

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

**4:00 P.M. Monday**  
**May 12, 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 April 14, 2025 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Rezoning Z-912CZ

Proposed conditional rezoning of approximately 27.25 acres located at 445 Tarklin Court NW near Shallotte from R-6000 (High Density Residential) to RR-CZ (Rural Residential Conditional Zoning) for Tax Parcels 1820008143 and 1820008309. This conditional zoning request is for a social service facility and emergency shelter.

B. Rezoning Z-913

Proposed rezoning of approximately 0.78 acres located at 2940 Holden Beach Road (NC 130) near Supply from R-6000 (High Density Residential) to CLD (Commercial Low Density) for Tax Parcel 232GA007.

C. Rezoning Z-914

Proposed rezoning of approximately 7.68 acres located at 1738 Southport-Supply Road (NC 211) near Bolivia from R-6000 (High Density Residential) to CLD (Commercial Low Density) for Tax Parcel 1850002205.

D. Rezoning Z-915

Proposed rezoning of approximately 7.75 acres located off Hale Swamp Road SW (SR1154) and Jennie Branch Way SW near Ocean Isle Beach from R-7500 (Medium Density Residential) to RR (Rural Residential) for Tax Parcel 2290001201.

E. Planned Development – PD-153

Name: Long Beach Road Tract Planned Development  
Applicant: Bolton and Menk  
Tax Parcel: Portion of 21100004  
Location: Long Beach RD SE (NC 133)  
Description: Long Beach Road Residential is a proposed planned development, consisting of 49 single family units and 84 townhouse units on approximately 152.77 acres, creating an overall density of 0.87 dwelling units per acre.

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

April 14, 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  
James (Jim) Board  
Allen Brittain, At-Large  
William Bittenbender, At-Large

### MEMBERS ABSENT

Ron Medlin  
Harry "Richard" Ishler, Alternate  
Richard Leary

### STAFF PRESENT

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

### OTHERS PRESENT

Dylan Phillips, Brunswick Beacon  
Kenneth Williams  
Rynal Stephenson  
Andy Mills  
Twanda Williams  
Corbett Hankins

John Hankins  
Nick Cassala  
Amy Schaefer  
Gerald Ivey  
Jody Bland

## I. CALL TO ORDER

Chair Cheek called the meeting to order at 4:01 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. Richard Leary, Mr. Ron Medlin and Mr. Harry "Richard" Ishler were absent.

## **IV. APPROVAL OF MINUTES**

Mr. Brittain noted a correction of page 10 of 13, first paragraph should say, "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. Brittain opposing". Vice Chair Gaver made a motion to approve the 10-Mar-25 minutes with the noted correction presented by Mr. Brittain and the motion was unanimously carried.

## **V. AGENDA AMENDMENTS**

Mr. Pages said Item E (Z-910) under New Business was withdrawn by the applicant. He further stated that PD-148 (Olde Georgetown Expansion) was advertised and a sign posted on the property, but this item was pulled from the agenda due to a delay in the Traffic Impact Analysis (TIA) being completed.

## **VI. PUBLIC COMMENT**

There were none.

## **VII. PRESENTATIONS**

### **A. Technical Review Committee (TRC) and Capital Improvements Plan Summary.**

Ms. Dixon addressed the Board. She stated that the Board instructed staff to schedule a meeting with TRC members and staff felt it was not feasible to schedule such a meeting due to the vast number of attendees at the TRC meeting. Chair Cheek interjected that staff has offered for any member interested in attending the TRC meeting can do so as long as there are no more than 3 members in attendance. Ms. Dixon proceeded to discuss a PowerPoint presentation (attached) outlining the purpose of the TRC, a list of attendees, and the overall process for those projects (major site plans, major subdivisions, planned developments, and conditional rezonings) that appear before the TRC. Ms. Dixon reiterated that up to 3 Board members can attend (virtual or in-person) the TRC meeting to see the flow of the submittal process for a project to be considered for approval by the Board.

Mr. Board said he plans to attend the next TRC meeting. He asked staff if attendance is noted in the minutes of the TRC meeting? Ms. Dixon said staff provides a summary of the comments from different entities, whenever applicable. Mr. Pages added that there is a sign-in sheet listing attendees of the meeting. He stated that, at the direction of the Board, staff will be providing a list of entities that do not submit comments at future TRC meetings to the Board. Mr. Board asked staff if there are any entities that must provide comments such as the Sherrif's Office, Fire Marshal, fire department, and the school board representative? Mr. Pages said staff cannot mandate an entity to provide comments or attend a TRC meeting, but comments are received from those entities that require additional information for a

project to conform to their minimum standards. Mr. Board said he is concerned with a school board representative addressing school capacity deficiencies. He further stated that he spoke with the President of the School Board and he was told that they have the money to fund a school, but they are unable to secure property to build schools in areas where there is a need. Mr. Board expressed his concern with schools being over capacity with the growing population from new developments. Mr. Pages said staff invite the school board representative to TRC meetings so these matters can be addressed based on their criteria for constructing a new school.

Ms. Dixon proceeded to discuss the Capital Improvement Plan (CIP) handout previously provided to the Board. She provided a brief overview of the purpose of the CIP and the types of improvement projects based on a 5-year plan. She stated that this plan is under the budget documents on the County website. Vice Chair Gaver and Chair Cheek thanked staff for gathering and presenting this information to the Board.

## VIII. OLD BUSINESS

### A. 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. Pages addressed the Board. He stated that the Staff Report (attached) was presented to the Board at the previous meeting. He read an abridged version of the Staff Report stating that the site plan is unchanged from the initial approval of this project in September 2024 with the exception of a slight modification in unit distribution. He stated that the main change is connectivity to a spine road that extends to the northwest at Pea Landing Road NW (SR 1304) and connects to a center road that connects Seaside Road SW (NC 904) and Ocean Hwy W; (US 17). He stated that the developer is proposing 2 gates in the center of the project and the northwest portion of the project will be an age-targeted gated community and staff feels, after a site visit, this will be a step back from the initial approval of the project regarding connectivity for the area. Mr. Pages reminded the Board that there is a school (Jessie Mae Monroe Elementary) on Pea Landing Road NW (SR 1304) and approved commercial at the front of the project.

Mr. Pages said staff does not recommend approval of the proposed modification based upon the following findings:

- The proposed modification restricts direct access to Jessie Mae Monroe Elementary School on Pea Landing Road NW (SR 1304). Requires residents and school buses within the Planned Development (PD) to travel via US 17 (a heavily traveled major throughfare) to access Pea Landing Road NW (SR 1304) to reach the school.
- 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.
- The proposed modification conflicts with the following UDO Sections:
  - 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.
      - ❖ Ref: UDO Section 6.11.3.C.1.iv., which states: For residential developments with more than 300 lots (or equivalent dwelling units), at least three points of access to the roadway shall be provided.
- 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.

Mr. Pages further stated that it is not just targeted at the residence in the ungated portion of the project, but the community at large (residents on Pea Landing Road NW and US 17). It will benefit the entire area to have another arterial road to improve connectivity in this region. However, if the Planning Board decides to approve the proposed 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. Board asked staff if the North Carolina Department of Transportation (NCDOT) issued a modification to the TIA based on the proposed changes and Mr. Pages said no. Mr. Pages said NCDOT indicated that these changes will not impact the previously approved TIA.

Attorney King reminded the Board that Article 6, Section 6.11.3.C.iv., says when there are more than 300 lots, the Planning Board may specify that more than three points of access shall be provided. He stated that staff feels there should be an additional access point and denying the project for this purpose will require the Board to identify what type of access point will be sufficient. He stated that the UDO requires three points of access and Section 6.11.3.C.v., 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. During times of emergency evacuation (such as a natural disaster), gates may be required to be opened to provide alternative evacuation routes". He proceeded to say the project has 3 access points and staff feels there should be an additional access point on Pea Landing Road NW (SR 1304) for everyone to utilize.

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

Mr. Nick Cassala, Vice President for Brookfield Residential, addressed the Board. He stated that this site has been under construction for several months and considerable work has been completed on the regional pump station. Mr. Cassala discussed a PowerPoint presentation (attached). He stated that the initial master plan was crafted prior to their involvement by a landowner that focused on maximizing density to only market the property. He stated that the subject property was placed under contract on 2 separate occasions and subsequently was sold to another landowner and the Planning Board approved the project in 2024 that included the commercial portion of the project along US 17. Mr. Cassala said they purchased the residential portion of the community in December 2024 and developed a working relationship with Hardee Investments (developer of the commercial portion of the project). The key changes to the project are based on considerable market research and experience in relationship with builder partners, which contributes to sustainability and it is consistent with the UDO minimum requirements. The proposed plan offers more product diversity, reduces traffic, preserves unimpeded emergency access, and continues to provide connectivity to and for the benefit of the greater community. He said there are 2 major changes proposed, which consist of the elimination of the central roundabout along the collector road in conversion to a 3-way t-intersection that will minimize wetland impacts and transformation of nearly 50% of the residential homes into a gated age-targeted neighborhood that is beneficial to the success of the project. He felt that there is no significant advantage to traffic meandering through the age-targeted neighborhood. He further stated that the plan has 6 access points. He proceeded to discuss other attributes of this project such as garden style rental apartments and single-family homes for rent, sidewalks on 1 side of the street in all neighborhoods, collector road and a local subdivision road within the age-targeted neighborhood with a multi-use trail, and resort style club amenity for homeowners. Mr. Cassala felt that Pea Landing Road NW (SR 1304) is rural in nature and not constructed in a manner to support much traffic. Mr. Cassala said NCDOT has no plans to improve Pea Landing Road NW (SR 1304). He discussed the benefits of an age-targeted community (traffic reduction, lower impacts on water and sewer, tax benefit to local schools without the impact, and higher property values). He stated that the commercial area will serve this neighborhood and the entire area as a whole.

Mr. Rynal Stephenson, DRMP, addressed the Board. Mr. Stephenson discussed the age-targeted units, in that, they generate 1/3 of traditional unit trips. He explained trip generation in the TIA as it relates

to the proposed project. He reiterated that the age-targeted area can utilize all access points and non-age-targeted areas will, typically, access NC 904 and US 17. He discussed internal travel time (miles and minutes) through the community. He further stated that external cut through travel routes from the commercial area to Pea Landing Road NW (SR 1304) and Griffin Street/Pea Landing Road NW (SR 1304) has no advantages to cut through the age-targeted area to/from Pea Landing Road NW and travel time is shorter, but travel time is higher because speed will be reduced in the residential community.

Amy Schafer, Lee Kaess PLLC, addressed the Board and she stated that the proposed plan has to be approved if the plan complies with the UDO minimum requirements. Ms. Schafer read an excerpt from Article 6, Section 6.11.5.A, which states, "Siren activated gate systems shall be required for all unattended gates". She stated that this project meets (3 access points) and exceeds (6 access points) the required access points.

Mr. Cassala re-addressed the Board. He reiterated that they are not increasing density or expanding the project. He stated that this will be a sustainable community that will introduce diverse residential housing and commercial services to the County.

Chair Cheek asked if the project will be built to the 100-year storm event? Mr. Cassala said he is committed to designing and building the project to a 100-year attenuation storm event. Mr. Brittain asked if the gate will be unmanned? Mr. Cassala said there will be a sophisticated unmanned gate system. Mr. Board asked Mr. Cassala to define an age-targeted community and Mr. Cassala said 55 years old or older. Mr. Board asked if there will be a difference in the density for the age-targeted community versus the non-age-targeted community? Mr. Cassala said it is less dense on a per unit basis in the age restricted community. Mr. Board asked about the proposed cart bridge between Pods 6 and 7, 11, 12, and 13 through the wooded area. Mr. Cassala said that is an aspiration at the current time because no permits have been secured for the proposed cart bridge. Mr. Board said Pea Landing Road NW (SR 1304) turns into Thomasboro Road NW (SR 1165) when it intersects with US 17 and there is a considerable amount of development occurring south of US 17 off Thomasboro Road SW (SR 1165), which could become bottle-neck traffic with the existing and new proposed developments. He asked if this project's TIA includes all of the other approved developments in this area? Mr. Stephenson said they have to consider other traffic in the area as well as road improvements required by NCDOT. Chair Cheek asked if NCDOT improvements are underway for Phase 2 and Mr. Stephenson said they are close to having approved plans and permits for Phase 1 of the development, but they are moving forward to get the full build improvements in place (i.e., turn lanes). He said they are consulting with NCDOT and working on the design phase for review and approval by NCDOT. Mr. Cassala said monies are available for road improvements in Phases 1 and 2. Mr. Bittenbender said an entrance is proposed through the commercial area and he was concerned with the potential impact of the commercial traffic on this community. Mr. Stephenson said they have to generate traffic for the full build out, which includes the commercial area. Mr. Board asked if the fire department in this area attended the TRC and Mr. Pages said the fire marshal's office, typically, attends and represents fire departments at the TRC meetings.

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

Mr. Brittain asked if staff's recommendation is the same based on the information presented tonight and Mr. Page said yes. Mr. Pages said staff feels that there should be options such as additional connectivity to utilize the roads in the proposed development, so traffic is minimized on the major roads (US 17 and NC 904). He further stated that the access points will not be used by the residents

unless they are travelling to the commercial area. Ms. Dixon said school buses will likely travel through this community. Chair Cheek said he would rather travel around a community to avoid the slower rate of speed through a residential community.

Mr. Board made a motion to reopen the Public Hearing and the motion was unanimously carried. Mr. Board asked Mr. Cassala if they have considered omitting the gates in the age-targeted community and Mr. Cassala said they have, but it will not be a viable product/project. Chair Cheek asked if there is an option to provide school bus accessibility through the community? Mr. Cassala said a school bus pick up area could be made available for school-aged children in the development. Mr. Board asked how construction traffic, garbage trucks, repairmen, and other non-residents will gain access to the development? Mr. Cassala said there will be dial-up access and codes to access the community and the gates will be monitored at all times.

With no further discussion, Vice Chair Gaver made a motion to close the Public Hearing and the motion was unanimously carried. Vice Chair Gaver said if a project meets the minimum requirements of the UDO, the Board has to approve the project unless there is a detriment to the public safety and welfare. He felt that there is a need for age-targeted communities in the County. Vice Chair Gaver further stated that the proposed gate meets the minimum design standards requirement and Mr. Brittain concurred. Mr. Board was concerned with the Grissettown Fire Department having the capacity to handle potential fires in this community.

Vice Chair Gaver made a motion to approve PD-145 (Timber Farms Planned Development Modification) with the noted conditions in the Staff Report as well as a fourth condition that the project's stormwater ponds shall be constructed to contain the 100-year storm event and the motion was unanimously carried.

#### B. Planned Development – PD-147

Name: Smith Tract Planned Development  
Applicant: Andy Mills  
Tax Parcel(s): Portion of 18600015  
Location: Southport-Supply Road 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.

Mr. Phillip Coates addressed the Board. Mr. Coates read the Staff Report (attached). Mr. Coates identified the subject property and surrounding properties on a visual map. He provided the Board with school capacity charts (attached) for nearby schools.

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the 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. Board said the site plan shows 1 access point and he felt there should be 2 access points. Mr. Pages said there is a proposed second entrance at the rear of the property, which is adjacent to the previously approved Midway Tract. Mr. Pages said staff is working with the developers to get an internal connection. He said staff does not believe NCDOT will grant an additional connection off NC 211. Mr. Board expressed concern with the high volume of traffic in this area that travel at a high rate of speed. Mr. Pages said there may be some maneuvering of the entrance by NCDOT. Mr. Brittain noted a discrepancy in the number of dwelling units (TIA says 132 single-family units and the plan presented to the Board says 137 single-family units). Mr. Pages said staff noticed the difference, but NCDOT said it will not have an impact on their recommendation. Mr. Board was concerned that Virginia Williamson Elementary exceeds capacity and South Brunswick High will be exceeding capacity in 3 years. He expressed concern with the lack of urgency being taken by the Board of Education regarding adequate school capacity. He felt that this matter should be discussed with the Board of Education. He reiterated that he envisions a crisis sooner rather than later with adequate school(s) capacity.

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

Mr. Andy Mills, Colliers Engineering and Design, addressed the Board and he stated that they had a neighborhood meeting with no opposition. Mr. Mills said they addressed TRC concerns and the future widening of NC 211 has been taken into consideration via the proposed 75' perimeter buffer. Mr. Mills said the turn lanes are a result of comments received from NCDOT. The stormwater ponds will be designed for the 100-year storm event. Mr. Board asked if Oak Island has been contacted regarding potential fire hazardous and Mr. Mills said a representative from the fire department was at the TRC meeting and they stated that the project meets fire flow. Mr. Board reiterated his concerns for the small fire department being able to provide fire protection and coverage outside their boundaries. Mr. Pages said there were no major concerns addressed at the TRC meeting. Mr. Board added that he will be attending the next TRC meeting.

With no further comments, Mr. Bittenbender made a motion to close the public hearing. Mr. Board was concerned with adequate school capacity, traffic and fire coverage in this area. He felt that communication and representation by the local fire department that will be responsible for fire protection should be commenting on these projects. Chair Cheek asked staff if the development have to have a fire permit before proceeding with developing the property? Mr. Pages said the fire marshal's office will issue a fire permit after all minimum criteria has been met. Mr. Board asked if the stub out on the north side of the development has been approved to be connected by both parties? Mr. Pages said there is a stub out shown on the Midway Tract that will have to connect as part of the approved master plan(s). Mr. Board said a fire truck cannot turn around on the small streets and Mr. Pages said they will have to meet minimum fire code requirements.

Vice Chair Gaver made a motion to approve PD-147 (Smith Tract Planned Development) with the noted conditions in the Staff Report and the motion carried 4 to 1 with Mr. Board opposing.

C. Rezoning Z-909 – Olin Clyde Ivey.

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

Mr. Tyler Connor addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Connor read the consistency and reasonableness determination statement (attached). He provided the Board with school capacity charts (attached) for the nearby schools.

Mr. Connor said staff recommends approval from MR-3200 (Multifamily Residential) to R-7500 (Medium Density Residential) for Tax Parcels 232HG014 and 232HG015.

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

Mr. Gerald Ivey, 2847 John T. Holden Road SW, addressed the Board. Mr. Ivey said he lives on John T. Holden Road SW, which was his grandfather's property. He stated that most of the lots on John T. Holden Road SW is family owned. Mr. Ivey said a realtor offered his family money to purchase their property, but there was an economic downturn shortly after and the property never sold. He stated that he owns 4 lots on John T. Holden Road and the subject properties are better suited for the requested zoning change, so his family can build single-family homes on the properties in question.

Ms. Twanda Williams addressed the Board. Ms. Williams asked what impact the zoning change will have on West Brunswick High School if the property is zoned commercial? Chair Cheek said the property is requested to be rezoned to R-7500 (Medium Density Residential). Mr. Connor said West Brunswick High School has adequate capacity. Ms. Williams disagreed with West Brunswick High School having adequate capacity. She asked staff what study was used to determine that West Brunswick High School has adequate capacity? Ms. Dixon said school capacity data is received from Brunswick County Schools. Mr. Connor said staff inadvertently omitted the data received from Brunswick County Schools in the PowerPoint presentation, but he assured Ms. Williams that they would provide that information to her. Mr. Pages said the high schools in the County have capacity and they are not a concern. Ms. Williams said it is a concern to her because her daughter is a student at West Brunswick High School. She stated that West Brunswick High School is over capacity and she will retrieve the necessary information to support her comments. Chair Cheek asked Ms. Williams if she has any issues with Mr. Ivey's property being rezoned and Ms. Williams replied, no. He reiterated that staff will provide Ms. Williams with a copy of the data they received from the Board of Education regarding West Brunswick High School's school capacity.

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

Vice Chair Gaver made a motion to approve Tax Parcels 232HG014 and 232HG015 to R-7500 (Medium Density Residential) and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

**CONSISTENCY & REASONABLENESS DETERMINATION**

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

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

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

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

Mr. Cheek stated that any person with standing may appeal the decision of the Planning Board to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration.

**IX. PUBLIC HEARINGS**

**A. Planned Development – PD-139**

Name: Brunswick Landing Planned Development Expansion (formerly Hankins Tract)  
Applicant: Norris and Bland Consulting Engineers  
Tax Parcel(s): 13900066, 1390006601, and 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, creating an overall density of 3.47 dwelling units per acre. 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.

Mr. Marc Pages addressed the Board and he read the Staff Report (attached). He previously provided the Board with a letter (attached) from Fallon Parvin (adjacent property owner to the west of the southwest corner of the site) in opposition to the plan. He further stated that she is in the process of getting her property entered into the Voluntary Agricultural District (VAD) Program that will likely be approved in May 2025 according to Elliot Swain (Director of Soil and Water Conservation). Mr. Pages said if Ms. Parvin's property is approved by the VAD, there will be an additional buffer (50' wide) imposed along her property boundary. 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. Vice Chair Gaver asked staff how this project will be impacted? Mr. Pages said, if this project is approved tonight, it will not be affected when Ms. Parvin's property is approved for the VAD Program in May 2025.

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.

Vice Chair Gaver asked about the jurisdictional ditches shown on the plan and Mr. Pages said jurisdictional ditches are protected by the U.S. Army Corps of Engineers (Corps of Engineers) that can be re-routed with a permit from the Corps of Engineers. Mr. Brittain asked if stormwater ponds can be placed in the flood zone and Mr. Pages replied, yes. Chair Cheek asked about the 2 interconnectivity areas and Mr. Pages said those areas are to accommodate potential future development. Mr. Brittain asked if the no name storm, Potential Tropical Cyclone (PTC#8) was factored into the floodplain information presented? Mr. Pages said the flood information is based on the 2018 flood maps.

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

Mr. Jody Bland, Norris and Bland Engineering, addressed the Board. He stated that the Brunswick Electric Membership Corporation (BEMC) power easement will be abandoned and BEMC has a 50' easement along Old Business 17 where the high-tension poles are located. There is an amenity area (1.69 acres) reserved in the center of the project and they are obtaining a wetland crossing permit for the second connection that crosses the wetlands that included the jurisdictional ditches, which prompted the re-route of the major ditch to the south. Mr. Bland said they are creating more storage because they are excavating and not filling, there is interconnectivity (2 connections on Old Business 17 as well as future connects along the perimeter property lines), they held a neighborhood meeting (with 4 attendees) and there were questions about traffic, stormwater (over treating to the 100-year storm), water and sewer (will be installed by the developer and dedicated to the County), and TRC comments were addressed.

Chair Cheek asked if the ditch in the center of the property is being re-routed and Mr. Bland said no. Mr. Bland said they are allowed to disturb and fill the area as part of the disturbance permit. Mr. Board asked if the ditch in the center of the project will be filled and Mr. Bland said both of the existing ditches will be filled and the Corps of Engineers is requiring a new ditch be cut around the perimeter of the property. Vice Chair Gaver asked about the pump station near the mail kiosk and Mr. Bland said it is a standard pump station (50'x50') required by the County and the mail kiosk may be moved to the amenity area. Vice Chair Gaver asked if there is a minimum distance a pump station has to be from structures and Mr. Bland said they are, typically, 100' from a structure to avoid odor control, but the minimum distance will be coordinated with Brunswick County Engineering.

Mr. Corbett Hankins addressed the Board. He stated that he lives next to the proposed development. Mr. Hankins said, in 1984, he worked with Menard Ferguson, Soil Conservation, who engineered a canal surrounding his property from Old Ocean Hwy to the swamp. Mr. Hankins said his property is on a slope so water drains toward his property. He said the State came out approximately a month ago and cleaned out the ditch in front of his property so the water flows faster to the canal. He wondered what will happen with the canal (1:1 slope that is 6' – 8' deep and 3800' in length.) that was constructed in 1984? He expressed concern with his property being flooded from the additional stormwater runoff that will be generated by this development. Chair Cheek pointed out the canal on a visual map and the Board determined that the canal was not shown on the proposed plan they received. He asked the location of where the ponds will be filled-in? Mr. Bland said they do not have the final topography of the project, but they cannot block any drainage area(s). He said the canal Mr. Hankins is referencing to may be the jurisdictional ditch to the south that has been identified. Mr. Bland said the off-site points will be verified by the surveyor along the ditch lines and they will make sure the drainage flow continues to move toward the swamp. Mr. Bland said their stormwater drains internally and will not flow to the existing canal. Chair Cheek clarified that the developer will work with Mr. Hankins to ensure drainage will not be impeded to the existing canal.

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-139 (Brunswick Landing Expansion Planned Development – fka. Hankins Tract) with the noted conditions in the Staff Report and the motion was unanimously carried.

B. Rezoning Z-911 – Joseph K. Bland (%Marie Potter).

Request rezoning of approximately 45.20 acres located at 135 Mill Creek Road SE (SR 1514) near Bolivia, NC from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 11100006.

LAND USE PLAN MAP AMENDMENT (LUM-911):

Request to amend 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 11100006 near Bolivia, NC. This Land Use Plan Map Amendment totals approximately 45.20 acres.

Mr. Tyler Connor addressed the Board. He read the Staff Report (attached) and identified the subject property and surrounding properties on a visual map. Mr. Connor read the consistency and reasonableness determination statement (attached). He provided the Board with school capacity charts (attached) for the nearby schools.

Mr. Connor said staff recommends approval from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 11100006 located at 135 Mill Creek Road SE (SR 1514) near Bolivia, NC in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map to LDR (Low Density Residential) and adopt the consistency and reasonableness determination statement.

Vice Chair Gaver asked about the letter submitted by Norris and Bland stating that the property will be removed from the VAD upon development. He asked the advantage of being in the VAD? Ms. Dixon said the VAD protects properties from nuisance actions and VAD participants are not obligated to connect to public sewer if it is made available. Mr. Pages interjected the property was a catfish farm, but the catfish ponds have been filled in.

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

Mr. Jody Bland, Norris and Bland Engineering, addressed the Board. Mr. Bland said the property has been removed from the VAD. He reiterated that the property was a catfish farm and the ponds have been filled. Mr. Bland said the requested zoning is more appropriate because they are not operating the catfish farm and the property is bordered by R-7500 zoning on 3 sides.

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

Vice Chair Gaver made a motion to approve Tax Parcel 11100006 located at 135 Mill Creek Road SE (SR 1514) in conjunction with an amendment to the Blueprint Brunswick CAMA Land Use Plan Map to LDR (Low Density Residential) and adopt the consistency and reasonableness determination statement and the motion was unanimously carried.

#### **CONSISTENCY & REASONABLENESS DETERMINATION**

*Per LDCGS, 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:

- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives support the rezoning:
  - Consistent with the goals and objectives
  - LU-2. Support development in areas that are best suited for future development.
  - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- The Residential Suitability Map indicates the parcel as more suitable for residential development.

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

Chair Cheek stated that any person with standing may appeal the decision of the Planning Board to the Brunswick County Board of Commissioners. Notice of the appeal must be provided in writing within 15 days. If no appeal is received, then the decision of the Planning Board shall be final. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration.

**X. OTHER BUSINESS.**

**A. UDO Modernization Project Update.**

Ms. Dixon addressed the Board and she stated that staff is moving forward with reviewing draft updates of the UDO that have been presented by the consultant based on comments from the general public and staff.

Mr. Board asked if staff has had any conversations with the consultant on the status of the UDO updates? Ms. Dixon said staff has received draft copies of several sections of the UDO, but the consultant is hesitant on providing staff with some portions of the UDO until the State makes a final decision on Senate Bill 382. She said staff is hoping that a lot of the updates will be rolled out in May 2025.

**B. Planning Board Case Update.**

Ms. Dixon addressed the Board and she stated that all previously approved cases (PD-143 - Remuda Run), PD-140 - Real Green, and PD-144 - Dowdy Tract) were not appealed to Superior Court.

**XI. ADJOURNMENT.**

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

# CONDITIONAL REZONING STAFF REPORT

Prepared by Jeff Walton, Planner II

Rezoning Case#: Z-912CZ

May 12, 2025

## APPLICATION SUMMARY

The applicant, Josh Torbich of Christian Recovery Centers, Inc. and property owner, Carol S. Petrea of Youth Gif FNFTN, Inc., requests to rezone Tax Parcels 1820008143 & 1820008309 to RRCZ (Rural Low Density Residential Conditional Zoning). This conditional zoning request proposes a social service facility and emergency shelter use within an existing 11,700 square-foot building and an associated parking facility. The previous use of the property was a golf-related camp for local youth. The applicant proposes no site changes to the existing building and parking lot. All existing trees, buffer areas, and open space would remain unchanged. Staff recommends modifying the *Blueprint Brunswick 2040 Plan* Place Type category to OSC1 (Open Space - Conservation 1) to better reflect the existing land use of the property.

The applicant held a Neighborhood Meeting on March 13, 2025. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. A site plan is provided, and several conditions have been proposed and agreed upon by the owner.

### Location

445 Tarkln Court NW near Shallotte NC

### Tax Parcels

1820008143 & 1820008309

### Current Zoning

R-6000 (High Density Residential)

### Proposed Zoning

RRCZ (Rural Low Density Residential Conditional Zoning)

### Surrounding Zoning

C-LD & R-6000

### Current Use

Vacant building and vacant land

### Proposed Use

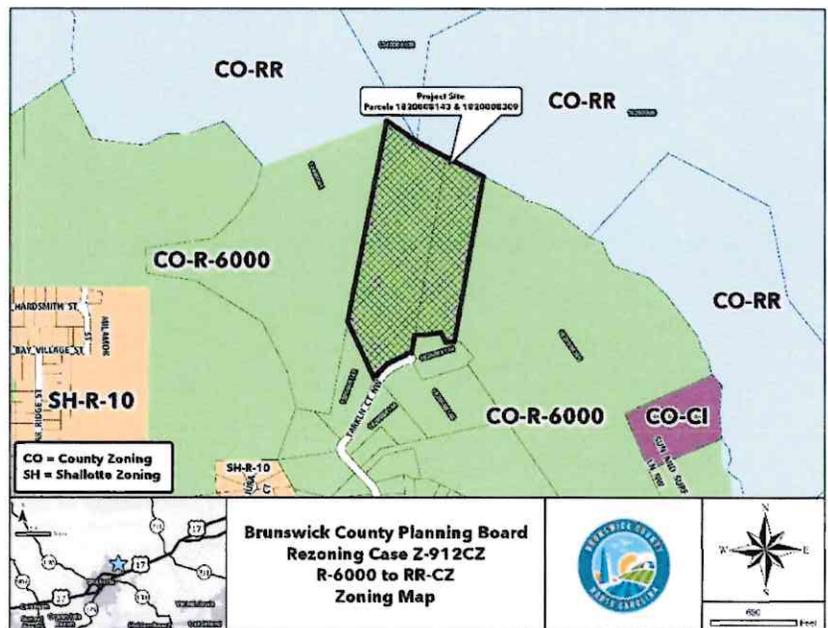
Social service facility and emergency shelter

### Surrounding Land Uses

Vacant Land, Residential

### Size

27.83 acres



## SITE CONSIDERATIONS

**Zoning History:** The zoning designation on this property has remained unchanged since County Zoning was adopted in 1994.

**Perimeter Buffers:** A 10-foot 0.2 opacity perimeter buffer would be required along the eastern and western property lines, no buffer would be required along the rear property line. The applicant has noted on the site plan that all existing vegetation would remain, including the landscaping within the buffer areas.

**Street Yard Buffers:** A 15-foot street buffer exist along Tarkln Court NW and the applicant proposes to preserve all existing vegetation.

**Utilities:** A 6-inch watermain is available from Brunswick County Utilities within Tarkln Court NW. The site plan proposes to use the existing septic wastewater system located on site.

**CIP Projects in Area:** None

**Traffic:** According to NCDOT, Tarkln Court NW is classified as a local street and has adequate capacity.

**NCDOT Road Improvement Projects in Area:** None

### **Environmental Impacts:**

- The site is not located within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: The site scores a 6 out of 10. A moderate score indicates some biodiversity and wildlife present.
- The property is not located within a half mile of a Voluntary Agricultural District and is not located within a Significant Natural Area.

## ANALYSIS

Conditional Zoning is established to offer flexibility to meet project and community needs that are not accommodated by conventional zoning districts. These districts allow approval with individualized development standards adopted as part of the rezoning. Property is rezoned to these districts in response to and consistent with the applicant's submitted site plan, list of uses, list of conditions, and any rules or regulations, that would govern development of the site. The property owner and Brunswick County must agree to all conditions. The applicant must hold at least one neighborhood meeting on the proposal prior to the Planning Board's public hearing. These districts are potentially available in conjunction with any of the conventional zoning classifications of the site.

### **Proposed Zoning District:**

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

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

- **MDRM, Medium Density Residential Mixed Use (existing):** This area consists of—or can support—single-family detached homes on varying lot sizes. Improved open spaces in the form of neighborhood parks and recreational amenities are interspersed. Greenway trails within provide links to greenway trails in the area. Maximum impervious coverage limitations help preserved green space.
- **OSC1, Open Space – Conservation 1 (existing and proposed):** These areas consist primarily of undisturbed open space: floodways and floodplains, high-risk flood areas, publicly protected lands (e.g., state-maintained sanctuaries), CAMA setbacks, privately protected lands (i.e., conservation easements), NC Natural Heritage Conservation Program areas, and historically or culturally significant areas/properties. Though some development exists in these areas, new development is unlikely. New uses are associated with access to protected open space (i.e., game lands for hunting, nature preserves for education and passive recreation) and natural resource management. Maintaining environmental integrity or historic value are major considerations in land-disturbing activities.

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:**

- HW-2. Ensure equitable access to healthcare and healthy environments, by increasing access to gathering places as a way of fostering social connections.
- NR-2. Maintain the "green" of Brunswick County as development continues, by encouraging tree preservation within site development.

# **CONDITIONAL ZONING SUMMARY**

Staff recommends **APPROVAL TO RRCZ (RURAL LOW DENSITY RESIDENTIAL CONDITIONAL ZONING) IN ACCORDANCE WITH THE SITE PLAN, THE LIST OF CONDITIONS AND ALLOW A SOCIAL SERVICE FACILITY AND EMERGENCY SHELTER USE FOR TAX PARCELS 1820008143 & 1820008309 BASED** upon information provided, surrounding area, current uses, the Blueprint Brunswick 2040 Plan, and other adopted Brunswick County plans and policies.

## **Permitted Uses:**

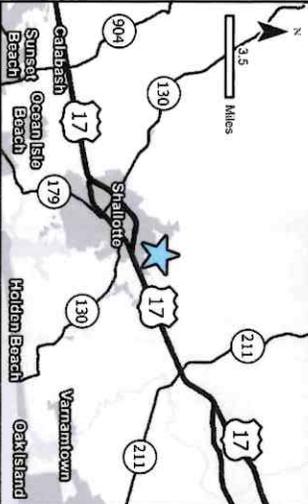
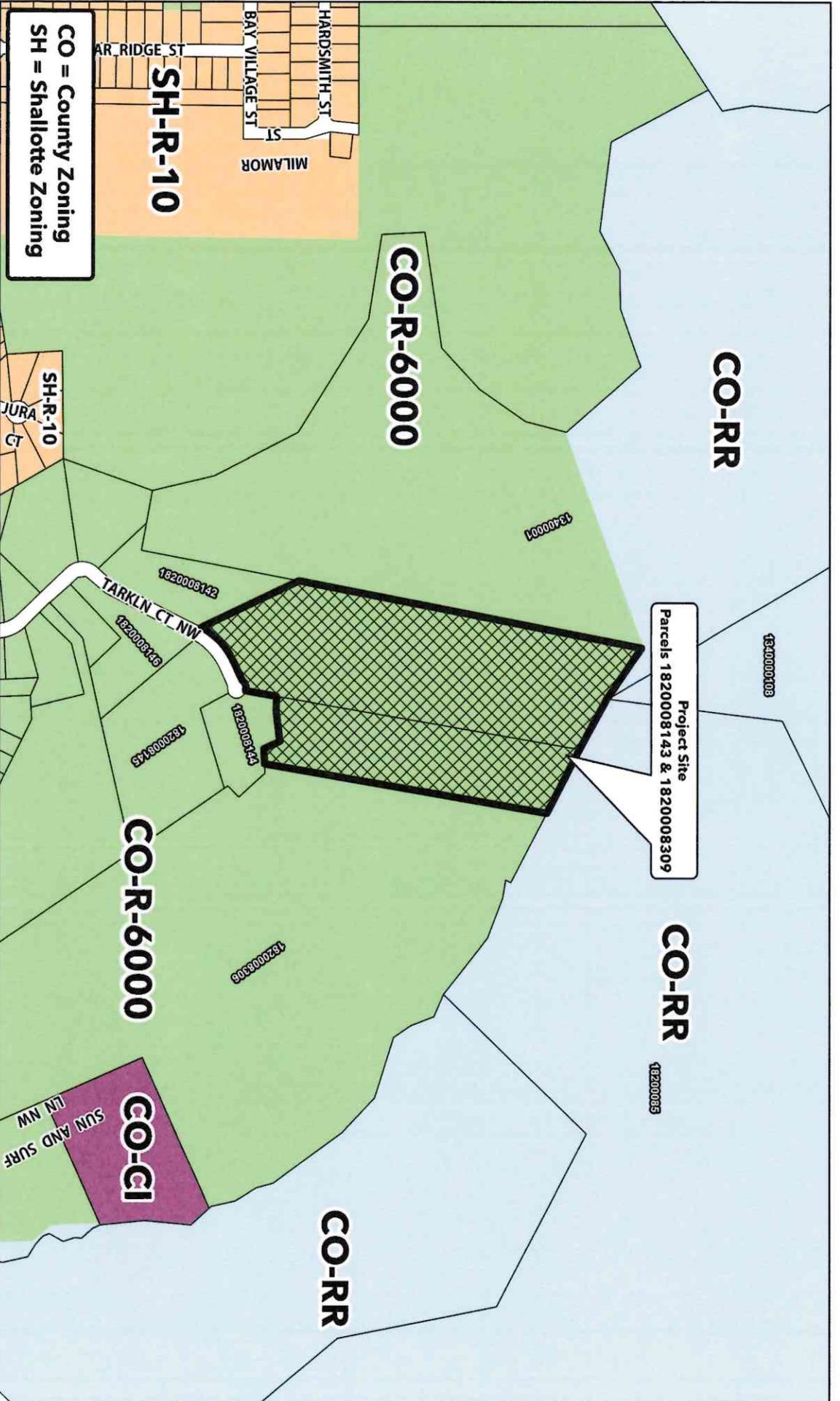
1. **Social service facility and emergency shelter use - within an existing 11,700 square-foot building and an associated parking facility. The applicant proposes no site changes to the existing building and parking lot. All existing trees, buffer areas, and open space would remain unchanged.**

## **Conditions:**

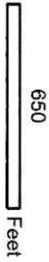
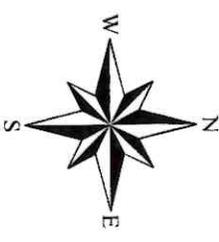
1. **All development shall comply with all applicable federal, state, and local requirements and with the Brunswick County Unified Development Ordinance (UDO) and shall conform to the site plan, the list of permitted uses (subject to all limited standards imposed by the UDO), and all design features as submitted, and approved as part of this conditional rezoning as kept on file by the Brunswick County Planning Department.**
2. **All applicable County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits.**
3. **All conditions listed have been agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.**
4. **Conditional Zoning approval does not constitute an authorization to construct. All applicable federal, state and county requirements will be necessary to obtain building permits. This includes any requirements deemed essential by local Emergency Services.**
5. **Site lighting requirements must meet the UDO standards.**

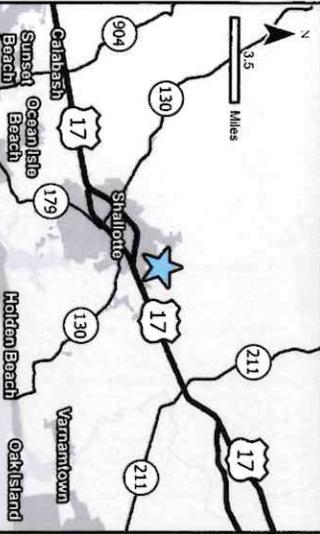
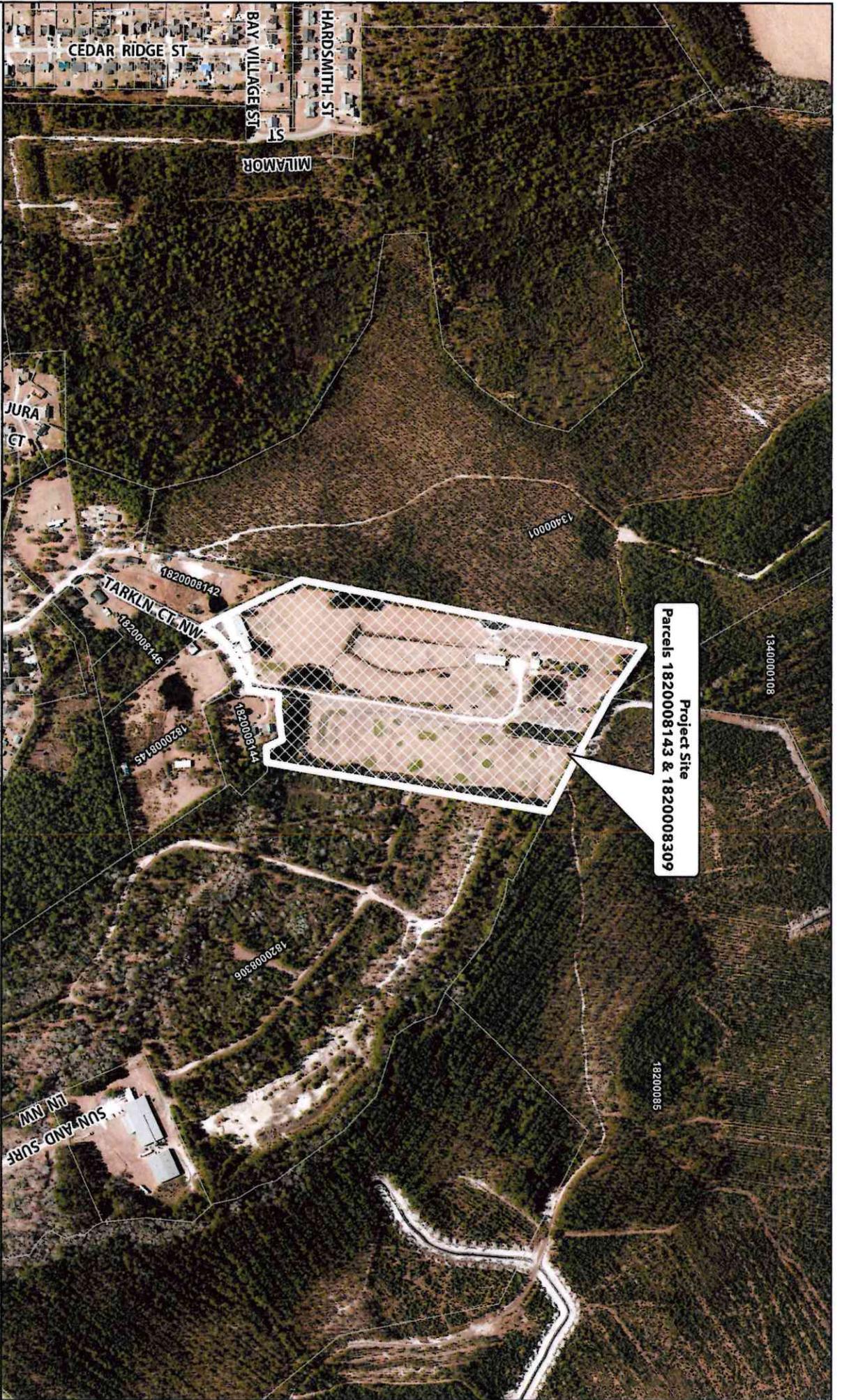
**In signing of these conditions, I agree with the proposed conditions and permitted uses listed herein and I agree to develop in accordance with the site plan site plan that is approved as part of this conditional rezoning. I certify that I understand that the above tax parcel will be conditionally zoned within the Brunswick County and that zoning designation goes with the property and not the owner. I further certify that I understand that making major changes to the site plan, the conditions, or the permitted uses will require a rezoning (AKA zoning map amendment) to be requested and approved by Brunswick County.**

**Register Agent/Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

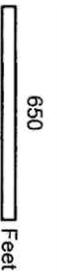
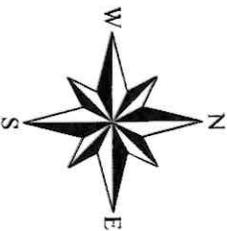


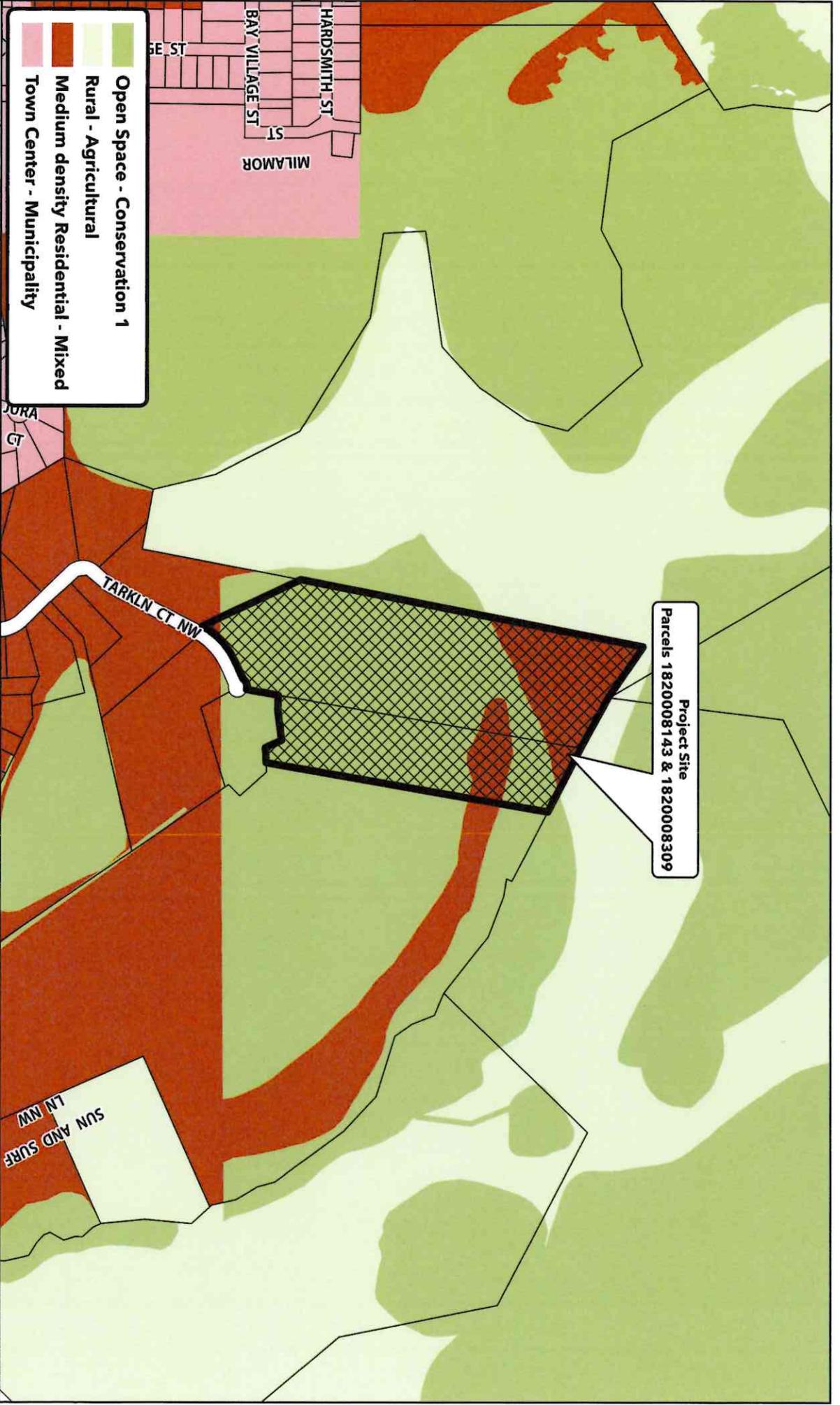
**Brunswick County Planning Board**  
**Rezoning Case Z-912CZ**  
**R-6000 to RR-CZ**  
**Zoning Map**





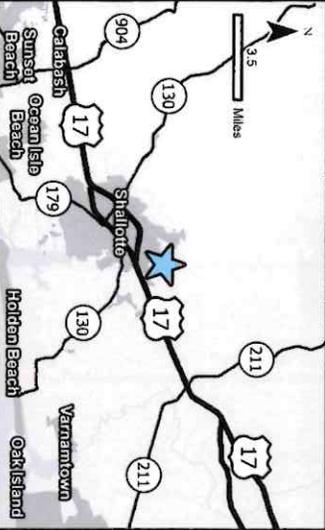
**Brunswick County Planning Board**  
**Rezoning Case Z-912CZ**  
**R-6000 to RR-CZ**  
**Imagery Map**



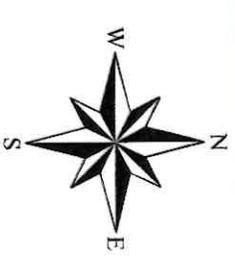


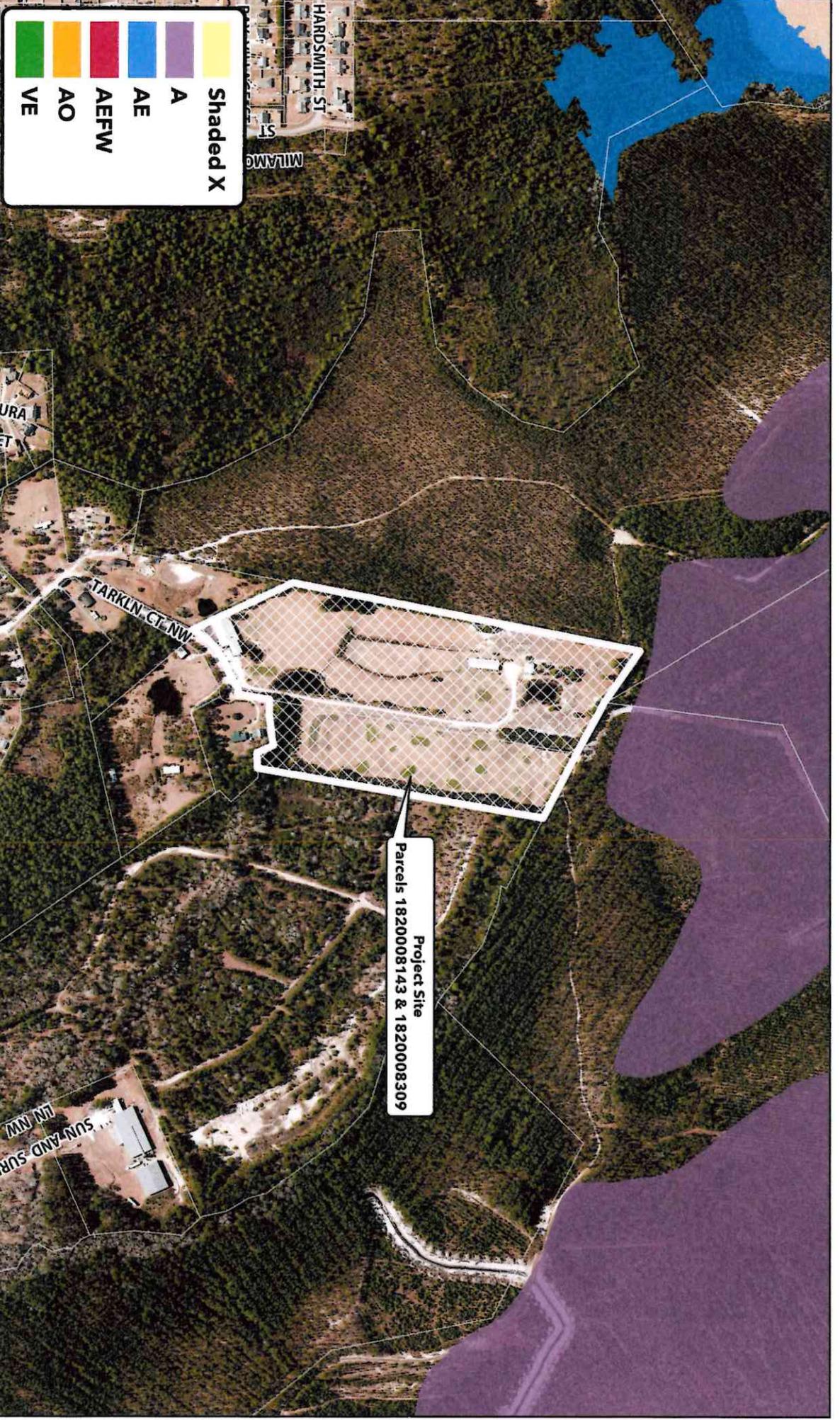
- Open Space - Conservation 1
- Rural - Agricultural
- Medium density Residential - Mixed
- Town Center - Municipality

**Project Site**  
 Parcels 1820008143 & 1820008309

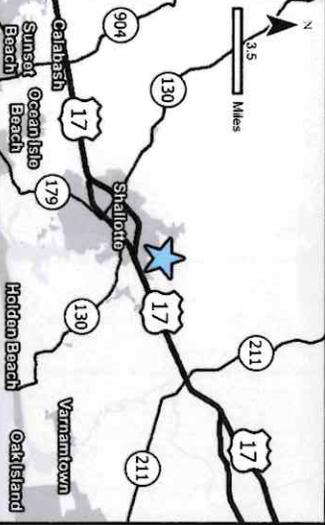


**Brunswick County Planning Board**  
**Rezoning Case Z-912CZ**  
**R-6000 to RR-CZ**  
**Blueprint Brunswick 2040**  
**Place Type Map**

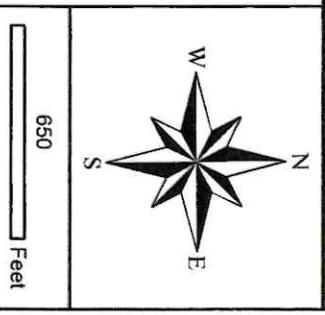




- Shaded X
- A
- AE
- AEFW
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- VE



**Brunswick County Planning Board**  
**Rezoning Case Z-912CZ**  
**R-6000 to RR-CZ**  
**Flood Hazards Map**







# REZONING APPLICATION

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

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Christian Recovery Centers Inc	
Mailing Address: P.O. Box 3091 Shallotte NC 28459	
Phone: 919-389-9935	Email: jtorbich@crcirecovery.org
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): CAROL S PETREA YOUTH GLF FNDTN INC	
Mailing Address: PO BOX 1820 SHALLOTTE, NC 28459-1820	
Phone:	Email:
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: 445 TARKLN CT NW SHALLOTTE 28470	
Parcel Tax ID #(s): Parcel ID: 1820008143 Parcel ID: 1820008309	Total Site Acreage: 27.83
Current Zoning District(s): R-6000	Proposed Zoning District(s): RR-CD
Conditional Zoning Request <input checked="" type="checkbox"/> YES <input 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:

Our programs do not offer services onsite that would be considered commercial in nature. Residential services are taking primary position for this site.

- Adjacent property North is zoned RR (consistent with this rezoning)
- All necessary buffers are already in place
- All necessary parking already in place
- Some of the surrounding properties are vacant and many occupied dwellings on Tarkln Ct are in favor of the project.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Open Space Conservation

Is the proposed rezoning consistent with the Land Use Plan?  YES

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

Area is already mixed use due to the open space, residential building, and administrative building all currently located on site. Maintaining existing vegetation in open space will also ensure future land use map adherence.

Hosted a community meeting onsite March 7th and did door to door introductions that was well received.

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

**APPLICANT/OWNER SIGNATURE**

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

Applicant Signature: Josh Torbick

Date: 3-3-2025

Owner Signature: Rebecca J Gibson

Date: 03/21/25

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**

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

**City of Northwest Jurisdiction Fees**

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

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

# Z-912CZ

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1340000108	RED MOUNTAIN TIMBERCO I LLC	% MARY SHEFFIELD	2704C EXCHANGE DR	WILMINGTON	NC	28405-6459
13400001	EVERGREEN TIMBERCO NC LLC	C/O ORBIS INC	8809 LENOX POINTE DR SUITE B	CHARLOTTE	NC	28273-3376
18200008146	MADDY AARON ETUX	MADDY REBEKAH	392 TARKLN CT NW	SHALLOTTE	NC	28470-5981
18200008142	JAMES CORNELIUS	ODOM TERESA R	389 TARKLIN COURT NW	SHALLOTTE	NC	28470
18200008145	ODOM ALBERT R ET		444 TARKLIN CT	SHALLOTTE	NC	28470
18200008144	HENSON MELISSA DAME		448 TARKLN CT NW	SHALLOTTE	NC	28470-5915
18200008306	ROYAL OAK DEVELOPMENT LLC		711 CAROLINA BEACH AVE N	CAROLINA BCH	NC	28428-6018
182000085	WAYNES BACKHOE SERVICE INC		150 BEAVER POND LN NW	SHALLOTTE	NC	28470-1887

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
18200008309	CAROL S PETREA YOUTH GOLF FOUND INC		PO BOX 1820	SHALLOTTE	NC	28459-1820
18200008143	CAROL S PETREA YOUTH GLF FNDTN INC		PO BOX 1820	SHALLOTTE	NC	28459-1820

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
PER APPLICATION	CHRISTAIN RECOVERY CENTERS INC		PO BOX 3091	SHALLOTTE	NC	28459

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-913  
May 12, 2025

## APPLICATION SUMMARY

The applicant, Chris & Stacie Morrison, requests to rezone Tax Parcel 232GA007 from R-6000 (High Density Residential) to C-LD (Commercial-Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

2940 Holden Beach Rd. Supply,  
N.C.

### Tax Parcel

Parcel 232GA007

### Current Zoning

R-6000 (High Density Residential)

### Proposed Zoning

C-LD (Commercial-Low Density)

### Surrounding Zoning

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

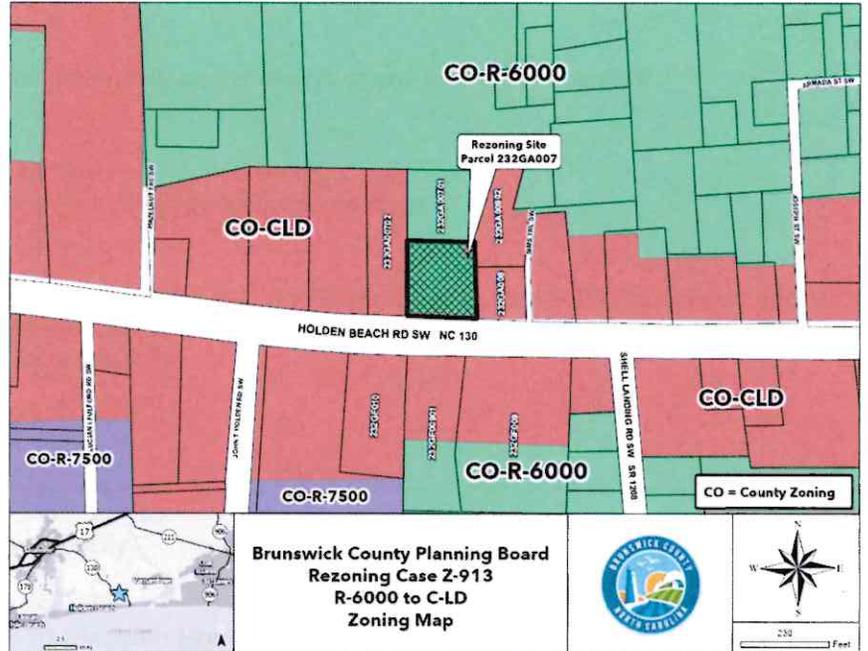
### Current Use

Single Wide Mobile Home

### Surrounding Land Uses

Single Family Residential, Office,  
and Undeveloped

Size 0.78 Acres



# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-913, 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.*

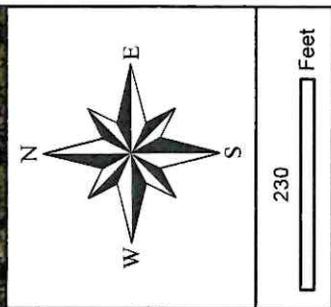
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public 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
    - ED-1. Maintain and expand job opportunities in the county.
    - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
3. The Residential and Commercial Suitability Maps indicates the parcel as more suitable for both residential and Commercial development.
4. The parcel is located near a Neighborhood Center.



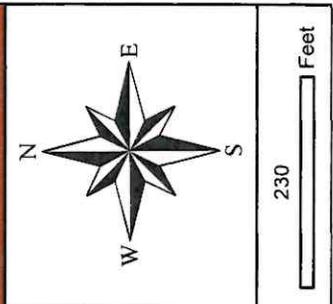
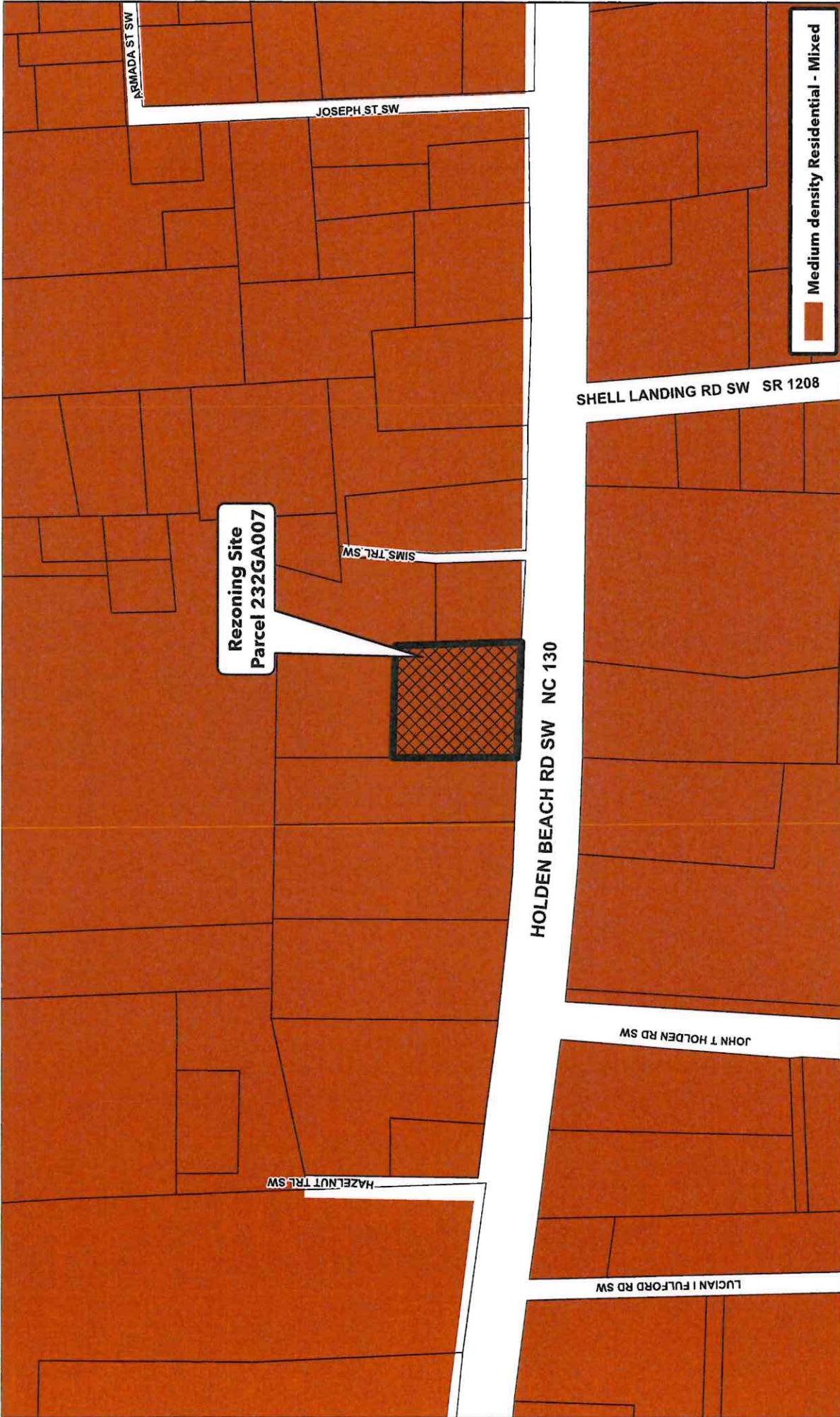


**Rezoning Site  
Parcel 232GA007**



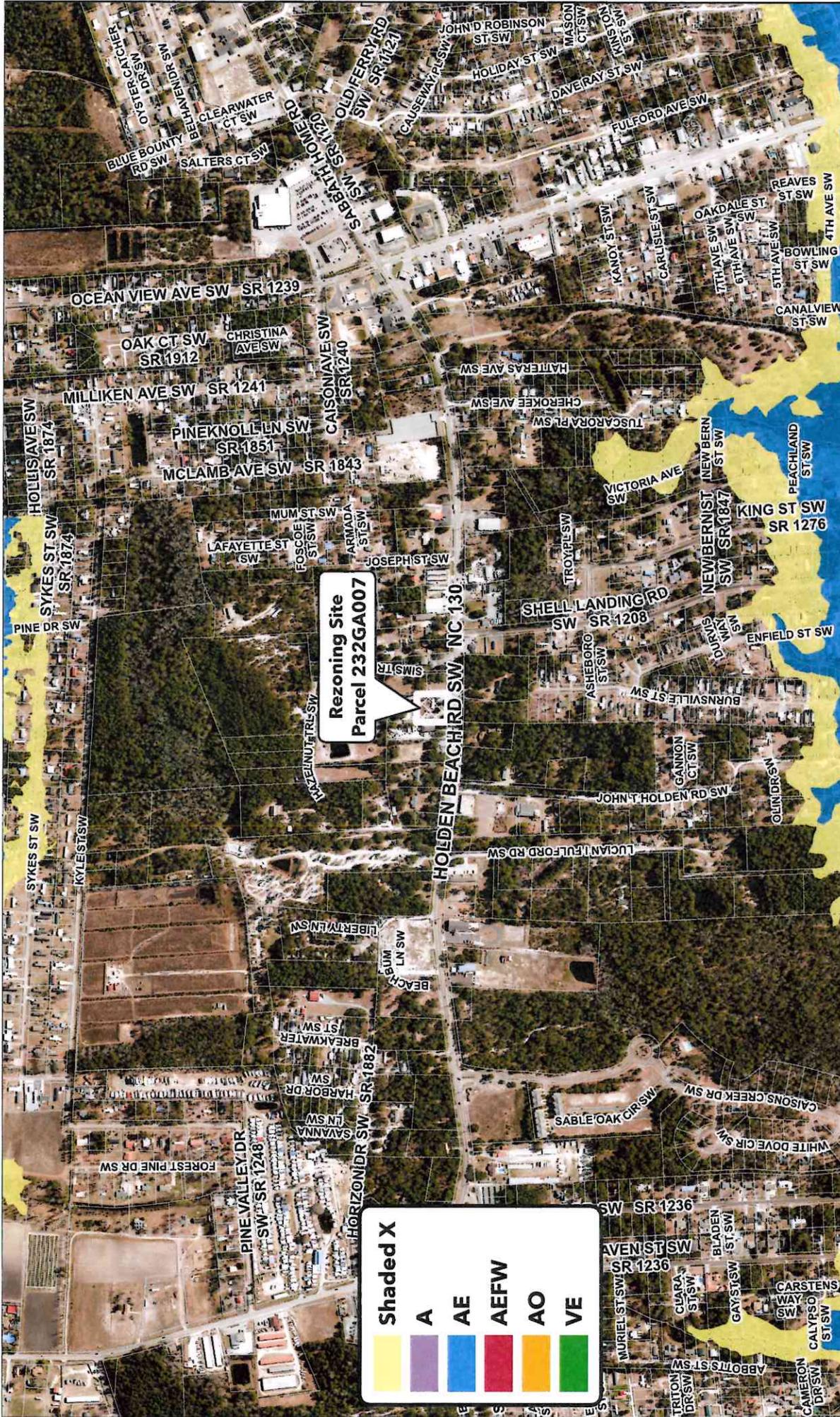
**Brunswick County Planning Board  
Rezoning Case Z-913  
R-6000 to C-LD  
Imagery Map**





**Brunswick County Planning Board**  
**Rezoning Case Z-913**  
**R-6000 to C-LD**  
**Blueprint Brunswick 2040**  
**Place Type Map**





**Rezoning Site  
Parcel 232GA007**

**Shaded X**

A	AE	AEFW	AO	VE	

930 Feet

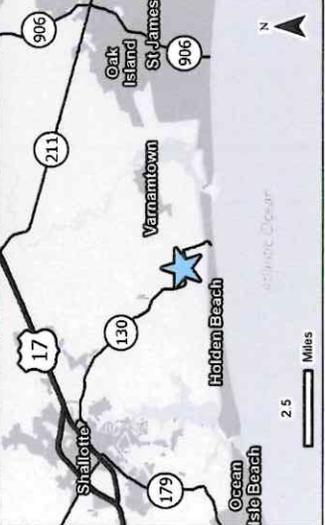


# Brunswick County Planning Board

## Rezoning Case Z-913

### R-6000 to C-LD

#### Flood Hazard Map





# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>913</u>	Invoice # <u>641696</u>
Date Received <u>3-24-2025</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):  
Chris & Stacie Morrison

Mailing Address:  
1959 Russell Hewett Rd SW, Supply, NC 28462

Phone: 910-620-3177      Email: cmcincstaff@gmail.com

**PROPERTY OWNER INFORMATION** (If different from above)

Owner Name(s): Christopher & Stacie Morrison

Mailing Address:  
1959 Russell Hewett Rd SW  
Supply, NC 28462

Phone: 910-620-3177      Email: cmcincstaff@gmail.com

**PROPERTY INFORMATION**

Property Address and/or Description of Location:  
2940 Holden Beach Rd, Supply, NC 28462

Parcel Tax ID #(s): 232GA007      Total Site Acreage: .78

Current Zoning District(s): R6000      Proposed Zoning District(s): Commercial/Residential C-LD

Conditional Zoning Request  YES  NO

*Corrected/Revised by applicant. TC 3-24-2025*

↓

*Low Density*

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.

**NOTE:** If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

**STATEMENT OF REASONABLENESS**

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

We plan to build a building. Commercial/retail space on the ground level and apartment(s) above.

Correctly revised by applicant  
TC 3-21-2025

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: ~~MDRM Mixed Residential Living-Mixed~~ 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:

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: Chris Morrison Stacie Morrison Date: 3/21/2025

Owner Signature: Chris Morrison Date: 3/21/2025

Owner Signature: Stacie Morrison Date: 3/21/2025

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

**Brunswick County Jurisdiction Fees**

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

**City of Northwest Jurisdiction Fees**

- <1.0 acres (\$1,815)
- 1.0 to <5 acres (\$1,936)
- 5.0 to <25 acres (\$2,057)
- 25 to <50 acres (\$2,299)
- 50+ acres (\$2,420)
- Conditional Zoning (Add \$605)

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

# Z-913

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
232GF010	BABSON EDITH M		2929 HOLDEN BEACH RD SW	SUPPLY	NC	28462-5703
232GA00902	HOLDEN JOHN ALAN		128 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
232GA008	HOLDEN JOHN ALAN		128 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
232GF00901	ROBINSON AARON BOYD AND	ROBINSON ALYSSA DANIELLE	2224 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6200
232GF009	CAISON HENDERSON JR		2914 BRIDGETON ST SW	SUPPLY	NC	28462-2324
232GA00701	BROWN PAULA J		2960 HOLDEN BEACH RD SW	SUPPLY	NC	28462-5702
232GA00702	BLANKENSHIP DAVID N ET	BLANKENSHIP DEBORAH J	1885 RUSSELL HEWETT RD SW	SUPPLY	NC	28462-2613

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
232GA007	MORRISON CHRISTOPHER SCOTT ETUX	MORRISON STACIE MARIE	1959 RUSSELL HEWETT RD SW	SUPPLY	NC	28462-3521

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
232GA007	MORRISON CHRISTOPHER SCOTT ETUX	MORRISON STACIE MARIE	1959 RUSSELL HEWETT RD SW	SUPPLY	NC	28462-3521

Mailed on 5-1-2025 TC

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-914  
May 12, 2025

## APPLICATION SUMMARY

The applicant, Don Harley Jr. & Mason Watkins, requests to rezone Tax Parcel 1850002205 from R-6000 (High Density Residential) to C-LD (Commercial-Low Density). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

### Location

1738 Southport-Supply Rd. Bolivia, N.C.

### Tax Parcel

Parcel 1850002205

### Current Zoning

R-6000 (High Density Residential)

### Proposed Zoning

C-LD (Commercial-Low Density)

### Surrounding Zoning

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

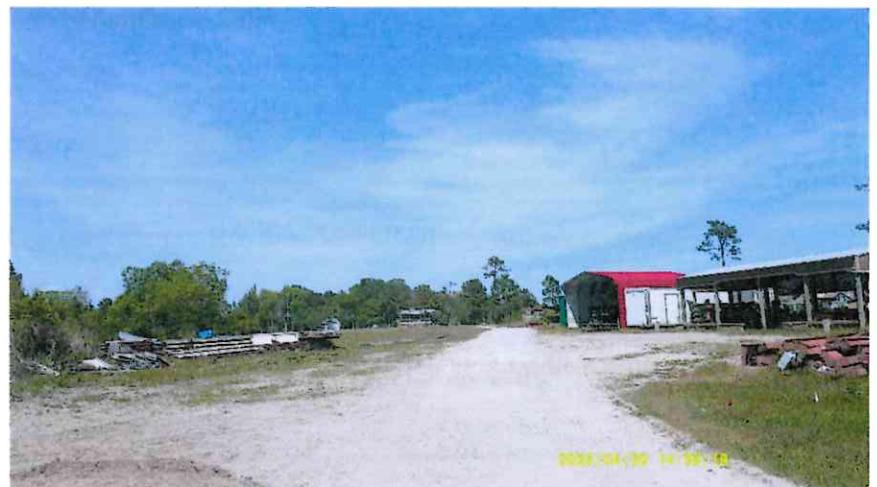
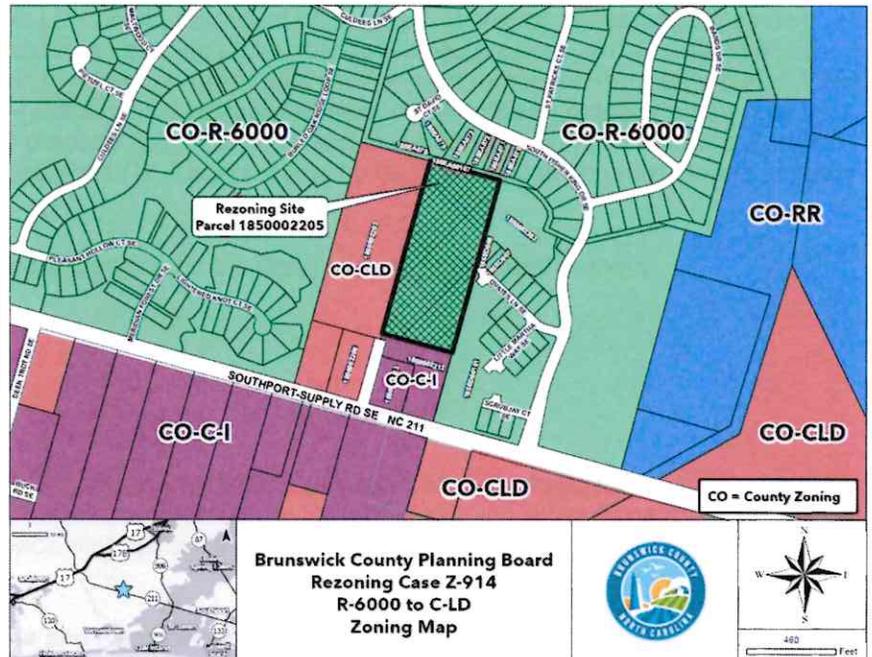
### Current Use

Single Family Residential

### Surrounding Land Uses

Single Family Residential and  
Undeveloped

Size 7.68 Acres



# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-914, 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.

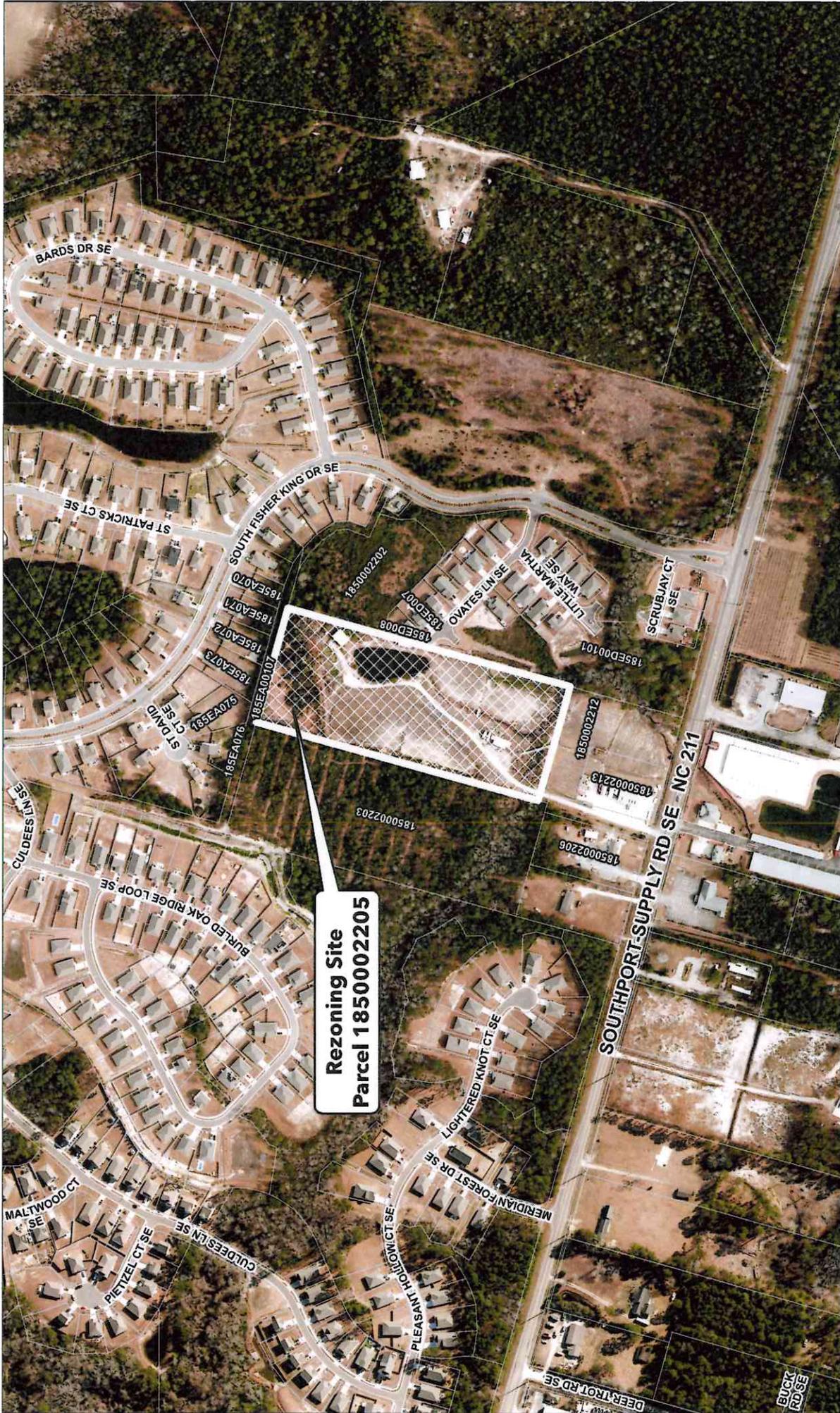
### CONSISTENCY & REASONABLENESS DETERMINATION

*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.*

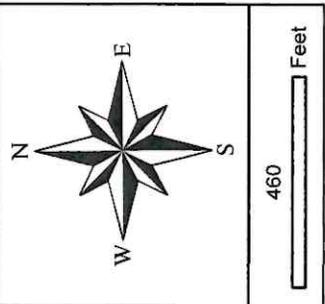
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public 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
    - ED-1. Maintain and expand job opportunities in the county.
    - 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 and Commercial Suitability Maps indicates the parcel as more suitable for both residential and Commercial development.
4. The parcel is located in a Neighborhood Center.



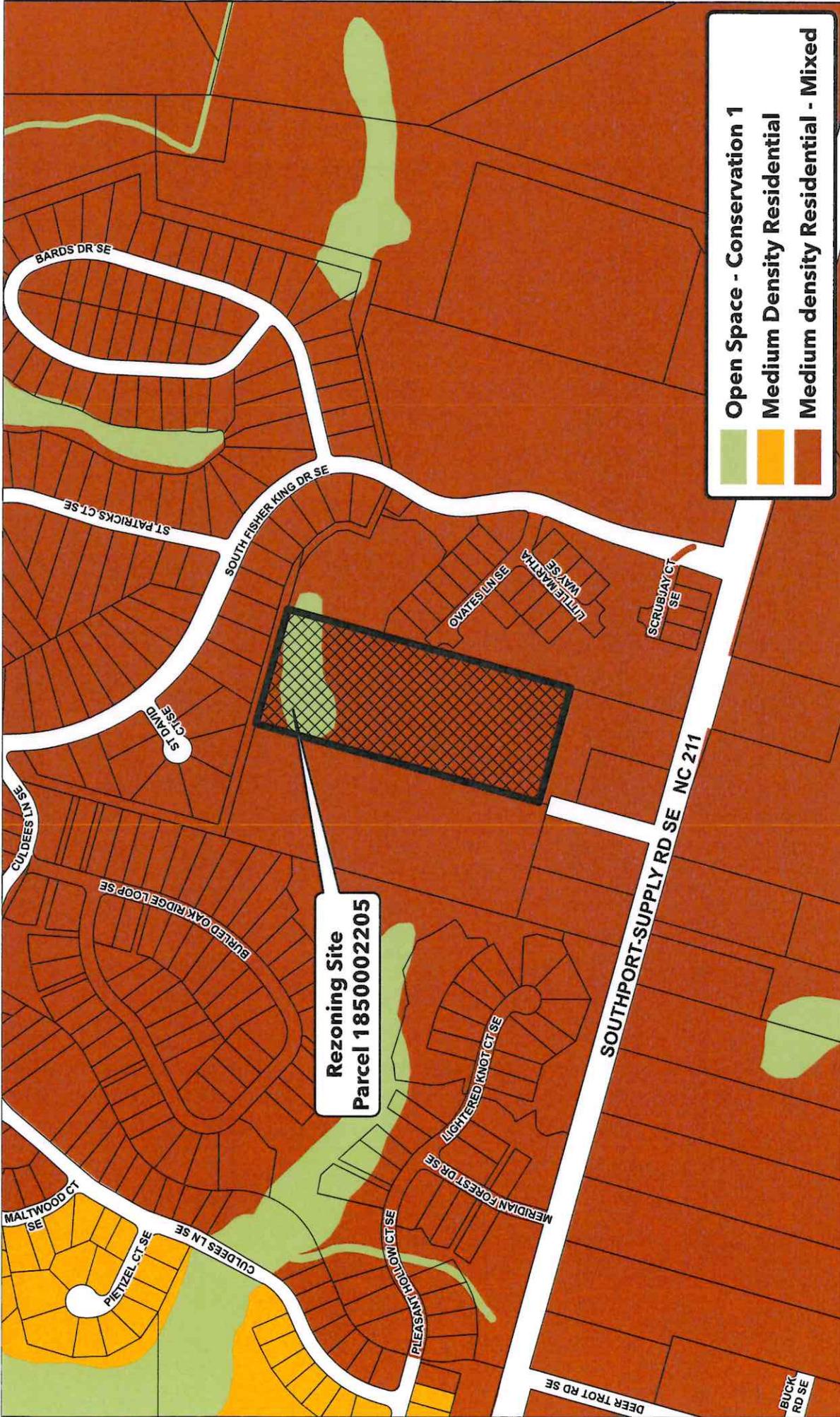


**Rezoning Site  
Parcel 1850002205**



**Brunswick County Planning Board  
Rezoning Case Z-914  
R-6000 to C-LD  
Imagery Map**



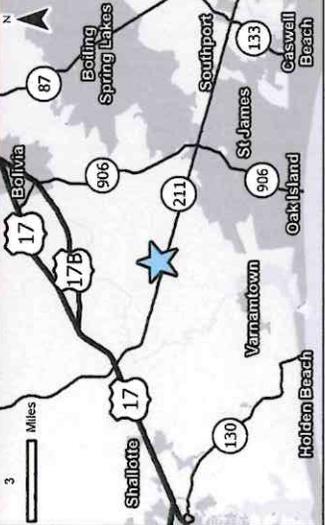


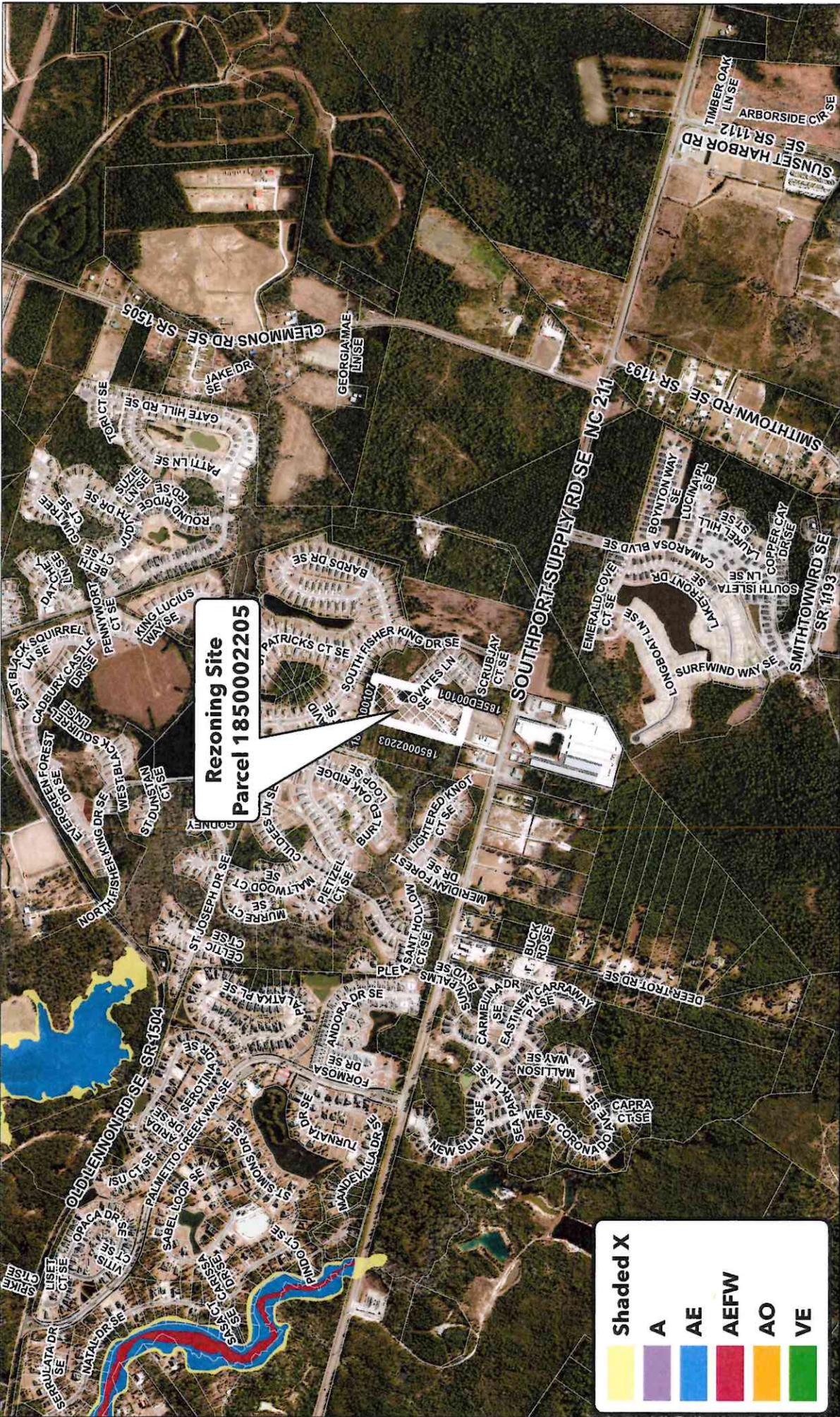
**Rezoning Site  
Parcel 1850002205**

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

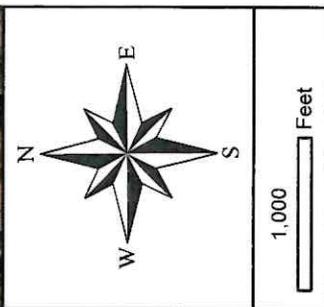
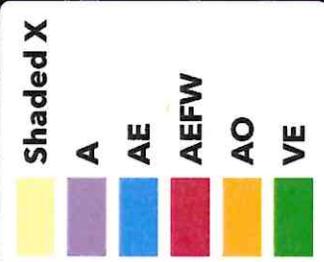


**Brunswick County Planning Board  
 Rezoning Case Z-914  
 R-6000 to C-LD  
 Blueprint Brunswick 2040  
 Place Type Map**





**Rezoning Site  
Parcel 1850002205**

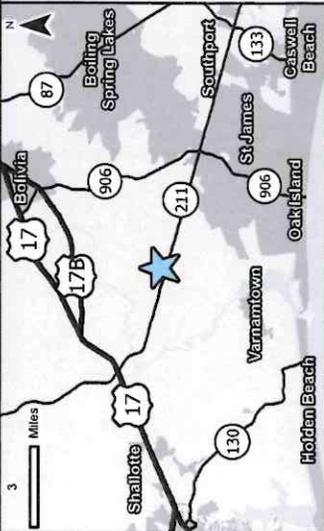


# Brunswick County Planning Board

## Rezoning Case Z-914

### R-6000 to C-LD

### Flood Hazard Map





# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>914</u>	Invoice # <u>642661</u>
Date Received <u>28 Mar 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): Don Harley Jr. & Mason Watkins	
Mailing Address: 1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403	
Phone: Don: (910) 262-3148 Mason: (704) 661-4077	Email: don.harley@scpcommercial.com mason.watkins@scpcommercial.com
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): Brunswick Farmer & Flea Market, LLC	
Mailing Address: 1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403  1132 Princeton Dr. Wilmington, N.C. 28403 (704-15-2025)	
Phone: Don: (910) 262-3148 Mason: (704) 661-4077	Email: don.harley@scpcommercial.com mason.watkins@scpcommercial.com
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: 1738 Southport-Supply Rd, Bolivia, NC 28422	
Parcel Tax ID #(s): 1850002205	Total Site Acreage: 7.68
Current Zoning District(s): R-6000	Proposed Zoning District(s): CLD
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<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:

This proposed zoning would be reasonable for this parcel because of the following reasons:

- Consistent with future land use plan
- Adjacent property to the west has the same zoning as requested (CLD)
- Matches character of area as a commercial node along HWY 211

**LAND USE COMPATIBILITY**

Medium Density Residential - Mixed (TC 4-14-2025)

Future Land Use Map Classification: ~~Neighborhood Centers / Commercial / Medium Density Residential~~

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: [Signature] Date: 3/20/25

Owner Signature: [Signature] Date: 3/28/25

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.

# Z-914

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1850002212	NC FLEX LLC		7206 WITHAM CT	CHARLOTTE	NC	28270-1311
185ED007	OWENS ROBERT W ETUX	OWENS DEBORAH L	1762 OVATES LN SE	BOLIVIA	NC	28422-5601
185ED008	OUELLETTE KEVIN D ETUX	OUELLETTE ERIN ELIZABETH	1758 OVATES LN SE	BOLIVIA	NC	28422-5601
185EA071	ALLISON BARRY D AND	ALLISON HANNAH PAIGE	4028 LAKEWOOD CIR	TRINITY	NC	27370-7653
1850002202	AVALON LAND DEVELOPMENT LLC	C/O STEVE SHUTTLEWORTH	711 CAROLINA BEACH AVE N	CAROLINA BCH	NC	28428-6018
1850002206	ECH PROPERTIES LLC		1808 GLEN EAGLES LN	WILMINGTON	NC	28405-6200
185EA00107	AVALON SOUTH OWNERS ASSOCIATION	C/O PREMIER MANAGEMENT	PO BOX 34212	CHARLOTTE	NC	28234-4212
185EA072	FLINT LANCE D ETUX	BERNARD KRISTIN A	1095 S FISHER KING DR	BOLIVIA	NC	28422
185EA075	1777 SAINT DAVID COURT LLC		5228 US HIGHWAY 421 N	WILMINGTON	NC	28401-2252
185EA076	HOYER CHARLES R SR ETUX	HOYER REBECCA	1773 ST DAVID COURT SE	BOLIVIA	NC	28422
185EA070	FISHER KING 1109 LLC		520 HEARTHSIDE DR SE	BOLIVIA	NC	28422-8308
185EA073	CAFFREY ANDREA BETH		1089 S FISHER KING DR SE	BOLIVIA	NC	28422-3201
185ED00101	AVALON SOUTH OWNERS ASSN		PO BOX 34212	CHARLOTTE	NC	28234-4212
1850002203	VILLAGE POINT LANDING LLC		807 W TRINITY AVE APT 228	DURHAM	NC	27701-1864
1850002213	BRODSKY STUART ETUX	BRODSKY LINDA	157 PINE LAKE CIR SW	OCEAN ISL BCH	NC	28469-7303

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1850002205	BRUNSWICK FARMER & FLEA MARKET LLC		1132 PRINCETON DR	WILMINGTON	NC	28403-2529

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	Don Harley Jr. & Mason Watkins		1430 Commonwealth Dr. Suite 102	Wilmington	NC	28403

Mailed on 5-01-2025 TC

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-915  
May 12, 2025

## APPLICATION SUMMARY

The applicant, Jimmie & Zettie Price, requests to rezone Tax Parcel 2290001201 from R-7500 (Medium Density Residential) to RR (Rural 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

Off Hale Swamp Rd SW (SR 1154)  
and Jennie Branch Way SW Near  
Ocean Isle Beach N.C.

### Tax Parcel

Parcel 2290001201

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

RR (Rural Residential)

### Surrounding Zoning

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

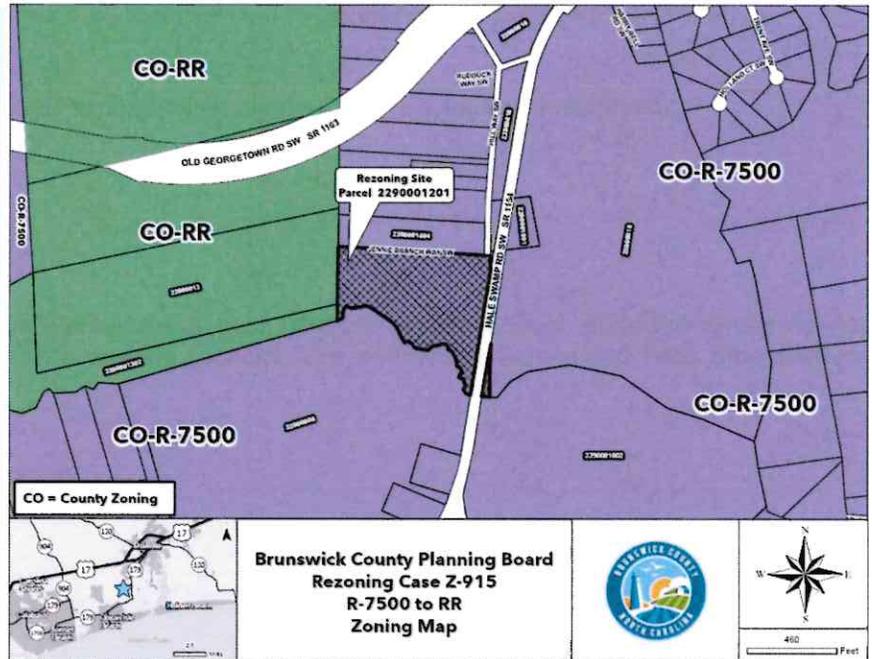
### Current Use

Undeveloped

### Surrounding Land Uses

Mobile Home Park, Single Family  
Residential, and Undeveloped

Size 7.75 Acres



# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

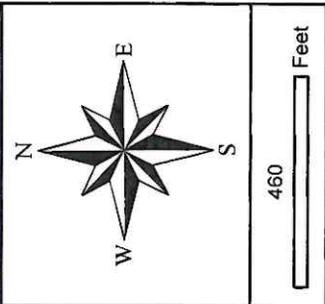
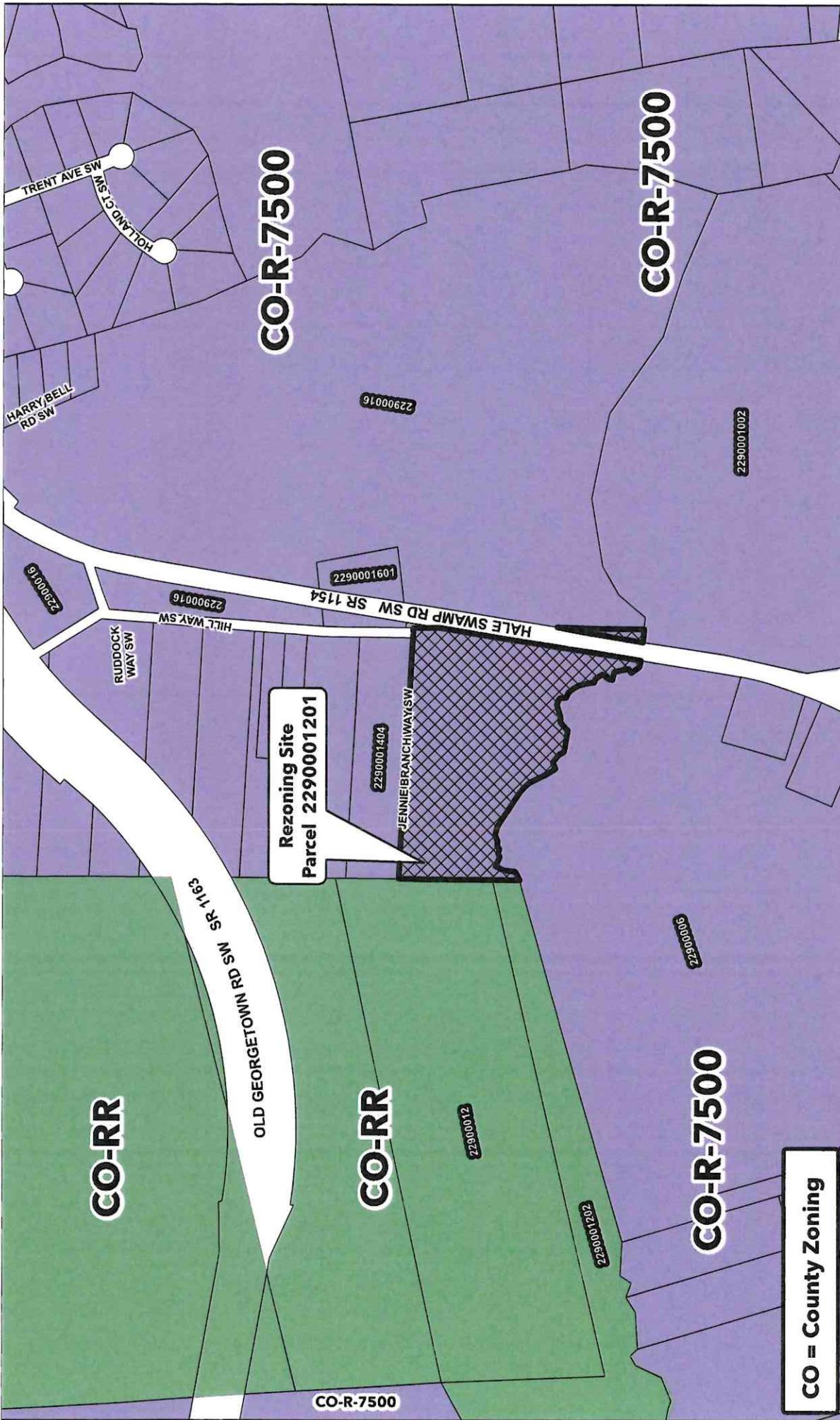
Staff recommends **APPROVAL** of Rezoning Case# Z-915, with the existing place type designation as Low Density Residential (LDR) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

### CONSISTENCY & REASONABLENESS DETERMINATION

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

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

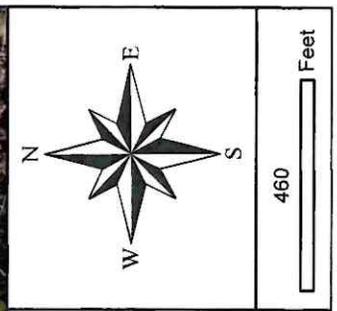
1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
  - Consistent with the goals and objectives
    - LU-5. Direct growth away from areas not well-suited for development.
    - NR-4: Reduce the potential for property damage and impacts due to natural hazards.
    - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.



**Brunswick County Planning Board**  
**Rezoning Case Z-915**  
**R-7500 to RR**  
**Zoning Map**



**CO = County Zoning**

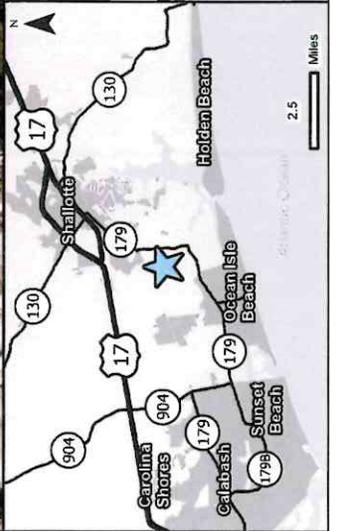


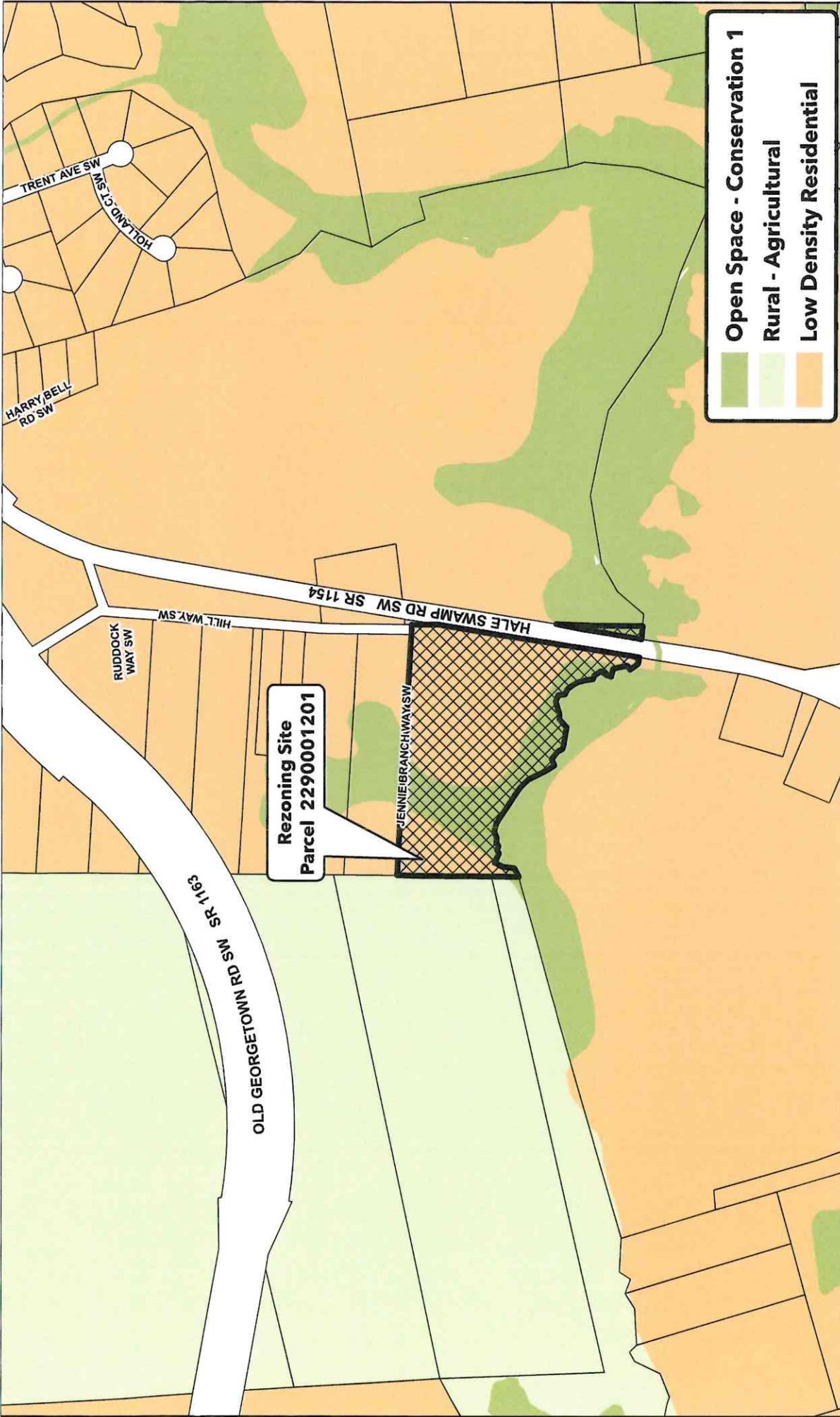
# Brunswick County Planning Board

## Rezoning Case Z-915

### R-7500 to RR

### Imagery Map





**Open Space - Conservation 1**  
**Rural - Agricultural**  
**Low Density Residential**

460 Feet



**Brunswick County Planning Board**  
**Rezoning Case Z-915**  
**R-7500 to RR**  
**Blueprint Brunswick 2040**  
**Place Type Map**







# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>915</u>	Invoice # <u>642846</u>
Date Received <u>3-31-2025</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):  
Jimmie + Zettie Price

Mailing Address:  
1058 Whiteville Rd. NW Shallotte, NC 28420

Phone: 910-231-3861 | Email: zettieprice@gmail.com

**PROPERTY OWNER INFORMATION** (If different from above)

Owner Name(s):

Mailing Address:

Phone: | Email:

**PROPERTY INFORMATION**

Property Address and/or Description of Location:  
Jenny Branch Way

Parcel Tax ID #(s): <u>2290001201</u>	Total Site Acreage: <u>7.75</u>
Current Zoning District(s): <u>R 7508</u>	Proposed Zoning District(s): <u>RR</u>

Conditional Zoning Request  YES  NO

*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.*

**NOTE:** If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

**STATEMENT OF REASONABLENESS**

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

The property behind us is RR and we want the same privilege as the property next to us.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

~~RR~~ <sup>(TC4-15-2025)</sup> Low Density Residential (LDR) <sup>(TC4-15-2025)</sup>

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: Jimmie + Zettie Price Date: 3/31/25

Owner Signature: Jimmie + Zettie Price Date: 3/31/25

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.

# Z-915

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2290001002	HALE SWAMP LLC		107 S SALEM ST	APEX	NC	27502-1822
2290001601	HILL JOHN HENRY		6 EDINBURGH DR	SHALLOTTE	NC	28470-4725
2290001404	HILL RUDDOCK (LT)	% JOHN HENRY HILL & ERNES	6 EDINBURGH DR	SHALLOTTE	NC	28470
2290001202	WILLIAMSON GLEN NORWOOD JR		PO BOX 742	SHALLOTTE	NC	28459-0742
229000012	WILLIAMSON GLEN NORWOOD JR		PO BOX 742	SHALLOTTE	NC	28459-0742
229000006	BLAND GEORGE HRS	C/O EDWARD HOLMES	1244 HALE SWAMP RD SW	SHALLOTTE	NC	28470-5382
229000016	GRAHAM PAULINE		221 SMITH AVE	SHALLOTTE	NC	28459

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2290001201	PRICE JIMMIE LEE ETUX	PRICE ZETTIE S	1058 WHITEVILLE RD NW	SHALLOTTE	NC	28470-5685

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2290001201	PRICE JIMMIE LEE ETUX	PRICE ZETTIE S	1058 WHITEVILLE RD NW	SHALLOTTE	NC	28470-5685

Mailed 5-1-2025 TC

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-153

Applicant: Bolton and Menk, Inc.

Project Name: Long Beach Road Tract

Property Location: Long Beach Road (NC 133) (a.k.a. Long Beach Road Extension)

Parcel Numbers: Portion of 21100004

Zoning District: CLD (Commercial Low Density)  
CLD Density Maximum – 13.6 Dwelling Units per Acre (with water and sewer)  
*“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), CLD (Commercial Low Density) and CI (Commercial Intensive)

Proposed Use: Long Beach Road Residential is a proposed planned development, consisting of 49 single family units and 84 townhouse units on approximately 152.77 acres, creating an overall density of 0.87 dwelling units per acre.

**Approval Criteria**

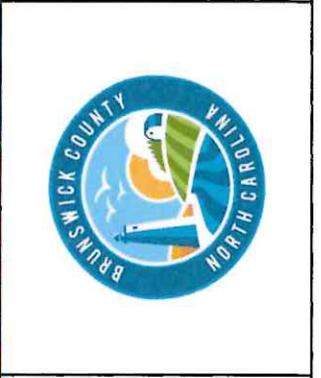
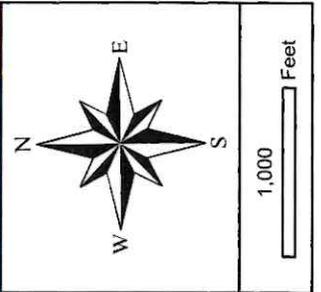
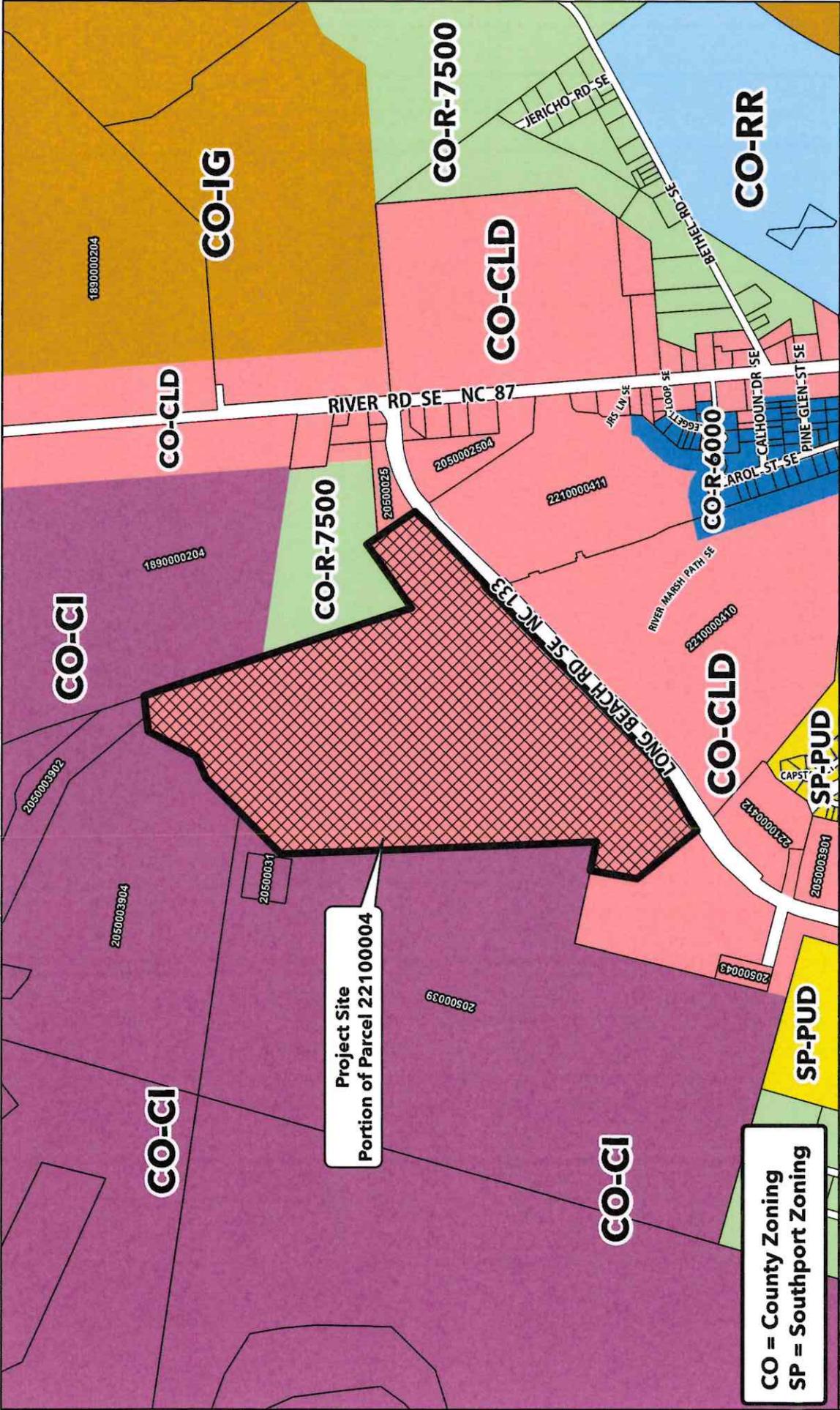
- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as MDRM (Medium Density Residential Mixed) and OSC-1 (Open Space Conservation).
- Parking will be off street with a minimum of 2 driveway parking spaces 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 20-foot wide street buffer along Long Beach Road.
- The required open space for the development is approximately 38.19 acres. The developer is proposing 131.48 acres of dedicated open space. The developer is also proposing 6.76 acres of recreation space of which 5.72 acres are required.
- The proposed project will generate approximately 1,094 vehicle trips per 24-hour weekday volume. A Driveway Warrant Analysis has been completed for the project. Road improvements in the area include NC 211 widening (STIP R-5021) from Midway Road to Southport including an interchange at Southport-Supply Road and Long Beach Road is currently under construction.

- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 131.48 acres of open space where as 38.19 acres are required.
  2. The stormwater ponds will be constructed to the 100-year storm event.
  3. Good distribution of open space with buffers between back-to-back lots.
  4. Additional open space buffer proposed adjacent to Long Beach Road.
  5. All lots located outside of any AE Flood Zones.
  
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reductions in setbacks.
  
- Portions of the site are located in a Flood Hazard Zone but all lots shall be located outside of any AE Flood Zone areas.
  
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
  
- TRC was held on March 14, 2025.

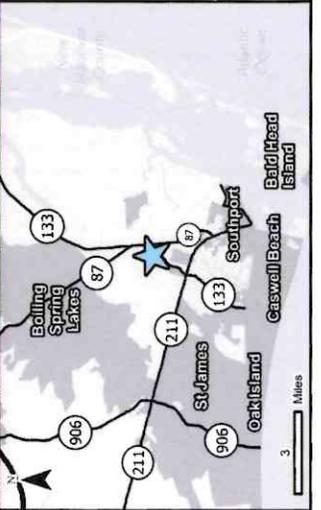
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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.
  
4. Add a note to the plan that a 10-wide access easement shall be included within the Long Beach Road street buffer for a future pedestrian path or greenway.



**Brunswick County Planning Board**  
**Planned Development**  
**Long Beach Road Residential**  
**Case PD-153**  
**Zoning Map**



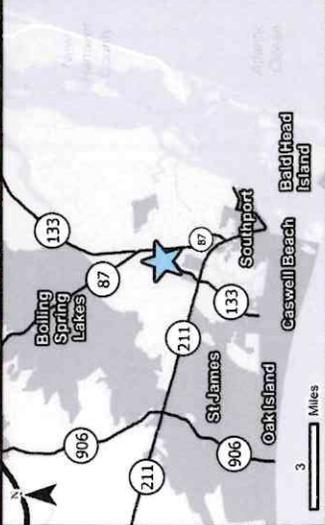


North arrow with cardinal directions N, S, E, W.

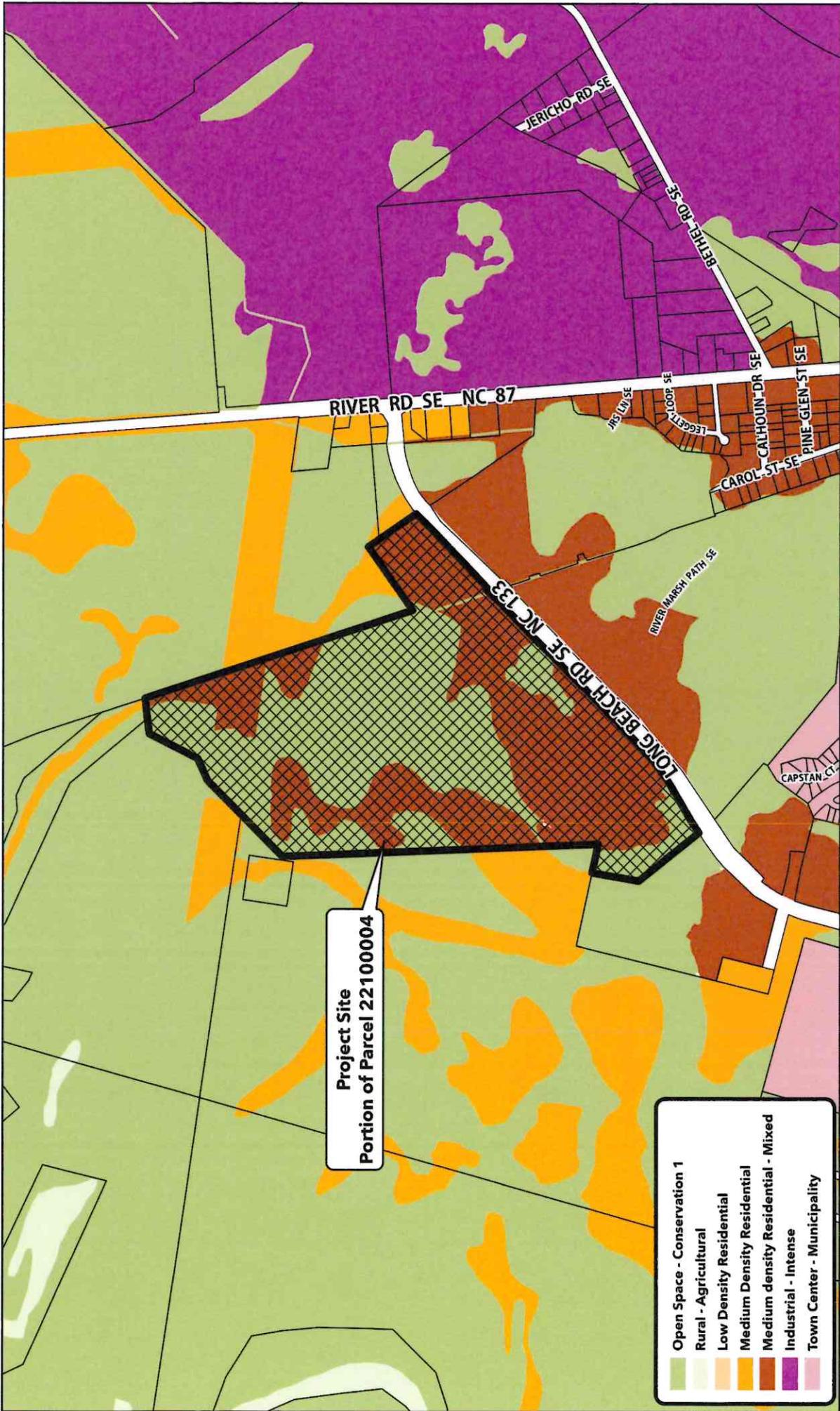
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**Brunswick County Planning Board  
Planned Development  
Long Beach Road Residential  
Case PD-153  
Imagery Map**

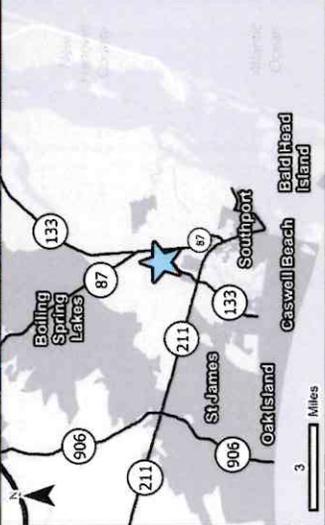


**Project Site  
Portion of Parcel 22100004**

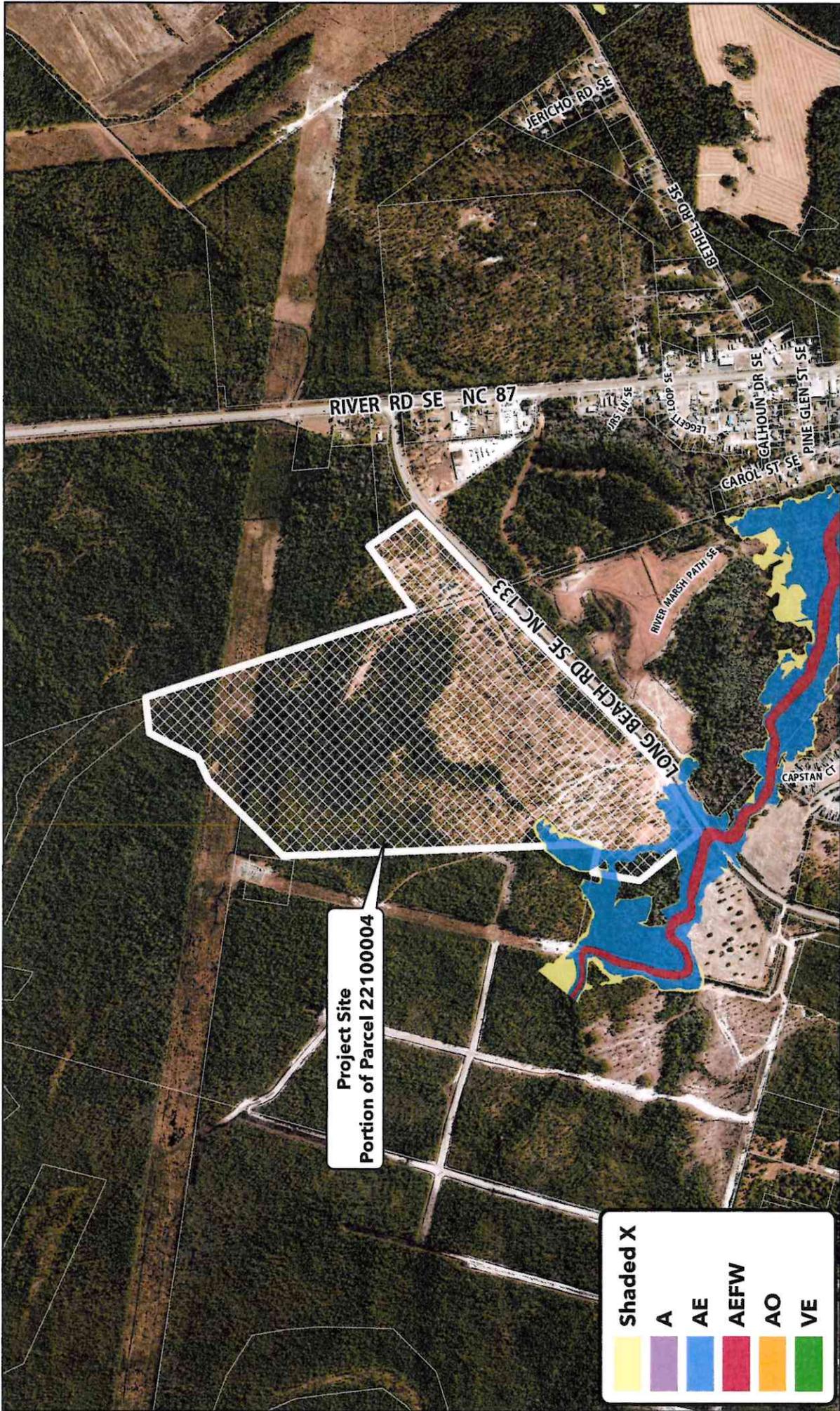


**Project Site**  
 Portion of Parcel 22100004

- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Medium Density Residential
- Medium density Residential - Mixed
- Industrial - Intense
- Town Center - Municipality




**Brunswick County Planning Board**  
**Planned Development**  
**Long Beach Road Residential**  
**Case PD-153**  
**Blueprint Brunswick 2040**  
**Place Type Map**



**Project Site**  
Portion of Parcel 22100004

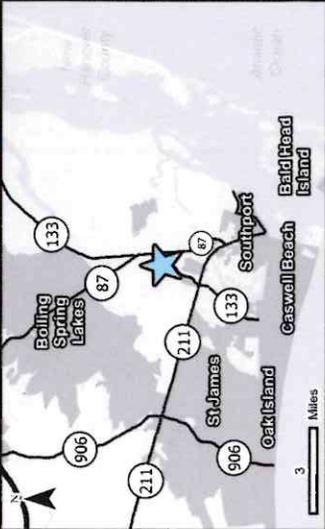
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	<b>AE</b>
	<b>AEFW</b>
	<b>AO</b>
	<b>VE</b>

1,000 Feet



**Brunswick County Planning Board  
Planned Development  
Long Beach Road Residential  
Case PD-153  
Flood Hazards Map**







**BOLTON & MENK**

1151 EAST 17TH ST  
WASHINGTON, NC 27681  
Phone: (919) 899-8999  
Fax: (919) 899-8998  
www.boltonmenk.com

**CAMERON GROUP  
TIMBER COMPANY,  
LLC**  
300 GREENHURST ROAD  
HUNTERDON, NJ 07001

**LONG BEACH ROAD  
RESIDENTIAL**

LONG BEACH ROAD  
SHERWOOD COUNTY, NC 28462

**SINGLE FAMILY  
ENLARGEMENT A -  
SITE PLAN**

PROJECT NO.  
2015-00031  
PROJON

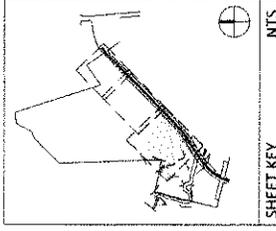


1" = 120'  
SCALE  
HORIZ. SCALE

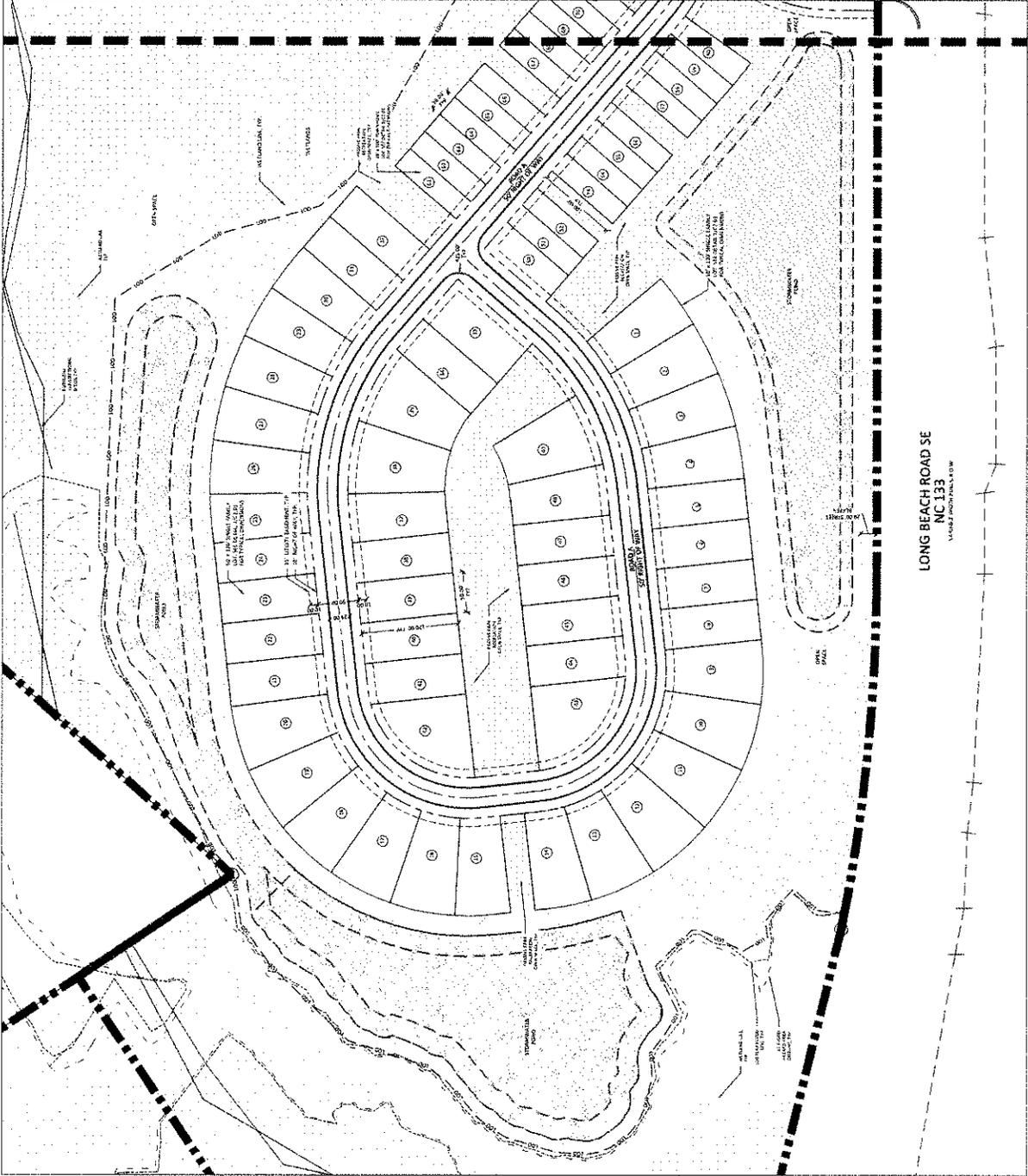


DATE: 03/28/2015  
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CHECKED BY: JAC/ML  
DATE PLOTTED: 03/28/2015  
11:34 AM

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- LEGEND**
- PROPOSED SIDEWALK
  - ASPHALT PAVING
  - POUD
  - OPEN SPACE
  - ELEVATIONAL SPACE
  - BOULEVARDS
  - WELLINGS
  - PROPERTY LINE
  - LIMIT OF DISTURBANCE
  - PROPOSED ROLLING
  - PROPOSED LIGHTING



**LONG BEACH ROAD SE  
NC 133**  
UNIMPROVED



**BOLTON & MENK**

1000 WEST STREET  
WASHINGTON, DC 20002  
Phone: (202) 339-8888  
Fax: (202) 339-8888  
www.boltonmenk.com

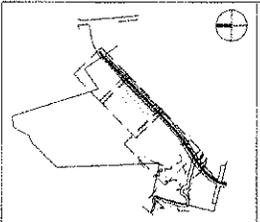
**CAMERON GROUP  
TIMBER COMPANY,  
LLC**  
1301 GALEN WARE ROAD  
WILMINGTON, NC 28401

**LONG BEACH ROAD  
RESIDENTIAL**

LONG BEACH ROAD  
BRUNSWICK COUNTY, NC 28601

**SINGLE FAMILY  
ENLARGEMENT B  
- SITE PLAN**

PROJECT NO. 225-000013  
1/1/2010



NTS  
SHEET KEY

**LEGEND**

[Symbol]	PROPOSED SIDEWALK
[Symbol]	ASPHALT PAVING
[Symbol]	ROAD
[Symbol]	OPEN SPACE
[Symbol]	RECREATIONAL SPACE
[Symbol]	OUTLETS
[Symbol]	WETLANDS
[Symbol]	PROPERTY LINE
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	PROPOSED WALK CURB
[Symbol]	PROPOSED LIGHTING

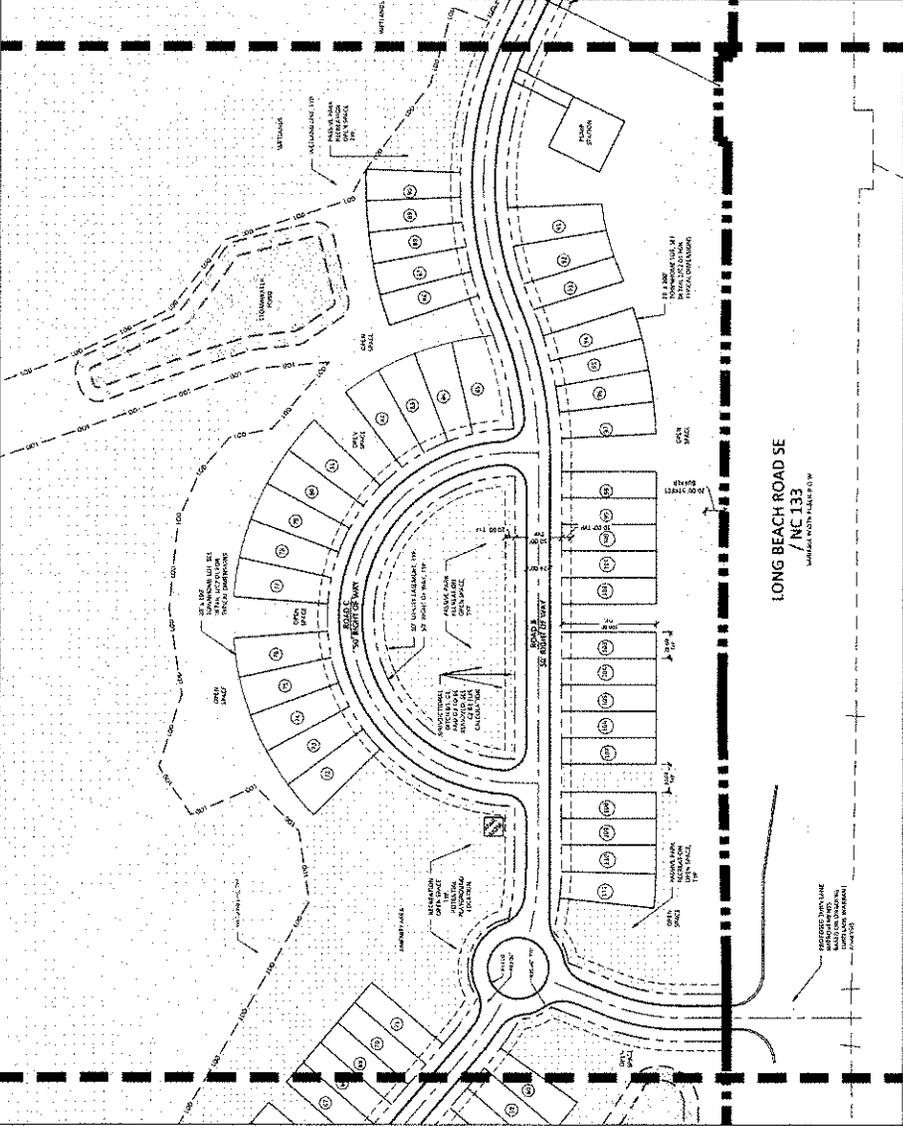


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0 10 20  
FEET



DATE: 01/20/10  
DRAWN BY: J. W. L. L.  
CHECKED BY: J. W. L. L.  
SCALE: AS SHOWN

C2.03





**BOLTON & MENK**

1500 EAST 11 STREET  
WASHINGTON, NC 27681  
Phone: 919.496.9880  
Email: info@boltonmenk.com  
www.boltonmenk.com

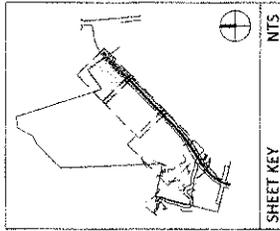
**CAMERON GROUP  
TIMBER COMPANY,  
LLC**  
201 GALEY ROAD  
WILSON, NC 27602

**LONG BEACH ROAD  
RESIDENTIAL**

LONG BEACH ROAD  
WILSONVILLE, NC 27681

**SINGLE FAMILY  
ENLARGEMENT C.  
SITE PLAN**

DATE: 11/20/13  
244-00014  
PERSON:



SHEET KEY NTS

**LEGEND**

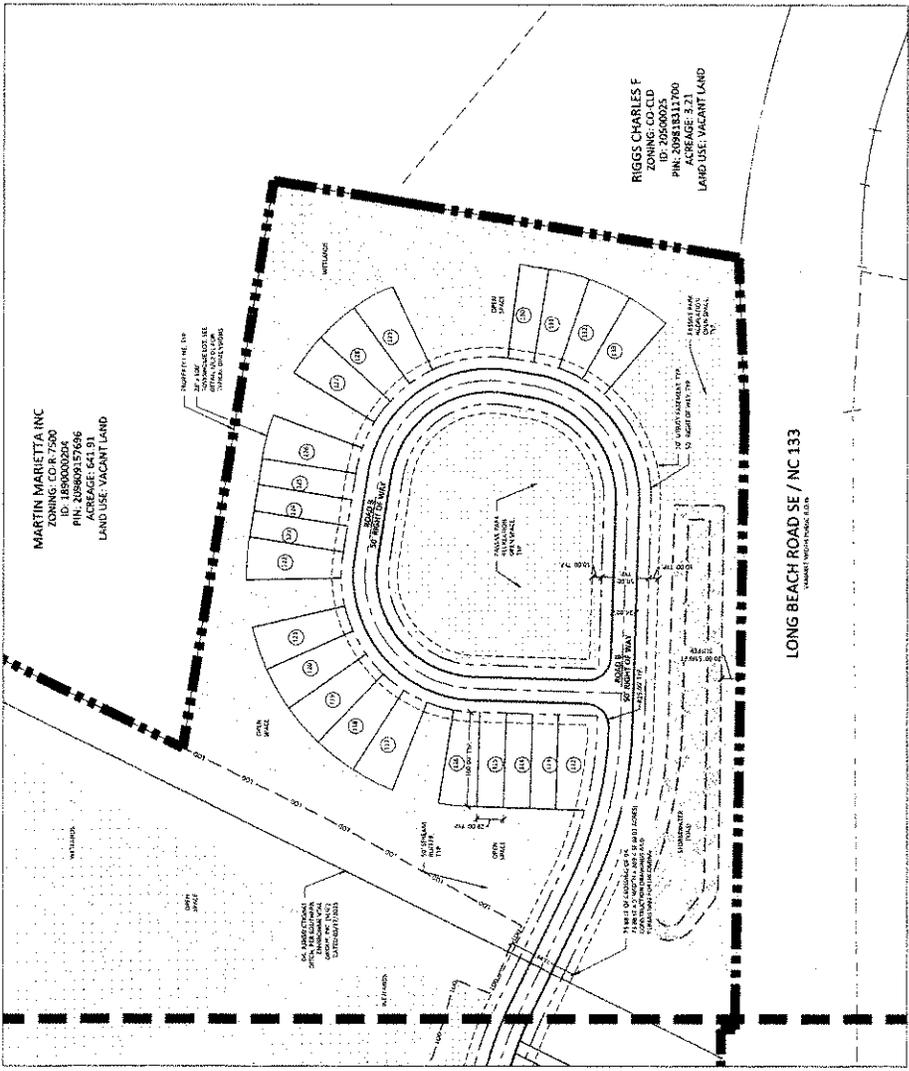
- PROPOSED SIDEWALK
- ASPHALT PAVING
- POD
- OPEN SPACE
- RECREATIONAL SPACE
- BUSTOP
- WETLANDS
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PROPOSED WALK CURB
- PROPOSED LIGHTING



GRAPHIC SCALE  
0 40 80  
FEET



DATE: 11/20/13  
PROJECT NO.: 244-00014  
DRAWN BY: J. W. WOOD  
CHECKED BY: J. W. WOOD  
APPROVED BY: J. W. WOOD



**MARTIN MARETTA INC**  
ZONING: CO CLD  
ID: 189000224  
PIN: 209809157696  
ACREAGE: 641.91  
LAND USE: VACANT LAND

**RIGGS CHARLES F**  
ZONING: CO CLD  
ID: 20500025  
PIN: 209818311700  
LAND USE: VACANT LAND

**LONG BEACH ROAD SE / NC 133**  
VACANT WOOD POND E.D. 20



Real People. Real Solutions.

418 S Dawson Street  
Raleigh, NC 27596

Ph: (919) 719-1800  
Bolton-Menk.com

March 24, 2025

Benjamin T. Hughes, PE  
District Engineer  
Division 3 | District 3  
5911 Oleander Drive, Suite 101  
Wilmington, NC 28403  
(910) 632-0891 Direct  
(910) 398-9109 Office

Reference: Long Beach Road Residential  
Brunswick County, North Carolina

Subject: Trip Generation & Turn Lane Warrant Analysis

Dear Mr. Hughes:

This letter provides the trip generation potential for the proposed Long Beach Road Residential development to be located northeast of the portion of NC-133 (Long Beach Road SE) between NC-87 and NC-211 in Brunswick County, North Carolina. The proposed development is anticipated to consist of 47 single-family units, 84 townhome units, and 176 multi-family units. Site access to the single-family and townhome portion of the development is proposed via (1) full-movement driveway along NC-133 (Long Beach Road SE). Site access to the multi-family portion of the development is proposed via (1) full-movement driveway along NC-133 (Long Beach Road SE).

Refer to the attachments for a preliminary site plan. In addition to providing the trip generation information for the site, this letter also summarizes if any turn lane warrants are met at the proposed driveways per the North Carolina Department of Transportation (NCDOT) *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual) Warrant for Left and Right-Turn Lanes nomograph.

Per the Brunswick County (County) Unified Development Ordinance (UDO), a Traffic Impact Analysis (TIA) is required if the proposed development is anticipated to generate more than 1,000 daily trips or 100 peak hour trips.

### **Data Collection**

24-hour tube counts were collected in October 2024 along NC-133 (Long Beach Road SE) on a typical weekday while schools were in session. Based on scoping coordination, the 24-hour counts were used to determine through volumes along NC-133 (Long Beach Road SE) during the weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) peak periods under existing conditions (2024) at the proposed location. Refer to the attachments for a copy of the count data.

### Trip Generation

The proposed development is assumed to consist of 47 single-family units, 84 townhome units, and 176 multi-family units. Average daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using the ITE *Trip Generation Manual*, 11.1 Edition. **Table 1** provides a summary of the trip generation potential for the proposed development utilizing equations for the land uses.

**Table 1: Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	47 units	504	9	28	31	18
Single-Family Attached Housing (215)	84 units	590	9	29	27	19
Multifamily Housing (Low-Rise) (220)	176 units	1,204	19	58	61	35
<b>Total Site Trips</b>		<b>2,298</b>	<b>37</b>	<b>115</b>	<b>119</b>	<b>72</b>

It is estimated that the proposed development will generate approximately 2,298 total site trips on the roadway network during a typical 24-hour period. Of the daily traffic volume, it is anticipated that 152 trips (37 entering and 115 exiting) will occur during the weekday AM peak hour and 191 trips (119 entering and 72 exiting) will occur during the weekday PM peak hour. Although the proposed development is expected to meet the County's thresholds for a TIA, based on coordination with the County and NCDOT during scoping, it was determined that a turn lane warrant analysis would suffice for the proposed development in lieu of a full TIA.

### Turn Lane Warrant Analysis

Turn lanes were considered at the proposed driveways based on the criteria contained in the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual) Warrant for Left and Right-Turn Lanes nomograph.

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

It was assumed that the site trips to the single-family portion of the site will be distributed at the proposed full-movement driveway along NC-133 (Long Beach Road SE) as follows:

- 60% enter from the north via NC-133 (Long Beach Road SE) and exit via the same route
- 40% enter from the south via NC-133 (Long Beach Road SE) and exit via the same route

It was assumed that the site trips to the multi-family portion of the site will be distributed at the proposed full-movement driveway along NC-133 (Long Beach Road SE) as follows:

- 60% enter from the north via NC-133 (Long Beach Road SE) and exit via the same route
- 40% enter from the south via NC-133 (Long Beach Road SE) and exit via the same route

To estimate traffic conditions with the proposed development at full build-out, the development site trips and trips associated with the adjacent Southport Meadows development were added to the existing peak hour traffic volumes projected to 2029 to determine the build traffic volumes (2029). Refer to the attachments for an illustration of the build peak hour traffic volumes (2029) with the proposed development at full build-out.

Utilizing build traffic volumes and NCDOT turn lane warrant methodology, a northbound left-turn lane and a southbound right-turn lane, both with a minimum of 50 feet of storage, is warranted at the proposed full-movement driveway to the single-family family and townhome portion of the site along NC-133 (Long Beach Road SE). Based on the Driveway Manual, no turn lanes are warranted at the proposed full-movement driveway to the multifamily portion of the site. Although no turn lanes are warranted, due to the number of southbound right-turning vehicles, a southbound right-turn deceleration lane is recommended at the full-movement driveway to the multifamily portion.

Refer to the attachments for the Turn Lane Warrant Chart for the proposed driveways.

### **Conclusion**

The proposed Long Beach Road Residential development was reviewed to determine the trip generation potential for the site as well as the need for turn lanes into the proposed driveways. Based on the trip generation equations in the ITE *Trip Generation Manual*, 11.1 Edition, it was determined that the proposed development meets the County's threshold for a TIA; however, it was determined during scoping that a turn lane warrant analysis would be sufficient in lieu of a full TIA. Additionally, based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual) Warrant for Left and Right-Turn Lanes nomograph, the following turn lanes are recommended:

#### **NC 133 (Long Beach Road SE) & Site Drive 1**

- An exclusive southbound right-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length.
- An exclusive northbound left-turn lane with a minimum of 50 feet of storage and appropriate deceleration and taper length.

#### **NC 133 (Long Beach Road SE) & Site Drive 2**

- A southbound right-turn deceleration lane with appropriate taper length.

Refer to the attachments for a figure illustrating the recommendations for geometric improvement.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,  
*Bolton & Menk, Inc.*



Danielle Troutman, PE  
Transportation Project Engineer



Attachments: Preliminary Site Plan  
Figures  
Traffic Count Data  
Turn Lane Warrant Chart



**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	Cameron Group Timber, LLC et al.	Phone	910-512-3263
	Address	1201 GLEN MEADE ROAD	Fax	N/A
	City, St, Zip	WILMINGTON, NC 28401	Email	HILL@CAMERONCO.COM

<b>Applicant or Representative</b>	Name	BOLTON AND MENK, INC., AMANDA MACLEOD, PLA	Phone	(910) 380-3368
	Address	1502 CASTLE STREET	Fax	N/A
	City, St, Zip	WILMINGTON, NC 28401	Email	AMANDA.MACLEOD@BOLTON-MENK.COM

<b>Property Information</b>	Address	LONG BEACH ROAD BRUNSWICK COUNTY, NC 28461
	Tax Parcel(s)	22100004, 20500043
	Acreage	+/- 181 ACRES
	Current Zoning	CLD - COMMERCIAL LOW DENSITY
	Public Utilities Available?	Water YES Sewer YES

<b>Project Information</b>	Project Name	LONG BEACH ROAD RESIDENTIAL
	Modification or Expansion Of Existing PD?	Yes <input type="radio"/> No <input checked="" type="radio"/>
	Single Family Acres +/-	45.81 acres
	Multi-Family Acres +/-	11.27 acres
	Commercial Acres	N/A

<b>Authorization</b>	Property Owner Signature		Date	18-Feb-2025
	Applicant/Representative Signature		Date	02/24/2025

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

**Planned Development Checklist**



**Planning & Community Enforcement**  
Planning Phone: 910.253.2025  
Community Enforcement Phone: 910.253.2200  
Fax: 910.253.2437  
Email: [planning@brunswickcountync.gov](mailto:planning@brunswickcountync.gov)

**Location:** Government Center Building I  
75 Courthouse Drive NE, Bolivia, NC 28422

**To:** Amanda MacLeod, Bolton and Menk  
**From:** Marc Pages, Brunswick Planning; 910-253-2056  
**CC:** File;  
**Date:** 3/14/2025  
**Re:** Long Beach Road Planned Development PD-153

Name	Division	Status
Amy Aycock	County Engineering, Utilities	Comments provided below
Richard Christensen, PE	County Engineering, Stormwater	Comments provided below
Joe Oliver	County Fire	Comments provided below
Helen Bunch	Transportation Planner	Comments provided below
Danny Thornton	Environmental Health	Comments provided below
James Paggioli	Floodplain	Comments provided below
Elliot Swain	Brunswick Soil & Water Dist.	Comments provided below
Jeff Walton	Planning, Commercial Review	Comments provided below
Jan Clemmons	County GIS	Comments provided below

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Please contact me for any further questions.

Amy Aycock, Engineering Utilities, 910-253-2407; ([amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov))

- Existing 24" watermain on River Rd (Hwy 87) available for connection.
- Existing 12" high pressure forcemain on River Road (Hwy 87) available for connection.
- For water design:
  - Watermain extension along Long Beach Road to River Rd- extend watermain along Long Beach Road to the furthest subdivision entrance and end with a fire hydrant and full size valve for future connection.
  - fire hydrants every 500 LF in single family area, every 400 LF in multi-family areas and at all subdivision entrances.
  - double water meter boxes or (2) single water meter boxes for each unit (Single family or multi-family/attached housing).
  - master meters for multi-family/apartments/low rise.
- For sewer design:
  - Gravity sewer is always the preferred sewer with one clean-out per single-family lot multi-family/attached housing unit; larger service per multi-family/apartments.
  - Odor control for pump station will be determined in plan review.
- NCDOT Encroachment (Primary/Secondary) required along Long Beach Rd to the connections at River Rd
- Here is the link for any NCDEQ water or sewer applications that may be needed:  
<https://www.deq.nc.gov/about/divisions/water-resources>
- Here is the link for NCDOT permits that may be needed:  
<https://connect.ncdot.gov/municipalities/Pages/default.aspx>

- Here is the link for Brunswick County Engineering Design Manual:  
<https://www.brunswickcountync.gov/wp-content/uploads/2023/04/BC-Design-Manual-Rec-1.06-revised-4-10-23.pdf>
- Here is the link for the Brunswick County Engineering Department:  
<https://www.brunswickcountync.gov/engineering/>

Richard Christensen, Engineering Stormwater, 910-253-1718; ([richard.christensen@brunswickcountync.gov](mailto:richard.christensen@brunswickcountync.gov))

- NCDEMLR Sedimentation & Erosion Control Permit is required.
- NCDEQ Stormwater Management Permit is required.
- County Stormwater Permit is required.
- County SW Requirements: Pre/post for the 1-year, 10-year and 25-year rain events. No overtopping of SCMs during the 100-year rain event.

Joe Oliver, Fire Marshall, 910-253-2043; ([joseph.oliver@brunswickcountync.gov](mailto:joseph.oliver@brunswickcountync.gov))

- No hydrant plan shown - hydrants shall be provided every 500 feet and not to exceed 250 feet from any point in the road (hydrants shall not be placed in dead end areas unless to meet spacing requirements).
- Fire Development Permit will be required to check roads, street signage, hydrant locations and hydrant flow. Hydrant flow minimum required is 1000 GPM for residential and minimum 1500 GPM for commercial but refer to Brunswick County Fire Prevention Ordinance for specifics.
- General Comments:
  - 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.
  - Need to review the “Development / Subdivision Fire approval Guidance document located at the following link.
  - <https://www.brunswickcountync.gov/fire-marshall/development-subdivision-fire-approval-process/>
  - Final plat will require fire approval.

Danny Thornton, Environmental Health, 910-253-2252; ([danny.thornton@brunswickcountync.gov](mailto:danny.thornton@brunswickcountync.gov))

- Any amenity center community pool will require health department approval at site specific review.

Jan Clemmons, County GIS, 910-253-2392; ([jan.clemmons@brunswickcountync.gov](mailto:jan.clemmons@brunswickcountync.gov))

- Street names and a final subdivision name will need to be secured with the GIS Department prior to platting.

Helen Bunch, Transportation Planner, 910-253-2035; ([helen.bunch@brunswickcountync.gov](mailto:helen.bunch@brunswickcountync.gov))

- The emergency access needs to be removed as NCDOT will only permit one access in the area.
- Identify any mail kiosk locations.

James Paggioli, CFM, Floodplain, 910-253-2054; ([james.paggioli@brunswickcountync.gov](mailto:james.paggioli@brunswickcountync.gov))

- Development activities are located outside of SFHA. Grading of Stormwater ponds are likely to encroach upon SFHA and will require a Floodplain Development Permit prior to construction of site work.

Elliot Swain, Brunswick Soil and Water, 910-253-2832; ([elliott.swain@brunswickcountync.gov](mailto:elliott.swain@brunswickcountync.gov))

- Note that the project is within ½ mile of a VAD District.

Marc Pages – Planning, Commercial Review, 910-253-2056; ([marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov))

- If it is your intention to divide the Multifamily and Single Family into two different project, please address and adjust the site data.
- Please adjust the open space and density calculations to reflect the entire PD area.
- Please provide an update on the TIA status for the project.
- Please indicate the specific recreation space uses.
- Please provide the setbacks for the project.
- Please remove the proposed PD zoning district since this is not a rezoning.

- Please provide a street stubout to Tax Parcel 1890000204.
- Please note that the stormwater ponds shall be designed to the 100-year storm event.
- Please note all Flood Hazard Areas on the site plan and note that all proposed lots are outside of any AE Zones.
- Please note on the site plan that no lots or portions of lots shall be located within protected wetlands.
- Please note any buffers on the site plan and indicate opacities and widths.
- Please note on the plan that the project lies within a half mile of a Voluntary Agricultural District.
- Please consider placing the wetlands in a conservation easement.
- Planning staff recommend that 5% of the residential units be Workforce Housing units. These units would be affordable to those households earning 80% or less of the HUD Area Median Income.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

No Comments received from:

NCDOT, Duke Power, Focus, NC Wildlife, BEMC, USACE, BC Schools, BC Parks, BC Sherriff, BC Code Administration, H2GO, Southeast Sanitary Dist.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on March 28, 2025.

# PD-152

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2050003901	TRI CITY INC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
1890000204	MARTIN MARIETTA INC		PO BOX 54788	LEXINGTON	KY	40555-4788
2050003902	UNIQUE PLACES TO SAVE		2425 MICA MINE LN	WAKE FOREST	NC	27587-8724
205000031	BRUNSWICK ELECTRIC MEMBERSHIP CORP	% SCOTTIE HOBBS	PO BOX 826	SHALLOTTE	NC	28459-0826
205000025	RIGGS CHARLES F		PO BOX 1570	JACKSONVILLE	NC	28541-1570
205000039	TRI CITY SOUTHPORT LLC		1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
2210000412	CAMERON PROPERTIES LAND COMPANY LLC ETALS		PO BOX 3649	WILMINGTON	NC	28406-0649
2050003904	UNIQUE PLACES TO SAVE		PO BOX 1183	CHAPEL HILL	NC	27514-1183
2210000411	CAMERON PROPERTIES LAND COMPANY LLC ETALS		PO BOX 3649	WILMINGTON	NC	28406-0649
2210000410	PULTE HOME COMPANY LLC		PO BOX 3649	WILMINGTON	NC	28406-0649
205000043	CAMERON PROPERTIES TIMBER CO LLC ETALS		PO BOX 3649	WILMINGTON	NC	28406-0649
2050002504	BIANCHI PROPERTIES LLC		7995 RIVER RD	SOUTHPORT	NC	28461-8971
	COMMANDER MOT SUNNY POINT		6280 SUNNY POINT RD SE	SOUTHPORT	NC	28461

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
22100004	CAMERON PROPERTIES TIMBER CO LLC ETALS		PO BOX 3649	WILMINGTON	NC	28406-0649

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
PER APPLICATION	BOLTON AND MENK, INC	ATTN: AMANDA MACLEOD, PLA	1502 CASTLE STREET	WILMINGTON	NC	28401