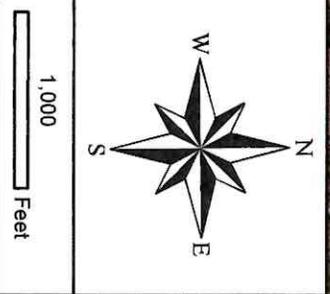


**Rezoning Site**  
**Parcel 11100006**

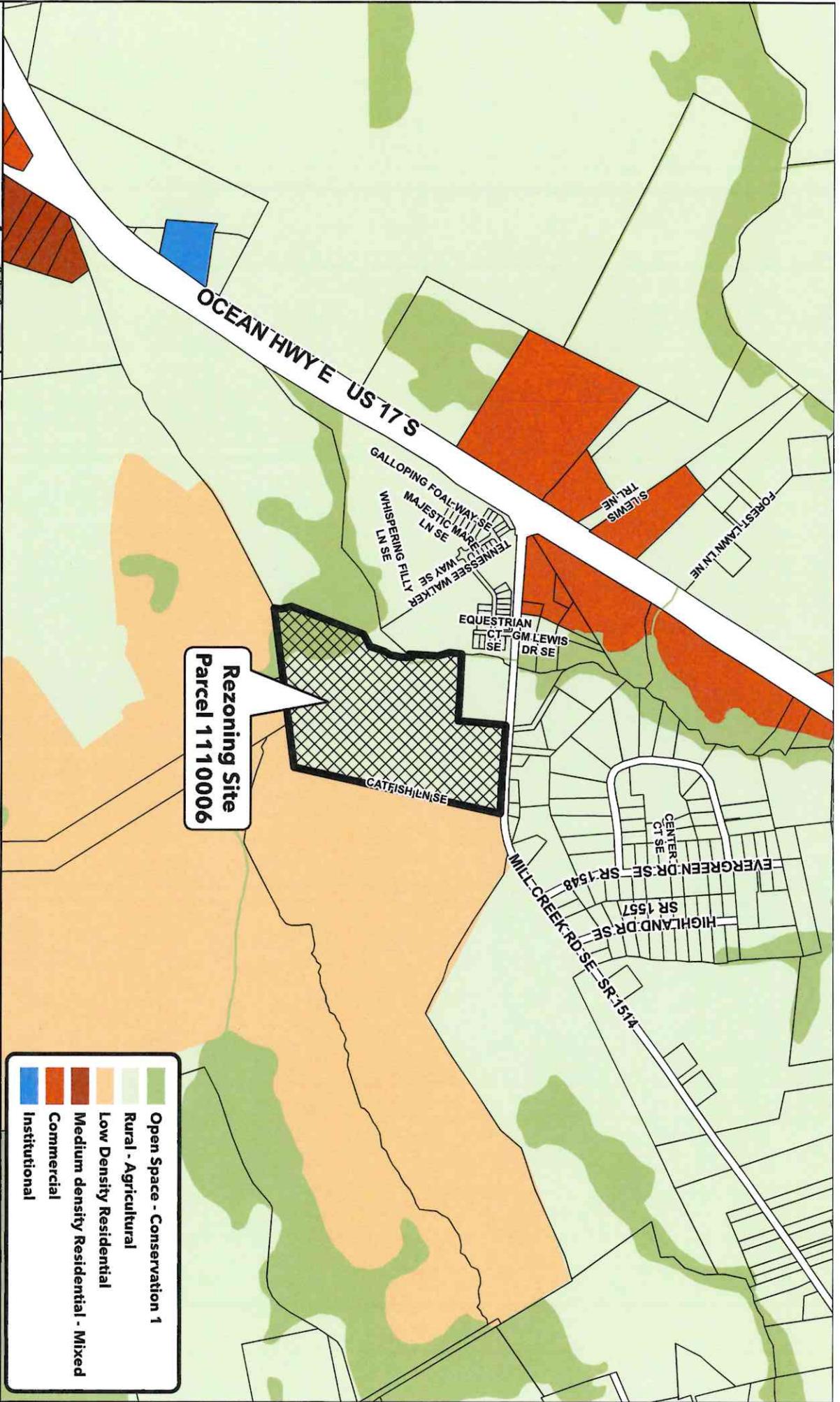
**CO = County Zoning**  
**BO = Bolivia Zoning**



**Brunswick County Planning Board**  
**Rezoning Case Z-911**  
**RR to R-7500**  
**Imagery Map**



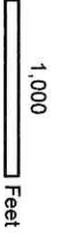
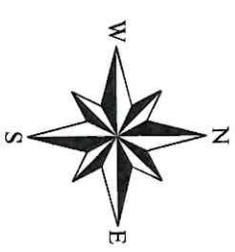
**Rezoning Site**  
**Parcel 1110006**



**Rezoning Site  
Parcel 1110006**

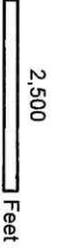
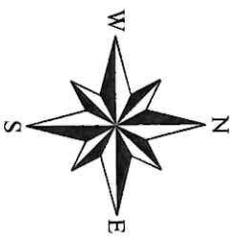
-  Open Space - Conservation 1
-  Rural - Agricultural
-  Low Density Residential
-  Medium density Residential - Mixed
-  Commercial
-  Institutional

**Brunswick County Planning Board  
Rezoning Case Z-911  
RR to R-7500  
Blueprint Brunswick 2040  
Place Type Map**





**Brunswick County Planning Board**  
**Rezoning Case Z-911**  
**RR to R-7500**  
**Flood Hazard Map**



**Rezoning Site**  
**Parcel 1110006**

	VE
	AO
	AEFW
	AE
	A
	Shaded X

# Z-911

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
12500047	VIRIDIAN RESERVE NC LLC		448 VIKING DR STE 220	VIRGINIA BCH	VA	23452-7331
111NB00101	TRIPLE J DEVELOPERS LLC		2845 LIVINGSTON CHAPEL RD	DELCO	NC	28436-9659
111NA014	BABSON WILLIAM BRADLEY		128 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
111NA003	STANLEY DOUGLAS M ET		3736 LEWIS LOOP RD SE	BOLIVIA	NC	28422
11100024	HOWARD DOROTHY D (LJ)	* HOWARD DOROTHY D ETALS	108 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
111NA001	BABSON WILLIAM BRADLEY		128 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
111000602	CAPPS STEPHANIE AND	JENKINS JOHNNY LEE	119 MILL CREEK RD SE	BOLIVIA	NC	28422-8625
111NA004	CRISCO PEGGY G		186 MILL CREEK ROAD SE	BOLIVIA	NC	28422
1250000101	ROBERTS MYRON DEAN ETALS	C/O ROBERTS ORVA LEE	34 MOUNTAIN MEADOW CIR	WEAVERVILLE	NC	28787-9378
1250004706	SP HS LLC		1015 ASHES DR STE 202	WILMINGTON	NC	28405-8353
1250004708	LCFUMB LLC		1015 ASHES DR SUITE 202	WILMINGTON	NC	28405-8353
111NA002	ALBERTI SAMUEL AND	ALBERTI CODI	19 LAKE FOREST PKWY	WILMINGTON	NC	28401-6338
1250004709	SP HS LLC		1015 ASHES DR STE 202	WILMINGTON	NC	28405-8353
1110002401	BABSON SHIRLEY		132 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
1110002404	BABSON SHIRLEY		132 MILL CREEK RD SE	BOLIVIA	NC	28422-8624

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
11100006	POTTER MARIE S		135 MILL CREEK RD SE	BOLIVIA	NC	28422

## APPLICANT(S)

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

Mailed 4-24-2025 TC