

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

***4:00 P.M. Monday***  
***June 9, 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 May 12, 2025 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Presentation
- 9) Public Hearing.

A. Planned Development – PD-146

Name: Hooper Road Tract Planned Development  
Applicant: Colliers Engineering and Design  
Tax Parcel: 01000010, 01000021, 0100002101, & 00600011  
Location: Hooper RD NE (State Road 1427)  
Description: Hooper Road Tract is a proposed planned development, consisting of 1,722 single family units on approximately 594.09 acres, creating an overall density of 2.90 dwelling units per acre.

B. Planned Development – PD-149

Name: Viridian Reserve Planned Development Expansion  
Applicant: Norris and Tunstall Engineering  
Tax Parcel: 11100006  
Location: Mill Creek Road (SR 1514)  
Description: Viridian Reserve is a previously approved (November 2021) planned development that consisted of 295 single family units on 151.90 acres and created an overall density of 1.94 dwelling units per acre. The applicant is proposing an expansion, consisting of an additional 151 single family units on an additional 45.16 acres, creating an overall density of 3.34 dwelling units per acre. With the expansion, Viridian Reserve would consist of 446 single family dwelling units on 197.06 acres, creating an overall project density of 2.26 dwelling units per acre.

C. Planned Development – PD-150

Name: McLamb Farm Planned Development  
Applicant: Norris and Tunstall Engineering  
Tax Parcel: 20900025, 20900026, 20900027, 2090002701, 2090002702, 20900036, & portion of 20900024  
Location: No. 5 School Rd NW (SR 1305)  
Description: McLamb Farm is a previously approved planned development, consisting of 319 single family units on approximately 82.36 acres, and created an overall density of 3.87 dwelling units per acre. The applicant is proposing an expansion of the development, consisting of an additional 128 single family units and 184 duplex units on an additional 73.26 acres. With the expansion, the overall development would consist of 631 dwelling units on approximately 155.62 acres, creating an overall density of 4.05 dwelling units per acre.

D. Planned Development – PD-152

Name: Sunset Harbor Tract Planned Development (fka. Seawatch West Tract)  
Applicant: Dream Finders Homes  
Tax Parcel: 2170011601, 217LD001, 217LD002, 217LD003, 217LD004, 217LD005, 217LD006, 217LD007, 217LD008, 217LD009, 217LD010, 217LD011, 217LD012, 217LD013, 217LD014, 217LD015, 217LD016, 217LD017, 217LD018, 217LD00101, 217LD00102, 217LD00103, & 217LD00104  
Location: Sunset Harbor RD SE (State Road 1112)  
Description: Seawatch at Sunset Harbor – West Tract, is a currently approved development, consisting of 183 single family units and 81 multifamily units, on approximately 88.26 acres, creating an overall density of 3.0 dwelling units per acre. The applicant is proposing a modification to the development. With the modification, the development would consist of 328 single family units, on approximately 88.26 acres, creating an overall density of 3.72 dwelling units per acre.

E. Rezoning Z-916

Proposed rezoning of approximately 68.4 acres located at the End of Stones Throw Dr. SW Off of Ocean Aire Road SW Near Ocean Isle Beach from R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to R-6000 (High Density Residential) for Tax Parcels 243CE02002, 243CE02003, and 243CE02004.

F. Rezoning Z-918

Proposed rezoning of approximately 74.11 acres located north of 5785 Old Georgetown Rd. SW (SR 1163) Near Shallotte from R-7500 (Medium Density Residential) to RR (Rural Residential) for Tax Parcels 2290001403 and 2290001416.

G. Rezoning Z-919

Proposed rezoning of approximately 3.12 acres located 4951 Mancy C. Stanley Trl. NW Near Shallotte from R-7500 (Medium Density Residential) to RR (Rural Residential) for Tax Parcel 1970001113.

10) Other Business.

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

11) Adjournment.



# MEETING MINUTES

## BRUNSWICK COUNTY PLANNING BOARD REGULAR MEETING OFFICIAL MINUTES

May 12, 2025  
4:00 PM

The Brunswick County Planning Board met in Regular Session on May 12, 2025 at 4:00 p.m. in the Commissioners' Chambers of the David R. Sandifer Administration Building, located at the Brunswick County Government Center, 30 Government Center Drive, Bolivia, North Carolina.

### MEMBERS PRESENT

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

### MEMBERS ABSENT

Harry "Richard" Ishler, Alternate  
Allen Brittain, At-Large

### STAFF PRESENT

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

### OTHERS PRESENT

Dylan Phillips, Brunswick Beacon  
Josh Torbich  
Don Harley  
James Paggioli  
Zettie Price  
Chris Glass

Savanna Tenenoff, Star News  
Stacie Morrison  
Mason Watkins  
Jimmie Price  
Amanda MacLeod  
Kenneth Williams

## I. CALL TO ORDER

Chair Cheek called the meeting to order at 4:09 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. Harry "Richard" Ishler and Mr. Allen Brittain were absent.

**IV. APPROVAL OF MINUTES**

Mr. Leary made a motion to approve the 14-Apr-25 minutes as presented and the motion was unanimously carried.

**V. AGENDA AMENDMENTS**

There were none.

**VI. PUBLIC COMMENT**

Ms. Shirley Sullivan addressed the Board. She stated that there were 29 planned development projects approved from January 2024 – February 2025. Ms. Sullivan was concerned that several entities do not attend (in-person) or provide comments at the Technical Review Committee (TRC) meetings. Ms. Sullivan felt that non-participation by some entities could pose a problem as there are several new developments being approved throughout the County. Mr. Pages stated that some entities may not have comments to provide for every TRC meeting and there is no policy in place that requires mandatory attendance (in-person or virtual) and/or participation. He further stated that some entities may not be involved in every project, thus prompting non-attendance and/or no comments from that entity. Ms. Dixon interjected that staff provided the Board with a PowerPoint presentation at the 14-Apr-25 Board meeting regarding the TRC process and she offered to provide Ms. Sullivan with a copy of the PowerPoint presentation.

**VII. PUBLIC HEARINGS**

A. Rezoning Z-912CZ – Carol Petra (%Christian Recovery Centers Inc).

Request rezoning of approximately 27.83 acres located at 445 TarkIn Court NW near Shallotte, NC from R-6000 (High Density Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcels 1820008143 and 1820008309. This conditional zoning request is for a social service facility and emergency shelter.

LAND USE PLAN MAP AMENDMENT (LUM-912CZ):

Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Open Space – Conservation 1 (OSC1) and MDRM (Medium Density Residential Mixed Use) to Open Space Conservation 1 (OSC1) for Tax Parcels 1820008143 and 1820008309 located at 445 TarkIn Court NW near Shallotte, NC. This Land Use Plan Map Amendment totals approximately 27.83 acres.

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

Mr. Pages said staff recommends approval from R-6000 (High Density Residential) to RR-CZ (Rural Low Density Residential Conditional Zoning) for Tax Parcels 1820008143 and 1820008309 located at 445 Tarkln Court NW near Shallotte NC based on the permitted use(s) and conditions outlined in the Staff Report in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map from Open Space – Conservation 1 (OSC1) and MDRM (Medium Density Residential Mixed Use) to Open Space Conservation 1 (OSC1) and adopt the consistency and reasonableness determination statement.

Chair Cheek clarified that there are no changes to the conditional rezoning since the TRC comments and Mr. Pages concurred.

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

Mr. Josh Torbich addressed the Board. Mr. Torbich said they currently operate approximately 160 residential beds in Brunswick County and the proposed facility will house approximately 50 residential beds. He stated that they met with members of the community to share the intend use and there was no opposition to the proposed use (social service facility and emergency shelter).

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

Mr. Leary made a motion to approve Tax Parcels 1820008143 and 1820008309 to RR-CZ (Rural Low Density Residential Conditional Zoning) located at 445 Tarkln Court NW near Shallotte, NC based on the permitted use(s) and conditions outlined in the Staff Report in conjunction with an amendment to the Blueprint Brunswick 2040 CAMA Land Use Plan Map to Open Space - Conservation 1 (OSC1) 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 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
    - 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 the 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.

B. Rezoning Z-913 – Christopher and Stacie Morrison.

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

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 R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 232GA007 located at 2940 Holden Beach Road SW (NC 130) near Supply, NC to C-LD (Commercial Low Density) and adopt the consistency and reasonableness determination statement.

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

Ms. Stacie Morrison addressed the Board. Ms. Morrison stated that they want to build a commercial building on the subject property and the proposed rezoning is more appropriate for the intended use of the property.

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

Vice Chair Gaver made a motion to approve Tax Parcel 232GA007 located at 2940 Holden Beach Road SW (NC 130) to C-LD (Commercial Low Density) 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.
    - 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.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- The Residential and Commercial Suitability Map indicates the parcel as more suitable for both residential and commercial development.
- The property is located at a Neighborhood Center.

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

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.

C. Rezoning Z-914 – Don Harley, Jr. and Mason Watkins (%Brunswick Farmer and Flea Market, LLC).

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

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 R-6000 (High Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 1850002205 located at 1738 Southport-Supply Road SE (NC 211) near Bolivia, NC to C-LD (Commercial Low Density) and adopt the consistency and reasonableness determination statement.

Chair Cheek asked staff the buffer depth requirement and Mr. Pages said it varies, depending on the type of buffer used (fence, shrubbery, or wall). Chair Cheek asked about side buffers and Mr. Pages said there is currently a side yard buffer imposed to the east of the site.

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

Mr. Don Harley addressed the Board and he introduced Mr. Mason Watkins and himself as representatives for the property owner. Mr. Harley stated that the proposed zoning change is the highest and best use of the property.

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

Mr. Leary made a motion to approve Tax Parcel 1850002205 located at 1738 Southport-Supply Road SE (NC 211) to C-LD (Commercial Low Density) 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.
    - 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.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
- The Residential and Commercial Suitability Map indicates the parcel as more suitable for residential and commercial development.
- The parcel is located in a Neighborhood Center.

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|--|--|
| <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.

D. Rezoning Z-915 – Jimmie and Zettie Price.

Request rezoning of approximately 7.75 acres located off Hale Swamp Road SW (SR 1154) and Jennie Branch Way SW near Ocean Isle Beach, NC from R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 2290001201.

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 R-7500 (Medium Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 2290001201 located off Hale Swamp Road SW (SR 1154) and Jennie Branch Way SW near Ocean Isle Beach, NC to RR (Rural Low Density Residential) and adopt the consistency and reasonableness determination statement.

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

Mr. Jimmie and Zettie Price addressed the Board. Mr. Price reiterated that the majority of the subject property is not in a flood zone and the proposed zoning change provides for the best use of the property for his family. He further stated that they want the property changed back to rural. Chair Cheek said the Staff Report reflects that the subject property was previously zoned RU (Rural) in 1994 and changed to the current zoning (R-7500) during the adoption of the Brunswick County Unified Development Ordinance (UDO). Ms. Zettie Price pointed out that there is like zoning adjacent to their property and that property is in a flood zone. Mr. Price asked if they could get a copy of the minutes of this meeting and Ms. Marlowe explained that the minutes of this meeting will be available once they are approved by the Planning Board at the next available meeting. She offered to provide the Prices a copy of the audio of this meeting in the morning, but they opted to wait for a copy of the minutes.

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

Mr. Board made a motion to approve Tax Parcel 2290001201 located off Hale Swamp Road SW (SR 1154) and Jennie Branch Way SW near Ocean Isle Beach, NC to RR (Rural Low 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.
  - 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.
- Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.

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

E. Planned Development – PD-153

Name: Long Beach Road Tract Planned Development  
 Applicant: Bolton and Menk, Inc.  
 Tax Parcel(s): Portion of 22100004  
 Location: Long Beach Road (NC 133) a.k.a. Long Beach Road Extension

Description: Long Beach Road Tract 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.

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

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

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

Mr. Pages said there is 1 entrance to the site that was approved by the North Carolina Department of Transportation (NCDOT) and the Fire Marshal was in agreement. Mr. Board asked staff about the trip generation information and what is listed in the traffic study and Mr. Pages explained that there are 2 projects (1 project is by-right that was included in the traffic study information) involved in relation to the traffic study. Mr. Board expressed concern with the Fire Marshal having no objection to 1 entrance to the site.

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

Ms. Amanda MacCleod addressed the Board on behalf of the property owner. Ms. MacCleod discussed the site location and adjacent properties, existing conditions (abandoned railway bed, current zoning, Dutchman Creek, 83 acres of wetlands, and access along Long Beach Road), and site plan (133 total units, open space, recreation space, increased buffers from roadways and wetlands) from a PowerPoint presentation (attached).

Mr. Chris Glass addressed the Board regarding stormwater and he stated that there are 4 proposed stormwater control measures designed to the 100-year storm event, a pump station with a force main to River Road SE, a waterline extended from River Road SE (NC 133) to the entrance of the planned development, and access off Long Beach Road SE (NC 133) at an existing NCDOT approved access point.

Ms. Shirley Sullivan addressed the Board and she said there are a lot of speeding motorists in the immediate area. Ms. Sullivan was under the impression that a Traffic Impact Analysis (TIA) was required if a project generates at least 100 vehicle trips at peak hour or 1,000 vehicle trips per day and Mr. Pages said that TIA does not have to be presented to the Planning Board unless there are at least 200 vehicle trips at peak hour or 2,000 vehicle trips per day, but a TIA must be presented prior to recordation of the plat.

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-146

Applicant: Colliers Engineering and Design

Project Name: Hooper Road Tract

Property Location: Hooper Road (SR 1427)

Parcel Numbers: 01000010, 01000021, 0100002101, & 00600011

Zoning District: RR (Rural Residential)  
RR Density Maximum – 2.9 Dwelling Units per Acre (with water and sewer)  
*The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed.*

Surrounding Zoning: RR (Rural Residential)

Proposed Use: Hooper Road Tract is a proposed planned development, consisting of 1,722 single family units on approximately 594.09 acres, creating an overall density of 2.90 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 RA (Rural Agricultural) 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 Hooper Road.
- The required open space for the development is approximately 89.12 acres. The developer is proposing 135.0 acres of dedicated open space. The developer is also proposing 15.0 acres of recreation space of which 13.37 acres are required.

- The proposed project will generate approximately 14,492 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) has been completed for the project. Proposed road improvements made by the TIA include:
  - For the Intersection of Mt. Misery and Hooper Road Intersection:
    - Construct eastbound and westbound right turn lanes on Mt. Misery Road.
    - Install a traffic signal at this intersection.
  - Improve/widen the Eastbound and Westbound ramps of Mt. Misery Road and I-140.
  - Improve/widen the Eastbound and Westbound ramps of Mt. Misery Road and US 74/76.
  - For the project entrances on Hooper Road:
    - Construct northbound right turn lane.
    - Construct roundabout.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 135.0 acres of open space where as 89.12 acres are required.
  2. The stormwater ponds will be constructed to the 100-year storm event.
  3. Limited driveways on the arterial entrance road.
  4. Sidewalks are to be constructed on one side of all internal roads.
  5. Additional open space buffer proposed adjacent to the majority of the wetlands.
  6. All lots located outside of 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 January 15, 2025.
- A neighborhood meeting was held on December 3, 2024

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

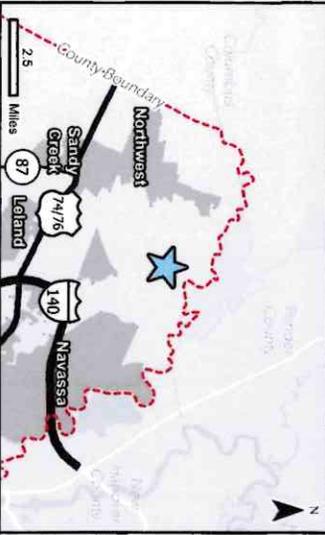
Staff recommends approval based on the following conditions:

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

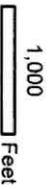
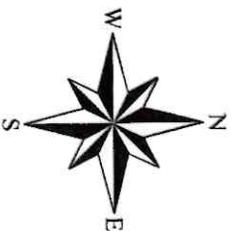


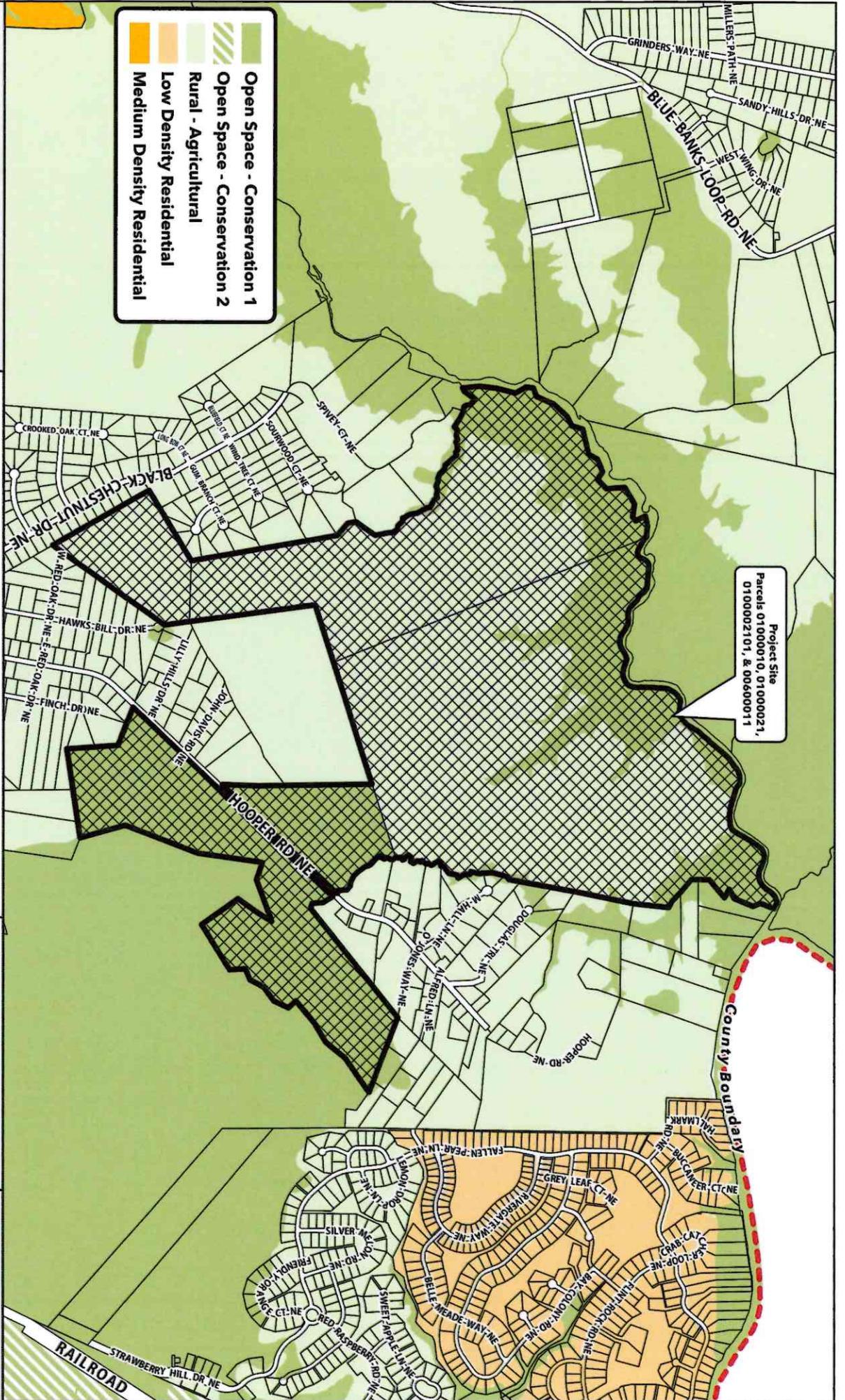
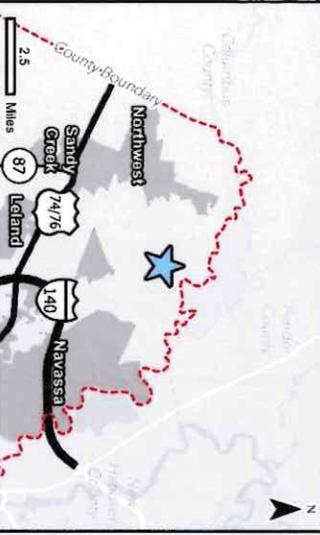


Project Site  
 Parcels 01000021, 010000101, & 00600011

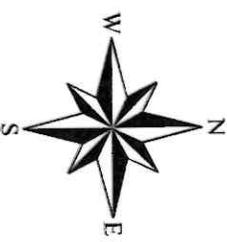


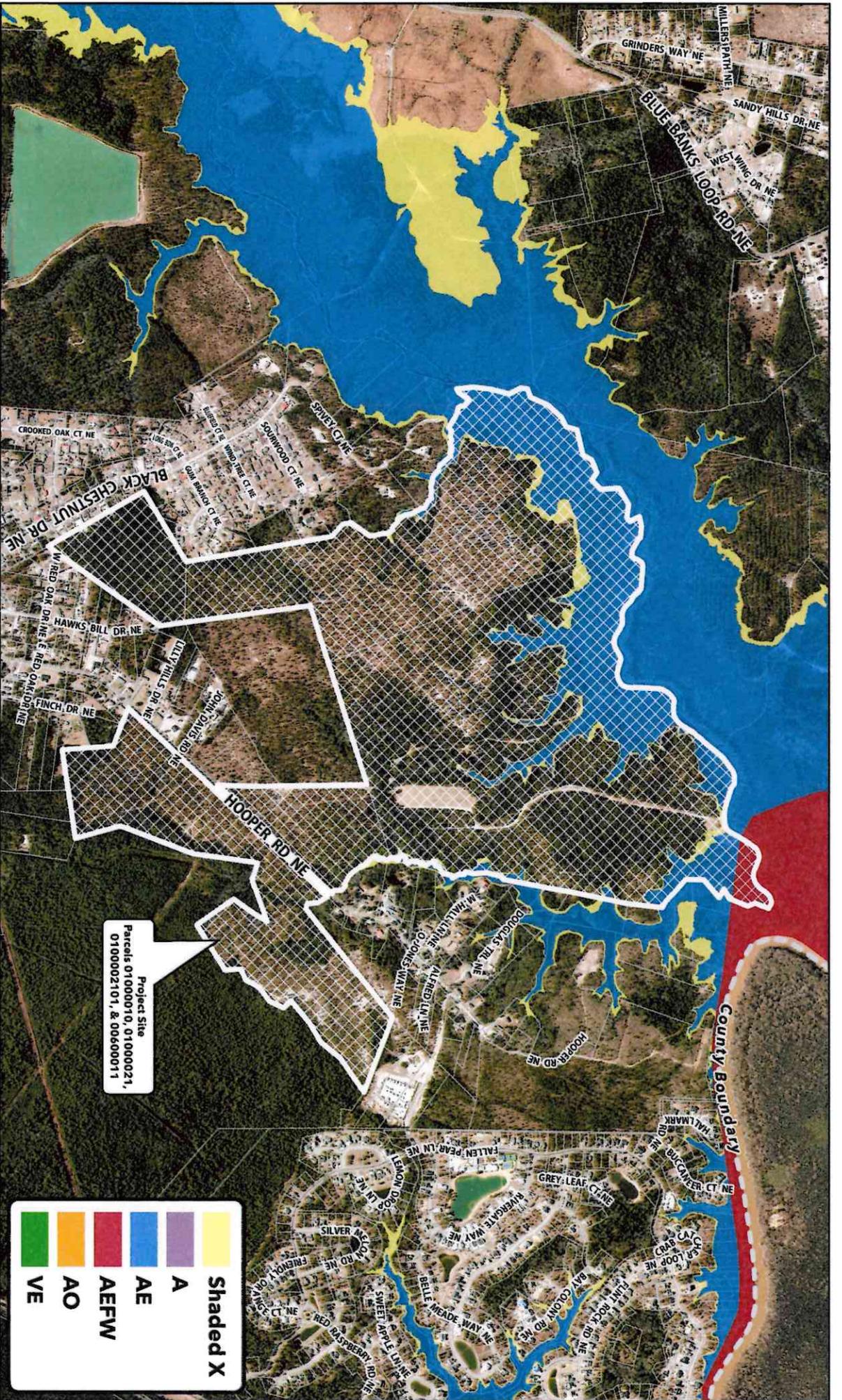
**Brunswick County Planning Board**  
**Planned Development**  
**Hooper Road Tract**  
**Case PD-146**  
**Imagery Map**



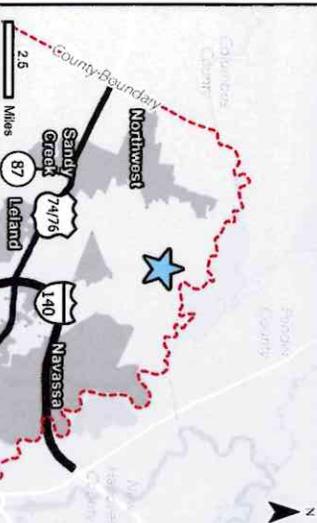
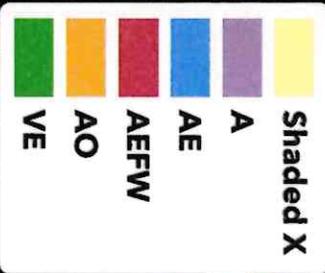


**Brunswick County Planning Board**  
**Planned Development**  
**Hooper Road Tract**  
**Case PD-146**  
**Blueprint Brunswick 2040**  
**Place Type Map**

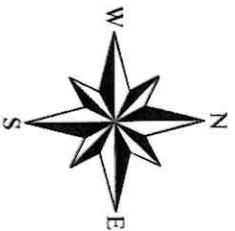


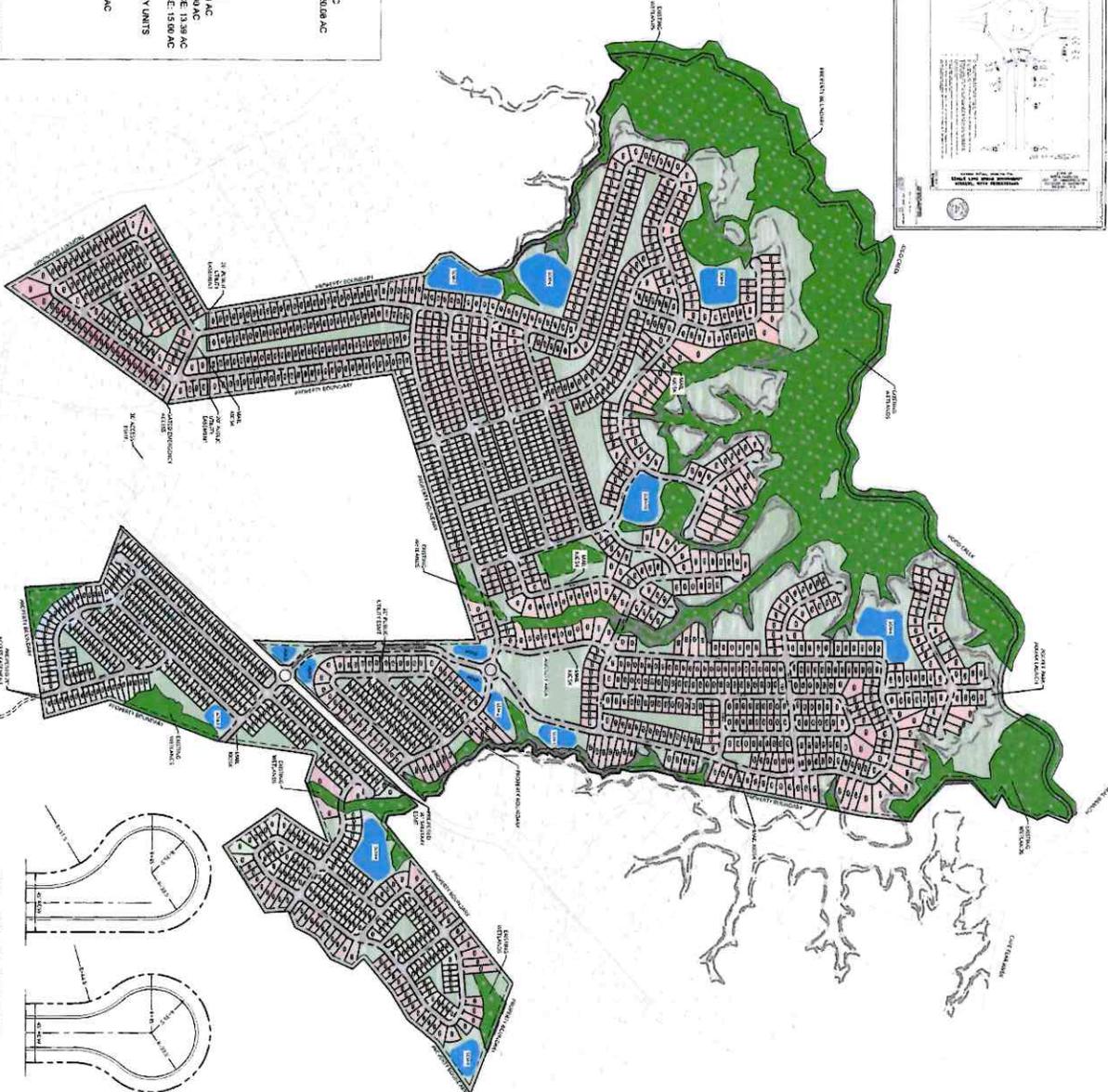


Project Site  
 Parcels 01000010, 01000021,  
 0100002101, & 00600011



**Brunswick County Planning Board**  
**Planned Development**  
**Hooper Road Tract**  
**Case PD-146**  
**Flood Hazards Map**



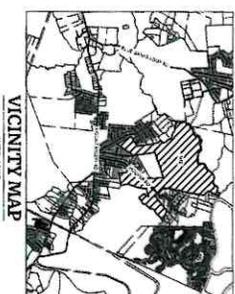
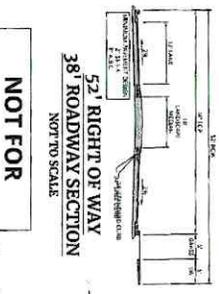
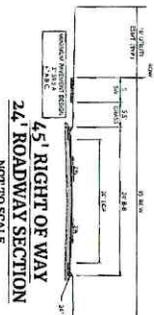
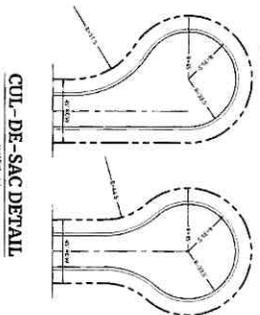
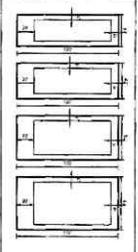


**SITE DATA:**  
 TOTAL ACRES: 504.68 AC  
 WITHIN AND ADJACENT: 13.28 AC  
 AREA WITHIN FLOOD ZONE: 170.08 AC  
 TAX PARCEL NUMBERS:  
 030800111  
 011000101  
 0100010  
 0100010  
 0100010

**SINGLE FAMILY LOTS: 1722**  
 PROJECT DENSITY: 2.9 DU/AC  
 REQUIRED OPEN SPACE: 89.24 AC  
 REQUIRED RECREATION SPACE: 13.39 AC  
 REQUIRED RECREATION SPACE: 13.39 AC  
 HOUSING TYPE: SINGLE FAMILY UNITS  
 AVERAGE LOT SIZE: 5903 SF  
 SMALLEST LOT SIZE: 4440 SF  
 UNREVENUE AREA: 7, 214.01 AC

**SETBACKS:**  
 FRONT: 20'  
 REAR: 5'  
 SIDE: 5'  
 CORNER: 12'

**TEMPORARY BUFFER: 30'**  
**STREET BUFFER: 20' (ALONG HOOPER RD)**



- NOTES:**
1. THE PROPERTY IS LOCATED WITHIN THE REGIONAL DEVELOPMENT AND RECREATION SUBDIVISION FOR WATER PARK DEVELOPMENT OF THE PROJECT WILL BE CONSIDERED BY PHASES.
  2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
  3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
  4. ALL UTILITIES AND SERVICE LINES SHALL BE MAINTAINED AND PROTECTED.
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  37. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

**NOT FOR CONSTRUCTION**



**Collins**  
 Engineering & Construction  
 1000 West 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 521-1111  
 Fax: (405) 521-1112  
 Website: www.collinseng.com

**HOOPER ROAD TRACT**  
 PLANNED DEVELOPMENT  
 MASTER PLAN

**APPROVED BY:**  
 HOOPER ROAD TRACT  
 HOOPER ROAD TRACT  
 HOOPER ROAD TRACT

**DATE:** 10/1/2010

**SCALE:** 1" = 200'

**PROJECT NO.:** C-100



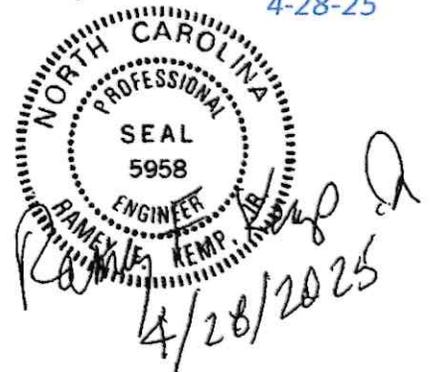
**TRAFFIC IMPACT ANALYSIS**  
**FOR**  
**HOOPER ROAD SUBDIVISION**  
**LOCATED**  
**IN**  
**BRUNSWICK COUNTY, NORTH CAROLINA**

Prepared for:  
Blue Fern Development  
18300 Redmond Way, Suite 120  
Redmond, WA 98052

Prepared by:  
RFK Engineers PLLC  
5808 Faringdon Place, Box 9  
Raleigh, NC 27609  
License # P-2254

**April 2025**

Project No. 24-029



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## EXECUTIVE SUMMARY

This report summarizes the findings of the Traffic Impact Analysis (TIA) that was prepared for the Hooper Road Subdivision development in Brunswick County, North Carolina. The residential development, which is anticipated to be fully built out by the year 2031, is proposed to consist of up to 1,722 detached single-family homes [constructed in three (3) phases]. Site access is proposed to be provided via full movement driveways at one connection on Hooper Road, located approximately one (1) mile north of Mt. Misery Road.

The purpose of this study is to determine the potential impacts to the transportation system caused by the additional traffic generated by the proposed development, as well as identify improvements to mitigate any impacts, if necessary. In addition to site-generated traffic, this study also considered the impact of background traffic growth within the area as well as approved development traffic.

The study analyzed the intersections of Hooper Road, I-140 Westbound Ramps, I-140 Eastbound Ramps, US 74 Westbound Ramps, and US 74 Eastbound Ramps on Mt. Misery Road in addition to the site access [under future build scenarios only] on Hooper Road during the weekday AM and PM peak hours for the following scenarios:

- Existing (2024) Traffic Conditions
- Future (2029) No Build Traffic Conditions
- Future (2030) No Build Traffic Conditions
- Future (2031) No Build Traffic Conditions
- Future (2029) Build Traffic Conditions – *Phase 1*
- Future (2030) Build Traffic Conditions – *Phase 2*
- Future (2031) Build Traffic Conditions – *Phase 3*

Utilizing the 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, the proposed residential development is expected to generate 14,492 total daily trips (half entering and half exiting), with 1,046 trips (262 entering and 784 exiting) occurring during the AM peak hour and 1,493 trips (941 entering and 552 exiting) during the PM peak hour.

Specific geometric and traffic control improvements have been identified as mitigation measures under horizon years 2029, 2030, and 2031 based on the findings of this analysis, and are summarized below.

---

## **Intersection of Mt. Misery Road and Hooper Road**

### Phase 1

- Construct an exclusive westbound right turn lane on Mt. Misery Road with a minimum of 500 feet of storage and appropriate bay taper.
- Construct an exclusive eastbound left turn lane on Mt. Misery Road with a minimum of 50 feet of storage and appropriate bay and transitional tapers.

### Phase 2

- Install a traffic signal at this intersection.
- Extend exclusive eastbound left turn lane on Mt. Misery Road to provide a minimum of 100 feet of storage with appropriate bay and transitional tapers.

### Phase 3

- Extend exclusive eastbound left turn lane on Mt. Misery Road to provide a minimum of 150 feet of storage with appropriate bay and transitional tapers.

## **Intersection of Mt. Misery Road and I-140 Westbound Ramp**

### Phase 3

- Restripe the northbound approach of Mt. Misery Road to provide a shared left-through lane and through lane.
- Restripe the eastbound approach of the Westbound I-140 Ramp to provide an exclusive left turn lane and shared left-right lane.
- In order to accommodate these improvements, Mt. Misery Road would need to be widened and/or restriped to provide two (2) outbound travel lanes for an appropriate distance.

## **Intersection of Mt. Misery Road and I-140 Eastbound Ramp**

### Phase 2

- Construct an additional left turn lane on the southbound approach of Mt. Misery Road to provide dual left turn lanes onto the I-140 Eastbound Ramp with a minimum of 200 feet of full storage [per lane] and appropriate bay and transitional tapers.
- In order to accommodate these improvements, Mt. Misery Road and the on-ramp would need to be widened and/or restriped to accommodate the dual left turn movement.

---

### **Intersection of Mt. Misery Road and US 74 Westbound Ramp**

#### Phase 1

- Widen and/or restripe Mt. Misery Road to provide an additional outbound lane for an appropriate distance north of the US 74 Westbound Ramp to accommodate a free-flow right turn movement from the off-ramp.
- To allow free-flowing conditions, the westbound right turn movement would not operate under signal-control.

### **Intersection of Mt. Misery Road/Lanvale Road and US 74 Eastbound Ramp**

#### Phase 1

- Widen and/or restripe Mt. Misery Road to provide an additional outbound lane for an appropriate distance south of the US 74 Eastbound Ramp to accommodate a free-flow right turn movement from the off-ramp.
- To allow free-flowing conditions, the eastbound right turn movement would not operate under signal-control.

#### Phase 3

- Construct an additional left turn lane on the southbound approach of Mt. Misery Road to provide dual left turn lanes onto the US 74 Eastbound Ramp with a minimum of 150 feet of full storage [per lane] and appropriate bay and transitional tapers.
- In order to accommodate these improvements, Mt. Misery Road and the on-ramp would need to be widened and/or restriped to accommodate the dual left turn movement.

### **Intersection of Hooper Road and Site Drive**

#### Phase 1

- Construct an exclusive northbound right turn lane on Hooper Road with a minimum of 175 feet of storage and appropriate bay taper.
- Provide a one-lane cross-section for the eastbound and westbound approaches of the Site Drive. Per NCDOT Policy, a minimum of 100 feet of internal protected stem should be provided for the drives.

#### Phase 2

- Construct a roundabout at this intersection.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

January 17, 2025

Andy Mills  
2000 Regency Parkway  
Cary, NC 27518

**RE: Hooper Road Tract Planned Development  
File # PD-146**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 15, 2025 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Planning staff recommends committing 5% of the units to Workforce Housing.
- A second active entrance is highly recommended to connect to Black Chestnut Road or, at a minimum, this connection should be a gated emergency entrance.
- Please provide better open space distribution throughout the project.
- Planning recommends having limited individual driveways on the main spine road for better traffic flow within the project.
- Please show all trails and greenways.
- Planning recommends installing a minimum 20-foot buffer to all wetlands.
- Please clearly label all flood hazard zones.
- Planning recommends placing all wetlands in a future conservation easement.
- Please note on the plan that there will be sidewalks installed on one side of all internal roads.
- Please note that there will be two non-garage parking spaces per lot.
- Please note that a heritage tree survey will be performed prior to any construction.
- If project is to be phased, please show phase lines.
- Please note that any street lighting shall be consistent with UDO Section 6.9.
- Please note that all nonresidential uses are subject to site specific review.
- Please note screening shall be required where applicable consistent with UDO Section 6.4.
- Please note that the TIA must be approved by NCDOT prior to going before the Planning Board.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.



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### Comments from Stormwater

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

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

### Comments from Floodplain Administration

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

- Sheet C-100 – Note 1, Tracts also have AE Flood Zone located upon them. Revised note 1 to reflect this.
- All Sheets must depict NEA of Hood Creek and Floodway of Cape Fear on all applicable map sheets, for all submissions.
- The applicant is proposing multiple mine areas, each will be required to submit plans for Floodplain review, prior to removal of any fill as well as required State of NC permitting, and shall depict existing and proposed grading.
- Note for Floodplain Development Permits where any development work, (including grading and filling for road construction, Storm Water Ponds, infrastructure, etc), within the SFHA shall be obtained prior to any site road/infrastructure work occurring. This is applicable to at least Phase 1A, Phase 2A, Phase 3A and 3B.

### Comments from Engineering

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

- Existing 10" watermain on Hooper Road, and an 8" through the property from Lilly Hills Dr to Wind Tree Ct (as shown on plans).
- Existing 12" high pressure forcemain with an 8" stub-out at the intersection of Mt. Misery/Dogwood Rd/Opportunity Drive (as noted on plans).
- Fire hydrants at subdivision entrances and every 500 LF throughout (as noted on plans).
- Double water meter boxes/(2) single water meter boxes to be installed per lot.
- End of lines (whether for future extensions or not) should have a fire hydrant or a Post Flushing Hydrant; blow-off assemblies with full size valves can be used as needed at phase lines.
- Gravity sewer is always the preferred sewer and will need to be designed and installed to the furthest extent possible (noted on plans); call out any stub outs at phase lines when submitting for plan review.
- One 4" sewer clean-out per lot.
- The proposed layout for the pump stations - Odor Control would not be required, final determination will be made during plan review.
- NCDOT Encroachment would be needed for Hooper Rd & Mt. Misery Rd.
- Refer to Brunswick County Design Manual & Technical Specifications as needed.



## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Fire Code Official

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

- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- Any road that exceeds 150 feet shall be provided with an approved turnaround. This also goes for stub outs and roads between phases. (Talked about adding note to plan)
- Fire Hydrants are to be spaced at 500 feet with no point exceeding 250 feet from any point in road. This is to start at or near the entrance as this has not been met. Fire hydrants should not be put at end of dead-end roads unless it's to meet the spacing requirements. A lot of places where hydrants exceed 500 feet or further than 250 feet. This measurement includes phase lines as hydrants would need to meet requirements before next phase. Also check distance from intersection to cul-de-sac.
- Note Fire Development permit will be required and fire flow to meet 1,000 GPM for residential and minimum 1,500 for any commercial but reference Brunswick County Fire Prevention Ordinance. Any access gate will need approval by fire chief and the departments approved means for emergency override if automatic. Manual would need Knox Padlock  
General Comments:
  1. Need to apply for a fire development permit.  
<https://www.brunswickcountync.gov/code-administration/permits/>. Select Fire Application and complete all applicable fields. And upload civil/utility plans.
  2. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.  
<https://www.brunswickcountync.gov/fire-marshal/development-subdivision-fire-approval-process/>
- Final plat will require fire approval.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 27, 2025.

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

Sincerely,

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

Marc A. Pages  
Brunswick County Deputy Planning Director



# Planned Development (PD)

## Application and Checklist

**Fee: \$1,000 (Brunswick County Jurisdiction)**  
**\$968 (City of Northwest Jurisdiction)**

Brunswick County Planning Dept. 910-253-2025

### For Office Use Only

File # \_\_\_\_\_ Invoice # \_\_\_\_\_

Date Received: \_\_\_\_\_

Northwest Jurisdiction  YES  NO

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

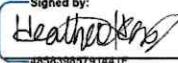
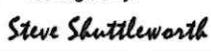
Please fill out form completely, supplying all necessary information and documentation to support your request.

<b>Property Owner</b>	<b>Name</b>	LONGLEAF PINE HOLDINGS LLC; HEWETT HEATHER MICHAELA AND COX ZACHARY SCOTT	<b>Phone</b>	791-499-1373; 910-712-6792
	<b>Address</b>	330 MILITARY CUTOFF RD STE A2 WILMINGTON, NC 28405-8303	<b>Fax</b>	
	<b>City, St, Zip</b>	9016 BLACK CHESTNUT DR LELAND, NC 28451	<b>Email</b>	steve@steveshuttleworth.com; heatherweather60@gmail.com

<b>Applicant or Representative</b>	<b>Name</b>	ANDY MILLS	<b>Phone</b>	910-233-8581
	<b>Address</b>	2000 Regency Pkwy, #295	<b>Fax</b>	
	<b>City, St, Zip</b>	Cary, NC 27518	<b>Email</b>	andy.mills@collierseng.com

<b>Property Information</b>	<b>Address</b>	9351 HOOPER RD NE LELAND 28451 9321 HOOPER RD NE LELAND 28451 9370 HOOPER RD NE LELAND 28451 9016 BLACK CHESTNUT DR NE LELAND 28451
	<b>Tax Parcel(s)</b>	00600011; 0100002101 01000010 ; 01000021; 010JEO023
	<b>Acreage</b>	594.87 AC
	<b>Current Zoning</b>	RR
	<b>Public Utilities Available?</b>	Water YES Sewer YES

<b>Project Information</b>	<b>Project Name</b>	HOOPER ROAD TRACT
	<b>Modification or Expansion Of Existing PD?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	<b>Single Family Acres</b>	594.87 AC Lots 1725
	<b>Multi-Family Acres</b>	N/A Units N/A
	<b>Commercial Acres</b>	N/A

<b>Authorization</b>	<b>Property Owner Signature</b>	Signed by:  DocuSigned by:  Digitally signed by Anthony Mills Date: 2024.12.10 14:49:22-05'00'	12/12/2024 Date 12/11/2024
	<b>Applicant/Representative Signature</b>		Date 12/10/2024

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

# PD-146

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
01000049	JACOBS LEVANDER ETUX	JACOBS DETRA	9117 HOOPER RD NE	LELAND	NC	28451-9707
01000023	HAMILTON BRIAN K ET	HAMILTON SHELBY C	PO BOX 12321	WILMINGTON	NC	28405
010HA030	HOLDEN STEPHEN ETUX	HOLDEN CYNTHIA A	9039 MARTINGALE CT	LELAND	NC	28451-9704
0100002128	BLUFFS INVESTMENT LLC		145 BROOKLINE DR	PINEHURST	NC	28374-7129
0100002127	BLUFFS INVESTMENT LLC		145 BROOKLINE DR	PINEHURST	NC	28374-7129
0100002126	BLUFFS INVESTMENT LLC		145 BROOKLINE DR	PINEHURST	NC	28374-7129
0100002115	HOOPER MELVIN ETUX	HOOPER DIANE M	9550 HOOPER RD NE	LELAND	NC	28451-9018
0100002114	HOLLIDAY MINNIE L		8975 FINCH DR NE	LELAND	NC	28451-4043
0100002109	ELLIOTT THOMAS ET	ELLIOTT ESTHER	287 CHELSEA BLVD	PLAINFIELD	NJ	07062-1704
0100002108	ELLIOTT ESTER H ETVIR	ELLIOTT THOMAS	287 CHELSEA BLVD	PLAINFIELD	NJ	07062-1704
0100001305	WILLIS LOUISE H		1690 CEDAR HILL RD NE	LELAND	NC	28451
0100001302	WILLIS HERBERT L AND	ELLIOTT ESTHER	287 CHELSEA BLVD	PLAINFIELD	NJ	07062-1704
0100001301	JACOBS RICHARD L		9411 HOOPER ROAD NE	LELAND	NC	28451
01000013	HOOPER BRYAN ETALS		9480 HOOPER RD NE	LELAND	NC	28451-9020
01000011	ELLIOTT THOMAS ETALS		287 CHELSEA BLVD	PLAINFIELD	NC	07062-1704
010JA036	WADDELL DAVID JR AND	BROWN KATINA L	9082 HOOPER RD NE	LELAND	NC	28451-9024
010HB00101	HOODS CREEK VILLAGE HOME OWNERS ASSOCIATI		5201 MONROE RD	CHARLOTTE	NC	28205-7827
0060001514	HOOPER WORTH D JR ETALS		9430 HOOPER RD NE	LELAND	NC	28451-9020
0060001513	HOOPER HILL LAND COMPANY INC	%ESTHER H ELLIOTT	287 CHELSEA BLVD	PLAINFIELD	NJ	07062-1704
0060001512	EVERETT IRENE	HEIRS	3989 RED OAK RD NE	LELAND	NC	28451-4047
0060001502	HOLLIDAY CHARLES A SR AND	HOLLIDAY MINNIE	8975 FINCH DR NE	LELAND	NC	28451-4043
0060001229	MOORE BEVERLY HALL		PO BOX 1394	LELAND	NC	28451-1394
0060001228	HALL BEVERLY		PO BOX 1394	LELAND	NC	28451-1394
0060001226	HALL JANEEN		6141 HANNA CT	CHARLOTTE	NC	28212-2189
0060001216	DANIELS EVORIA		1232 MAPLE TREE DR APT 205	LELAND	NC	28451-9142
0060001215	YOUNG KELVIN D		9539 HOOPER RD NE	LELAND	NC	28451-9019
006000006	PRIDGEN JAN MILLER		5006 HEWLETTS RUN UNIT 2	WILMINGTON	NC	28409-2423
0060000101	COSTIN GERALENE ROBBINS		932 VILLAGE RD NE	LELAND	NC	28451-8460
0100004709	JONES DANA D ETALS		1003 N LIMESTONE APT 415	LEXINGTON	KY	40505-3591
010JC019	DEBOSE SHERRY S		9043 HAWKS BILL DR NE	LELAND	NC	28451-9765
010JC020	DEBOSE ALYSON		19 JOY LN	SPARTA	NC	28675-9701
010JC021	PADGETT JOYCE		779 GREEN ACRES DR NE	LELAND	NC	28451-8321
010JC027	MEZA EMILY		4046 RED OAK RD	LELAND	NC	28451-4026
010JC018	DZIEMBOWSKI PENNIE FLYNT (LT)	*KEMPLE TASHA RENAE	9051 HAWKS BILL DR NE	LELAND	NC	28451-9765
010JD019	EATON GAYTHON C ETALS	EATON PATRICIA C	413 F AVE	KURE BEACH	NC	28449
010JD020	CURL ALICE FAYE		9039 FINCH DR NE	LELAND	NC	28451-4045
010JD018	RUIZ ELIZABETH		9038 FINCH DR NE	LELAND	NC	28451-4044
010JD017	RUIZ ELIZABETH		9038 FINCH DR NE	LELAND	NC	28451-4044

**OWNER(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
01000010	LONGLEAF PINE HOLDINGS LLC		PO BOX 126	ASH	NC	28420-0126
0100002101	LONGLEAF PINE HOLDINGS LLC		PO BOX 126	ASH	NC	28420-0126
00600011	LONGLEAF PINE HOLDINGS LLC		PO BOX 126	ASH	NC	28420-0126
01000021	LONGLEAF PINE HOLDINGS LLC		PO BOX 126	ASH	NC	28420-0126

**APPLICANT(S)**

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-149

Applicant: Norris and Tunstall Engineering

Project Name: Viridian Reserve Planned Development Expansion

Property Location: Mill Creek Road (SR 1514)

Parcel Number: 11100006

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

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

Proposed Use: Viridian Reserve is a previously approved (November 2021) planned development that consisted of 295 single family units on 151.90 acres and created an overall density of 1.94 dwelling units per acre. The applicant is proposing an expansion, consisting of an additional 151 single family units on an additional 45.16 acres, creating an overall density of 3.34 dwelling units per acre. With the expansion, Viridian Reserve would consist of 446 single family dwelling units on 197.06 acres, creating an overall project density of 2.26 dwelling units per acre.

**Approval Criteria**

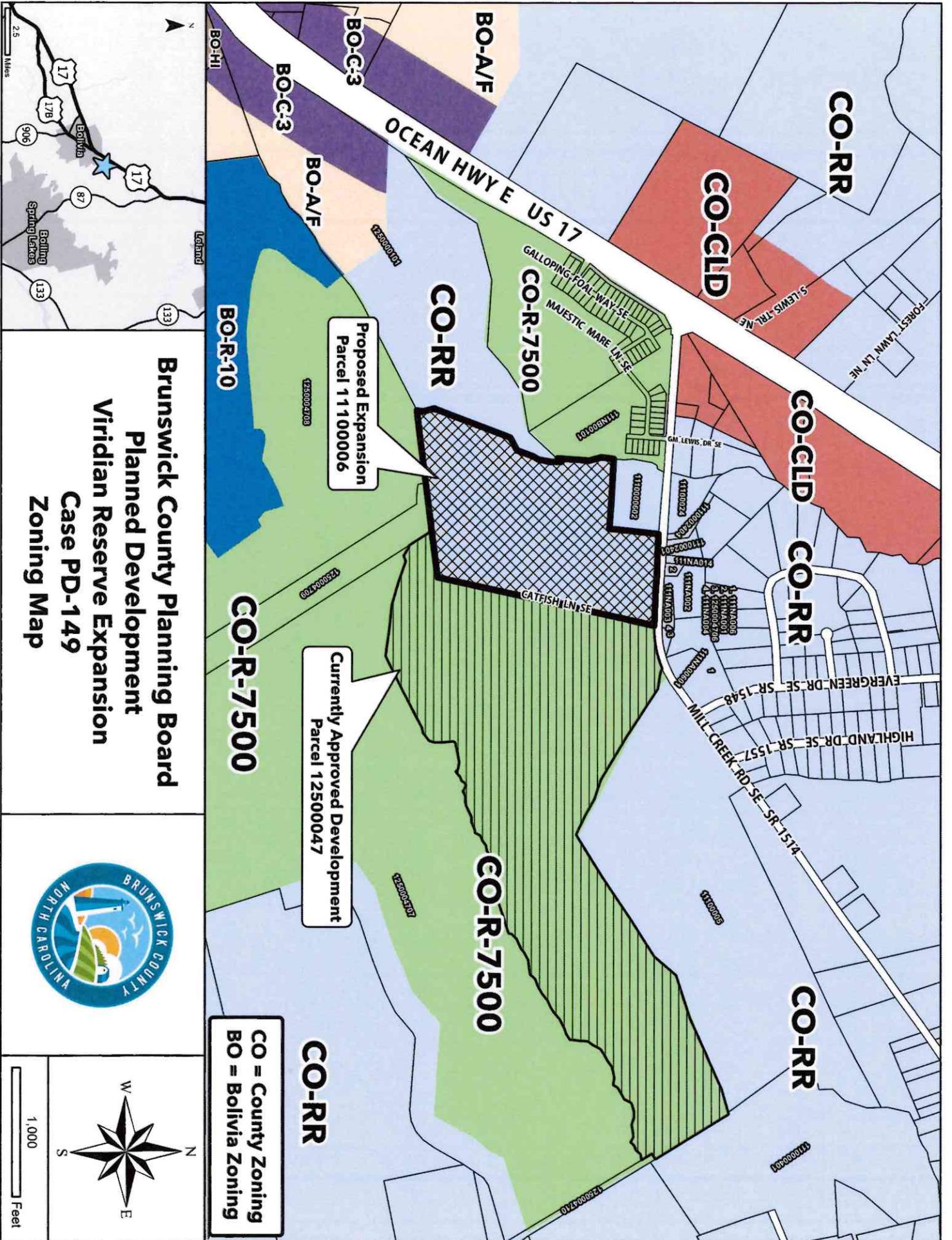
- The majority of surrounding uses consists of single family residential and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The proposed development will have a 30-foot wide street buffer along Mill Creek Road.
- The required Open Space for the development is approximately 39.41 acres. The developer is proposing 76.69 acres of dedicated open space. The developer is also proposing 18.14 acres of recreation space of which 5.91 acres are required.

- The proposed 324 lots will generate approximately 1,635 vehicle trips per 24-hour weekday volume. A Turn Lane Warrant Analysis has been completed for the project. The TIA for the 2021 approved portion of the development must be completed and approved prior to recording of the individual lots. Proposed road improvements made by the Warrant Analysis include:
  - Mill Creek Road site access – Eastbound right turn lane.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 76.69 acres of open space where as 39.41 acres are required.
  2. The developer is proposing 18.14 acres of recreation space where as 5.91 acres are required.
  3. Sidewalks are proposed on one side of all interior roads.
  4. The stormwater system will be constructed to the 100-year storm event.
  5. The developer is proposing a 30-foot street buffer
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on May 20, 2025.
- TRC was held on February 12, 2025.

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

Staff recommends approval based on the following conditions:

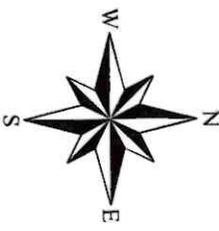
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the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



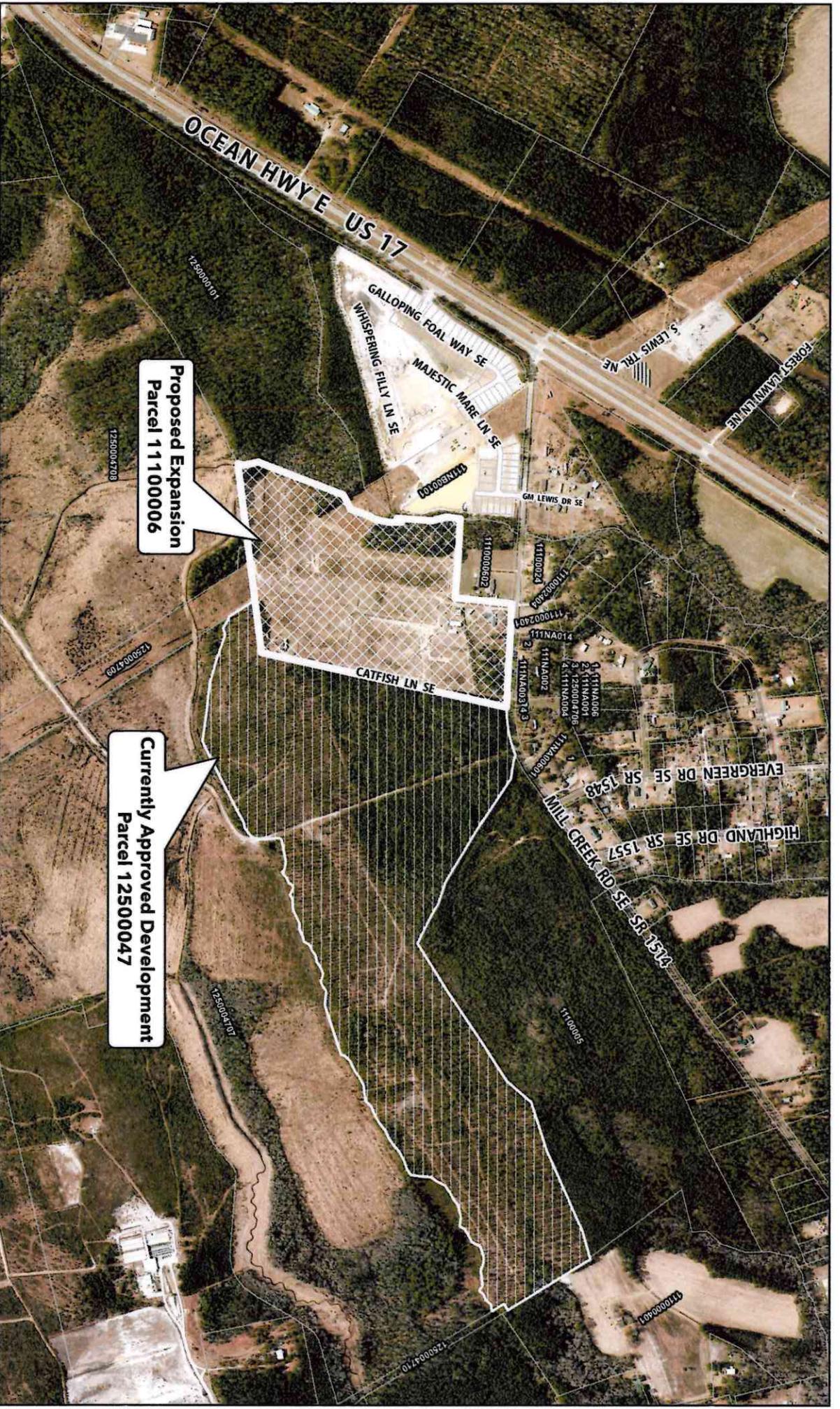
**Brunswick County Planning Board  
 Planned Development  
 Viridian Reserve Expansion  
 Case PD-149  
 Zoning Map**



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

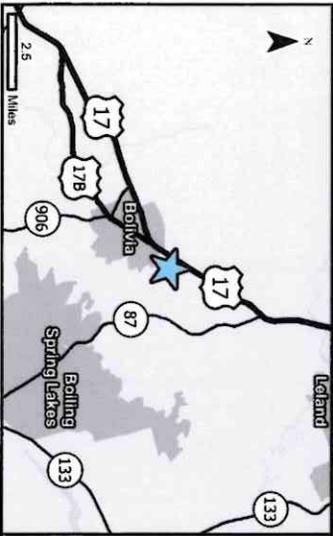


1,000 Feet

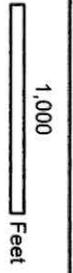
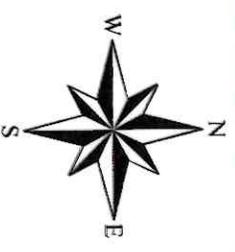


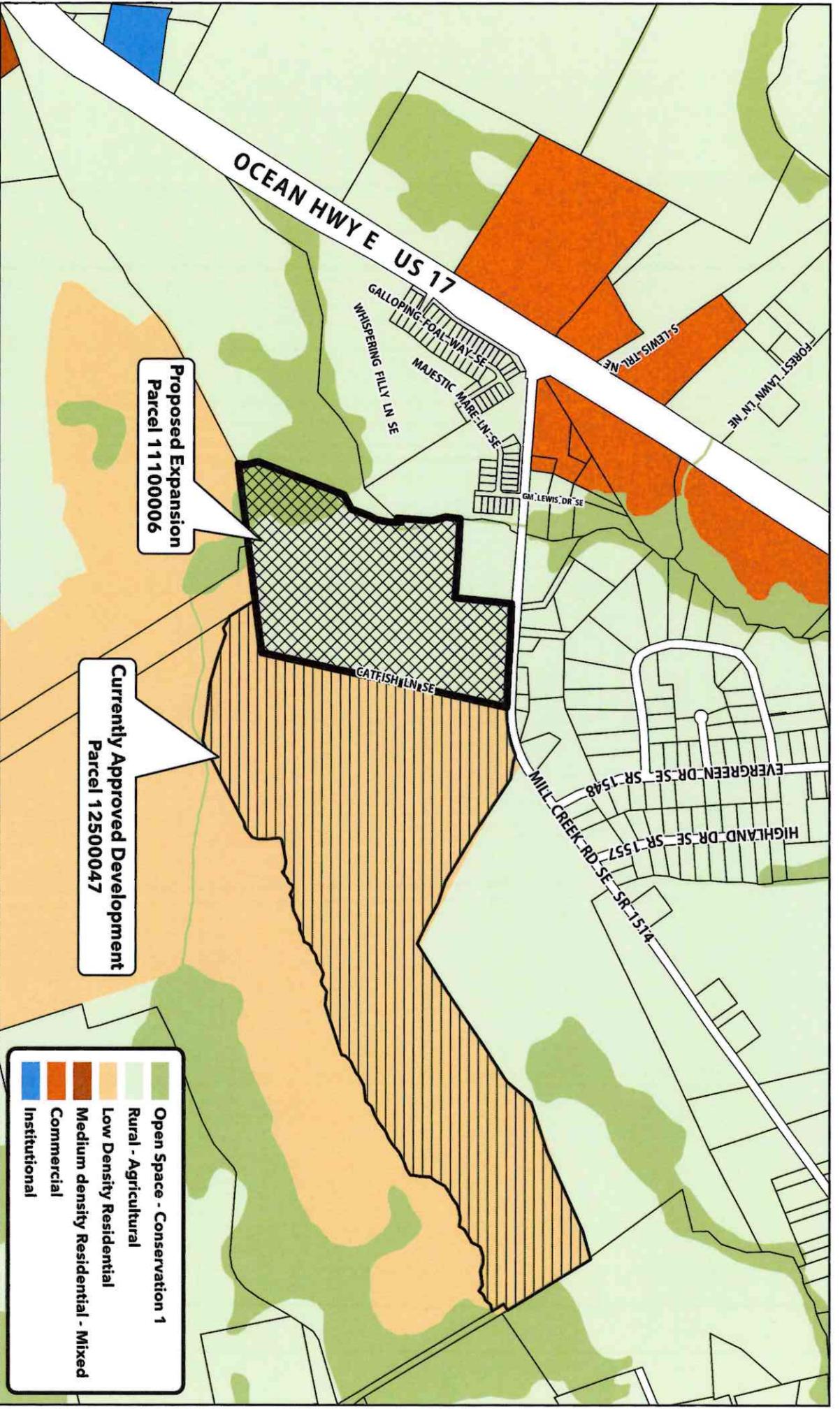
**Proposed Expansion  
Parcel 11100006**

**Currently Approved Development  
Parcel 12500047**



**Brunswick County Planning Board  
Planned Development  
Viridian Reserve Expansion  
Case PD-149  
Imagery Map**

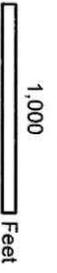
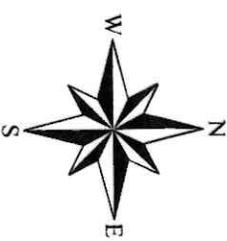


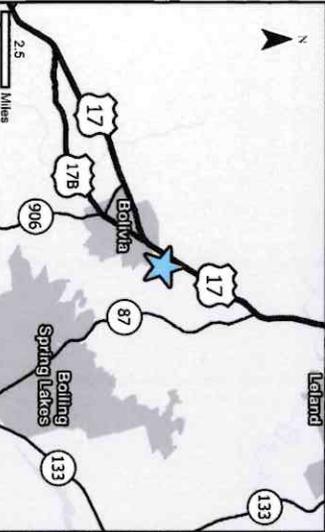
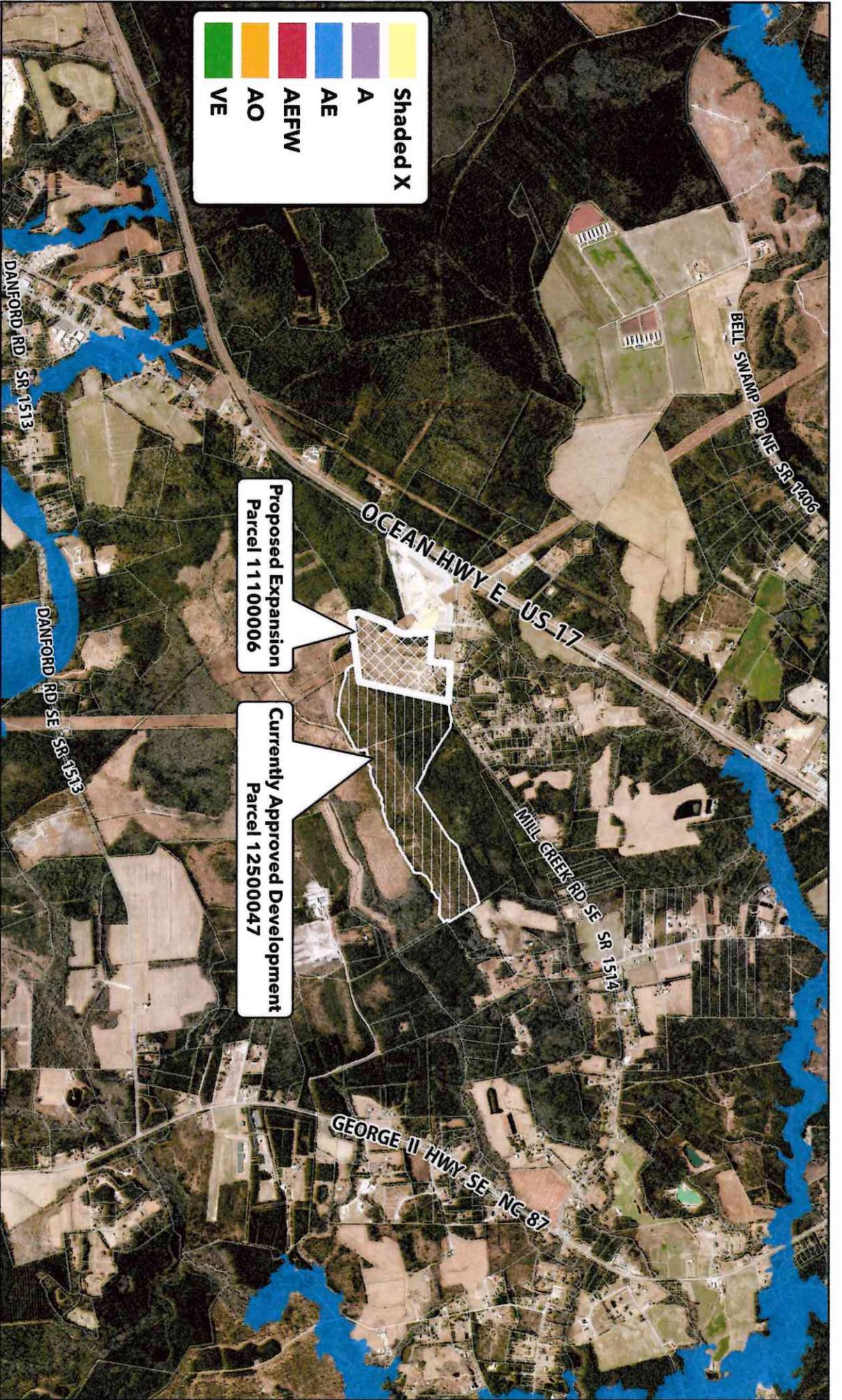


**Brunswick County Planning Board**  
**Planned Development**  
**Viridian Reserve Expansion**  
**Case PD-149**  
**Blueprint Brunswick 2040**  
**Place Type Map**

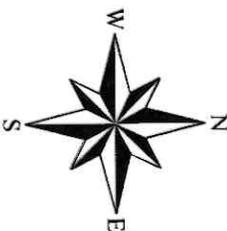


	Open Space - Conservation 1
	Rural - Agricultural
	Low Density Residential
	Medium density Residential - Mixed
	Institutional

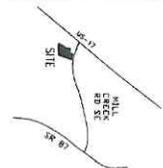




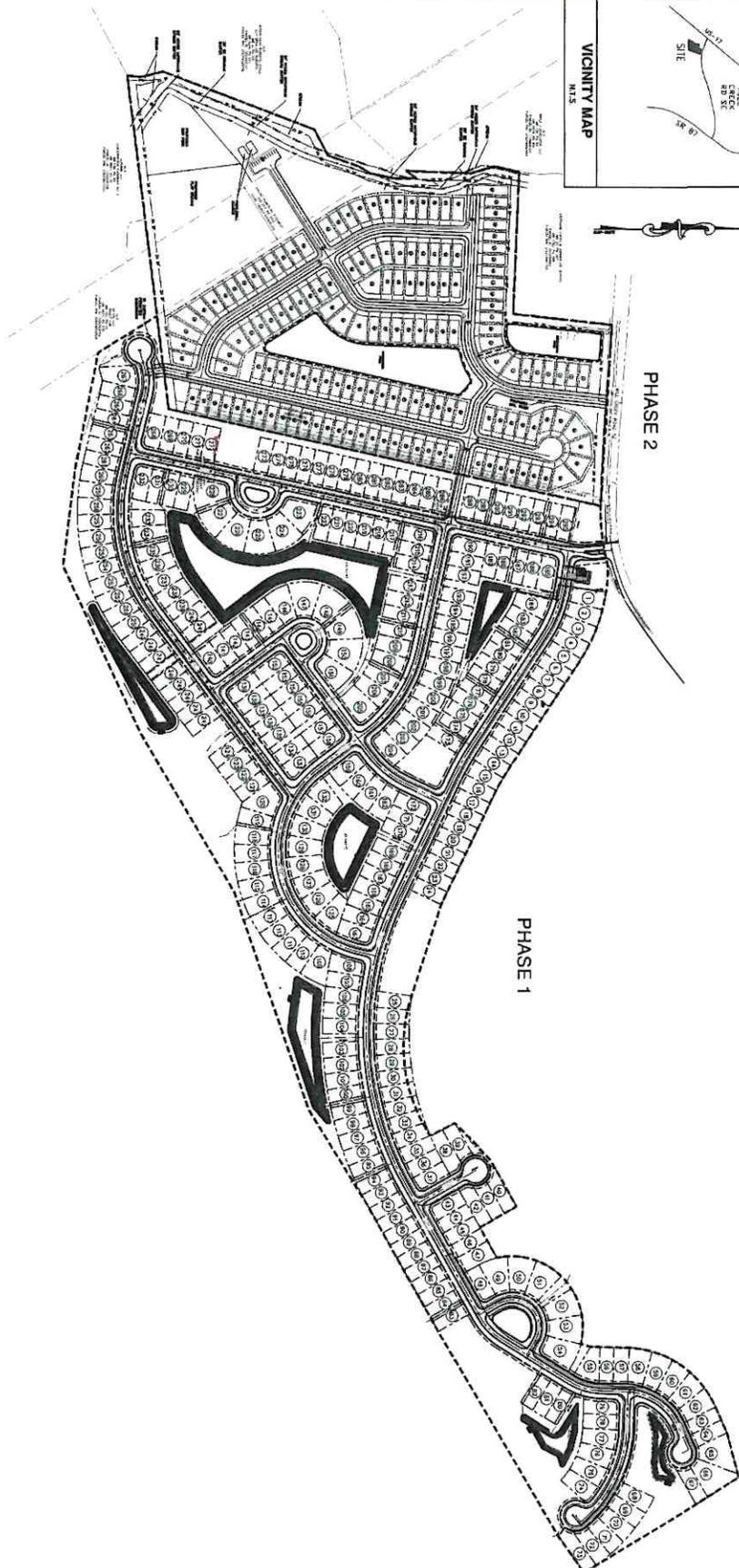
**Brunswick County Planning Board**  
**Planned Development**  
**Viridian Reserve Expansion**  
**Case PD-149**  
**Flood Hazards Map**







VICINITY MAP  
M.S.



PHASE 2

PHASE 1

**LEGEND**

- PROPERTY LINE
- BOUND OF WAY
- PROPOSED LOT
- POWER FACILITY
- 30' DC MINIMUM BUFFER
- 30' PERMITS BUFFER
- STREAM
- 30' MINIMUM SETBACK FROM STREAM

**OVERALL PROJECT DATA**

**PROJECT ADDRESS:** 13000017 13000017

**PROJECT NAME:** VIRIDIAN RESERVE

**DATE:** 02/11/25

**SCALE:** 1" = 200'

**PROJECT LOCATION:** 1425 ANSELLE RIVER RD NW, SUITE 202, ALPHARETTA, GA 30201

**OWNER:** BRUNSWICK COUNTY

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

**PROJECT NUMBER:** 24115

**DATE:** 02/11/25

**SCALE:** 1" = 200'

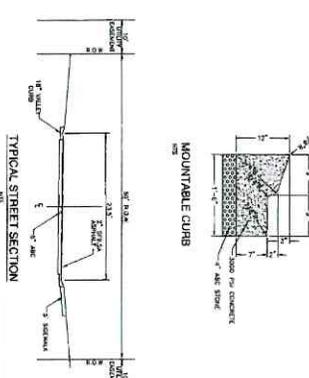
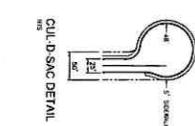
**PROJECT LOCATION:** 1425 ANSELLE RIVER RD NW, SUITE 202, ALPHARETTA, GA 30201

**OWNER:** BRUNSWICK COUNTY

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

NORRIS & BLAND IS ONLY RESPONSIBLE FOR PHASE 2.

SCALE: 1" = 200'



SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
© 2025 NORRIS & BLAND			



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

1425 ANSELLE RIVER RD NW  
SUITE 202  
ALPHARETTA, GA 30201  
(770) 237-5900

OWNER:

MASTER PLAN  
VIRIDIAN RESERVE  
BRUNSWICK COUNTY, NORTH CAROLINA

OWNER:	MASTER PLAN
	VIRIDIAN RESERVE
	BRUNSWICK COUNTY, NORTH CAROLINA



**January 27, 2025**

**Benjamin T. Hughes**  
**NCDOT Division 3**  
**5911 Oleander Drive**  
**Suite 101**  
**Wilmington, NC 28403**  
[bthughes@ncdot.gov](mailto:bthughes@ncdot.gov)  
**(910) 398-9100**

**Reference: Potter Tract, Brunswick County, NC**  
**Subject: Turn Lane Warrant Letter**

Dear Mr. Hughes:

This letter provides a turn lane warrant assessment for the proposed Potter Tract Development, to be located south of Mill Creek Road SE and east of US 17 in Brunswick County, North Carolina. The proposed development is expected to consist of 169 single-family homes and is assumed to be completed in 2028. Site access is proposed via one (1) full-movement driveway along Mill Creek Road SE. Refer to the attachments for a preliminary site plan. The purpose of this assessment is to review the potential need for an eastbound right-turn lane and/or a westbound left-turn lane at the intersection of Mill Creek Road SE and Site Drive 1 based on the proposed development's impact and existing volumes of traffic on the surrounding roadway.



## **Existing Traffic Volumes**

Mill Creek Road SE is a two-lane roadway running in an east-west direction with no posted speed limit in the vicinity of the site. The site driveway is a two-lane roadway running in a north-south direction with an assumed speed limit of 25 mph. Turning movement counts were conducted at the US 17 and Mill Creek Road SE, NC 87 and Mill Creek Road SE, and NC 87 and Old Mill Creek Road SE intersections during a typical weekday in December 2024 to determine the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 – 6:00 PM) peak periods.

These volumes were utilized in development of the traffic along Mill Creek Road SE in front of the proposed site driveway location. The highest volumes along Mill Creek Road SE were utilized for the purposes of this study to provide conservative analysis results. Refer to the attachments for a copy of the traffic counts and for an existing (2024) peak hour traffic volumes figure.

## **Future Traffic Volumes**

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

An annual growth rate of 1% was used to generate 2028 projected weekday AM and PM peak hour traffic volumes. Refer to the attachments for a 2028 projected peak hour traffic figure.

The following adjacent developments were identified to contribute to the future traffic along Sherron Road:

- Viridian Reserve

It should be noted that there is another proposed development in the surrounding area along Mill Creek Road SE that was not included in this study. The adjacent development utilized in this study is expected to have the most direct impact to the site driveway and any additional traffic from other developments would be captured with the 1% annual compound growth rate. It is also important to note that by using a 1% annually compounded growth rate in addition to the adjacent development



listed above (which accounts for most of the growth in the area), this study is expected to yield conservative analysis results at the study intersections.

Refer to the attachments for an adjacent development peak hour traffic figure. The 2028 no-build traffic volumes were determined by projecting the 2024 existing peak hour traffic to the year 2028 and adding the adjacent development trips. Refer to the attachments for an illustration of the 2028 no-build peak hour traffic volumes at the study intersections.

## **Site Traffic**

The proposed development is assumed to consist of 169 single-family homes. Average weekday daily trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition.

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Homes (210)	169 D.U.	1,635	30	90	103	60

Based on the manual, it is estimated that the proposed development will generate approximately 231 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volumes, it is anticipated that 120 trips (30 entering and 90 exiting) would occur during the weekday AM peak hour and 163 trips (103 entering and 60 exiting) would occur during the weekday PM peak hour.

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of the existing traffic patterns, population centers adjacent to the study area, and engineering judgement. A summary of the overall regional site trip distribution is below:

- 85% to/from the west via Mill Creek Road SE
- 15% to/from the east via Mill Creek Road SE

The trip distribution percentages were applied to the total site trips expected to be generated by the proposed development during the weekday AM and PM peak hours site trips. Refer to the attachments for the site trip distribution, site trip assignment, and 2028 build peak hour traffic volumes figures.



## **Turn Lane Warrants**

An eastbound right-turn lane and a westbound left-turn lane at the proposed site driveway were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). The peak hour traffic volumes were reviewed along with the main line through volumes along Mill Creek Road SE. Due to the volume of traffic expected to enter and exit the proposed Site Driveway and the volume of peak hour traffic along Mill Creek Road SE, a 50-foot eastbound right-turn lane was warranted while a westbound left-turn lane was not warranted. Turn lane warrant charts are included in the attachments.

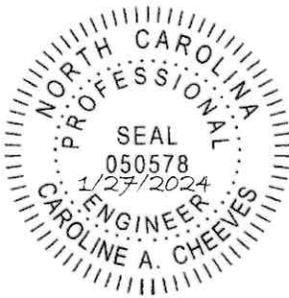


## Conclusion

Due to the volume of traffic expected to enter and exit the proposed Site Driveway and the volume of peak hour traffic along Mill Creek Road SE, a 50-foot eastbound right-turn lane was warranted while a westbound left-turn lane was not warranted. Turn lane warrant charts are included in the attachments.

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

Sincerely,



*Caroline Cheeves*

Caroline Cheeves, P.E.

Traffic Analysis Project Manager

**DRMP, Inc.**

Attachments:

- Site Plan
- Figures
- Traffic Counts
- Turn Lane Warrant Chart

# BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

February 14, 2025

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

**RE: Potter Tract Planned Development Expansion  
File # PD-149**

To Whom It May Concern:

The Technical Review Committee (TRC) at their February 12, 2025 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please confirm the PD name you wish the project to be called. The previous development is called Viridian Reserve yet the plans state Potter Tract and the application states Mill Creek PD.
- Please provide an overall master plan with site data and calculations of the development including previously approved portions of Viridian Reserve.
- Please note that the proposed density of the project exceeds the allowable density (2.9 dwelling units per acre) in the Rural Residential (RR) Zoning District. In order to proceed, the density would have to be reduced or the property rezoned.
- Please label the pickleball courts.
- Please note that sidewalks shall be provided on one side of the roads.
- Please note that the project site is currently located in the Voluntary Agricultural District and will be withdrawn before construction.
- Please note that an NCDOT approved Traffic Impact Analysis (TIA) must be completed prior to Planning Board.
- Please note that a neighborhood meeting is required per UDO Section 9.2.
- 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.

Comments from Stormwater

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

- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- Show and label the 30-foot county required riparian buffer along the stream.

## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Engineering

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

- Existing 30" watermain on US Hwy 17 available for connection.
- Existing 16" high pressure forcemain on US Hwy 17 available for connection/existing 6" fm stubbed out from River Tide Farms available for connection.
- Viridian reserve proposed development on adjacent property - interconnectivity proposed at 2 stubs off of Catfish Lane with Viridian Reserve; in discussions with Paramounte and owner of Viridian Reserve for this project.
- Viridian Reserve proposed a 12" watermain connecting to US Hwy 17 on the north side of Mill Creek Rd and a 6" high pressure forcemain connecting to stub out from River Tide Farms on the southside of Mill Creek Rd.
- No proposed utilities shown on the site plan.
- Fire hydrants to be at all subdivision entrances and every 500 LF throughout (as noted).
- Double water meter box or (2) single water meter boxes provided per lot.
- Gravity sewer is always the preferred sewer with one clean-out per lot.
- NCDOT Encroachments as needed for water and sewer connections on Mill Creek or US Hwy 17 through Viridian Reserve?

### Comments from Floodplain Administrator

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

- 1) Stream Area along the Westerly Border is depicted to be within Future Flood Zone AE per the NCEM Advisory Mapping (See Below) and will impact Lots 20 -30. A Hydrology and Hydraulic Study should be conducted and the limits of the future flood Zone established as a condition of approval.

# BRUNSWICK COUNTY PLANNING DEPARTMENT

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## Comments from Fire Code Official

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

- No hydrant plan was shown. Hydrants shall be spaced at 500 feet with no point to exceed 250 feet. hydrants can be put at intersections of dead end roads and then if needed for spacing be put on side of dead end roads. A fire development permit will be required to check roads, street signs, hydrants and hydrant flows.
- 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:

1. Need to apply for a fire development permit.

<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.

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

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

- Final plat will require fire approval.

**BRUNSWICK COUNTY PLANNING DEPARTMENT**

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Marc A. Pages". The signature is written in a cursive style with a large, stylized initial 'M'.

Marc A. Pages  
Brunswick County Principal Planner



**Planned Development (PD)**  
**Application and Checklist**  
**Fee: \$1,000 (Brunswick County Jurisdiction)**  
**\$968 (City of Northwest Jurisdiction)**  
 Brunswick County Planning Dept. 910-253-2025

#24115

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

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

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

Property Owner	Name Marie S. Potter	Phone 910-512-6065
	Address 135 Mill Creek Rd SE	Fax
	City, St, Zip Bolivia, NC, 28422	Email potter@atmc.net

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

Property Information	Address
	Tax Parcel(s) 12500047, 11100006
	Acreage 197.063
	Current Zoning RT500, RA
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name MILL CREEK PLANNED DEVELOPMENT MODIFICATION
	Modification or Expansion <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Of Existing PD? #PD-65
	Single Family Acres 197.063 Lots 445
	Multi-Family Acres <input type="checkbox"/> Units <input type="checkbox"/>
Commercial Acres <input type="checkbox"/>	

Authorization	Property Owner Signature <u>Marie S. Potter</u>	Date <u>1-21-2025</u>
	Applicant/Representative Signature <u>[Signature]</u>	Date <u>1/22/25</u>

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

**Planned Development Checklist**

# PD-149

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
111NA014	BABSON WILLIAM BRADLEY		128 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
111NA003	STANLEY DOUGLAS M ET		3736 LEWIS LOOP RD SE	BOLIVIA	NC	28422
11100024	HOWARD DOROTHY D (LT)	* HOWARD DOROTHY D ETALS	108 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
11100005	WILLETTS GUY		810 MCKAY RD SE	BOLIVIA	NC	28422
111NA001	BABSON WILLIAM BRADLEY		128 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
111NA004	CRISCO PEGGY G		186 MILL CREEK ROAD SE	BOLIVIA	NC	28422
1250004706	SP HS LLC		1015 ASHES DR STE 202	WILMINGTON	NC	28405-8353
1250004707	LCFUMB LLC		1015 ASHES DR SUITE 202	WILMINGTON	NC	28405-8353
1250004708	LCFUMB LLC		1015 ASHES DR SUITE 202	WILMINGTON	NC	28405-8353
111NA002	ALBERTI SAMUEL AND	ALBERTI CODI	19 LAKE FOREST PKWY	WILMINGTON	NC	28401-6338
111NA00601	BOWLING MATTHEW ET	BOWLING CHRISTINA	121 NE 30TH ST	OAK ISLAND	NC	28465-5914
111NA006	BOWLING JOHN DEAN ET	BOWLING CAROLYN	240 MILL CREEK RD SE	BOLIVIA	NC	28422
1250004709	SP HS LLC		1015 ASHES DR STE 202	WILMINGTON	NC	28405-8353
1250004710	SP HS LLC		1015 ASHES DR STE 202	WILMINGTON	NC	28405-8353
1110002401	BABSON SHIRLEY		132 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
1110002404	BABSON SHIRLEY		132 MILL CREEK RD SE	BOLIVIA	NC	28422-8624
1110000401	JOSEPH W WESCOTT II REV LIV TRUST		676 WESCOTT RD SE	BOLIVIA	NC	28422-8562
111NB00101	TRIPLE J DEVELOPERS LLC		2845 LIVINGSTON CHAPEL RD	DELCO	NC	28436-9659
1110000602	CAPPS STEPHANIE AND	JENKINS JOHNNY LEE	119 MILL CREEK RD SE	BOLIVIA	NC	28422-8625
1250000101	ROBERTS MYRON DEAN ETALS	C/O ROBERTS ORVA LEE	34 MOUNTAIN MEADOW CIR	WEAVERVILLE	NC	28787-9378

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
11100006	POTTER MARIE S		135 MILL CREEK RD SE	BOLIVIA	NC	28422-8625
12500047	VIRIDIAN RESERVE NC LLC		448 VIKING DR STE 220	VIRGINIA BCH	VA	23452-7331

## APPLICANT(S)

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-150

Applicant: Norris and Tunstall Engineering c/o Phil Norris

Project Name: McLamb Farm Planned Development

Property Location: No. 5 School Rd NW (SR 1305)

Parcel Numbers: 20900025, 20900026, 20900027, 2090002701, 2090002702, 20900036, & portion of 20900024

Zoning District: SBR-6000 (High Density Site Built Residential)

SBR-6000 Density Maximum – 7.3 Dwelling Units per Acre  
*“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”*

Surrounding Zoning **North:** SBR-6000  
**South:** RR (Rural Residential) and R-7500  
**East:** RR and SBR-6000  
**West:** RR and CLD (Commercial Low Density)

Proposed Use: McLamb Farm is a previously approved planned development, consisting of 319 single family units on approximately 82.36 acres, and created an overall density of 3.87 dwelling units per acre. The applicant is proposing an expansion of the development, consisting of an additional 128 single family units and 184 duplex units on an additional 73.26 acres. With the expansion, the overall development would consist of 631 dwelling units on approximately 155.62 acres, creating an overall density of 4.05 dwelling units per acre.

**Approval Criteria**

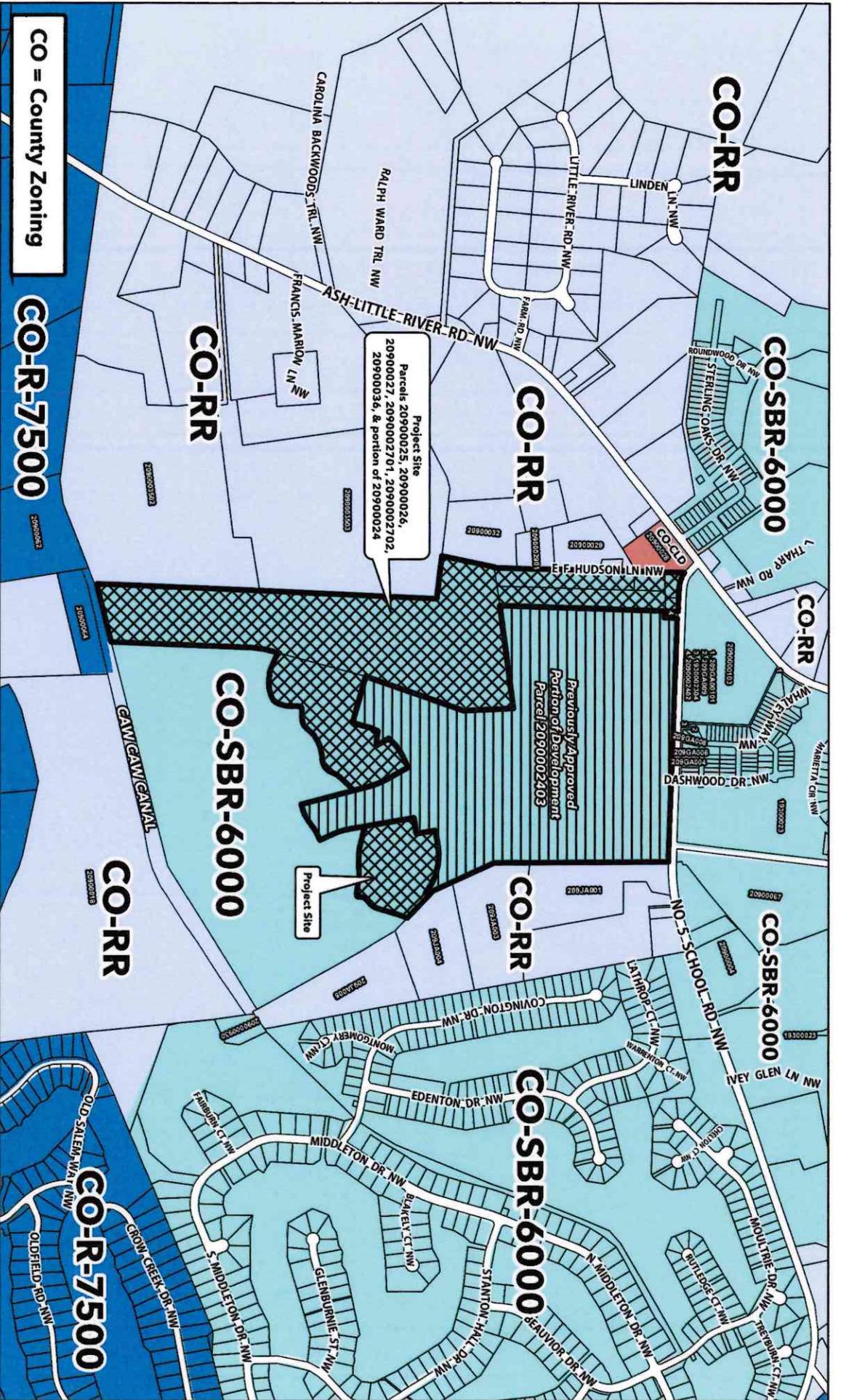
- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Medium Density Residential Mixed Use and Open Space Conservation (OSC-1).
- Parking will be off street with a minimum of 2 driveway parking spaces 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. There will be a 50-foot buffer adjacent to the parcel currently in the Voluntary Agricultural District (VAD).
- The proposed development will have a 30-foot wide street buffer along No. 5 School Road.

- The required open space for the development is approximately 38.9 acres. The developer is proposing 40.66 acres of dedicated open space. The developer is also proposing 11.57 acres of recreation space of which 5.98 acres are required.
- The proposed project will generate approximately 5,520 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis (TIA) has been completed for the project. Proposed road improvements made by the TIA include:
  - US 17 and Pea Landing Road – Southbound right turn lane on Pea Landing Road with 250 feet of storage.
  - Pea Landing Road and Number 5 School Road – Northbound left turn lane on Pea Landing Road with 150 feet of storage.
  - Ash-Little River Road and Hickman Road – Extend the existing left turn lane on Hickman Road to provide 300 feet of storage. Construct a southbound turn lane on Ash Little River Road with 100 feet of storage.
  - Number 5 School Road and Site Access 1 & 2 – Westbound and eastbound turn lanes.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 11.57 acres of recreation space where as 5.98 acres are required.
  2. The developer is proposing a 30-foot street buffer
  3. All lots shall be located outside of the AE Flood Zone.
  4. The stormwater system will be constructed to the 100-year storm event.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reduction in setbacks.
- Portions of the parcels are in an AE flood zone. All of the proposed lots will be located outside of the AE flood zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on February 12, 2025.
- A neighborhood meeting was held on May 13, 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.

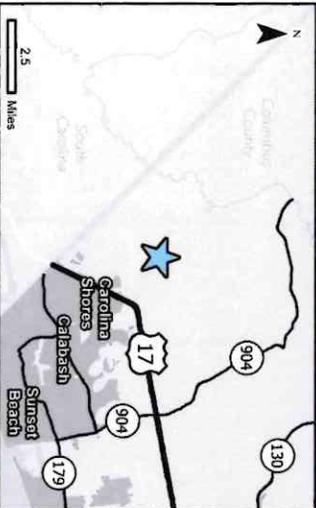
Staff recommends approval based on the following conditions:

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.

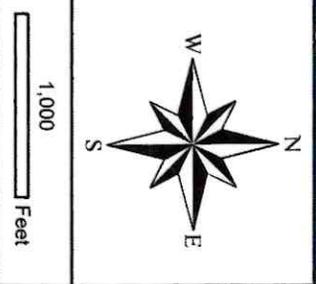


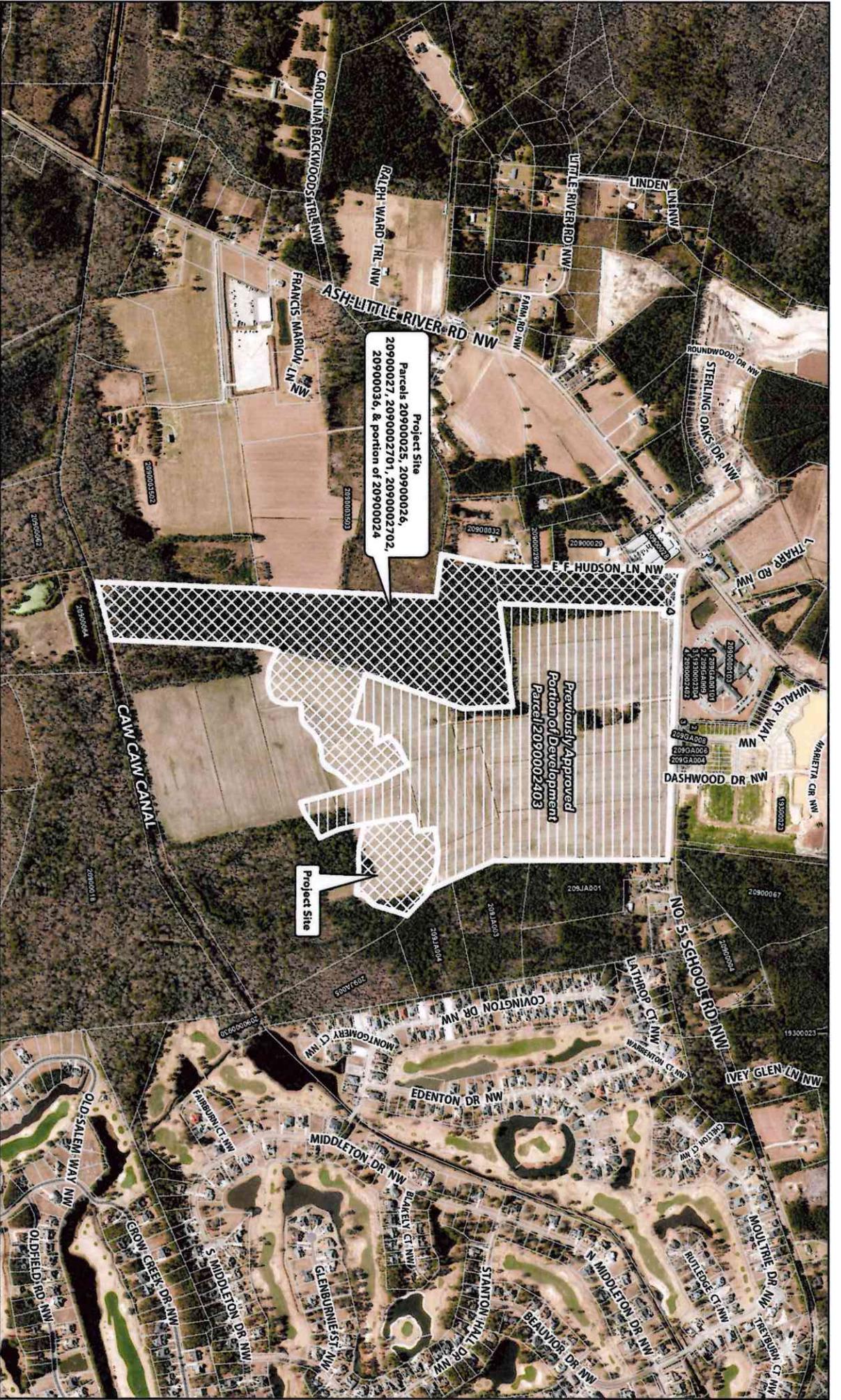
**CO = County Zoning**

**CO-R-7500**



**Brunswick County Planning Board**  
**Planned Development**  
**McLamb Farm Expansion**  
**Case PD-150**  
**Zoning Map**





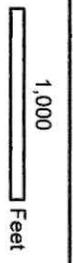
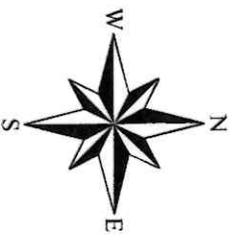
**Project Site**  
 Parcels 20900025, 20900026,  
 20900027, 2090002701, 2090002702,  
 20900036, & portion of 20900024

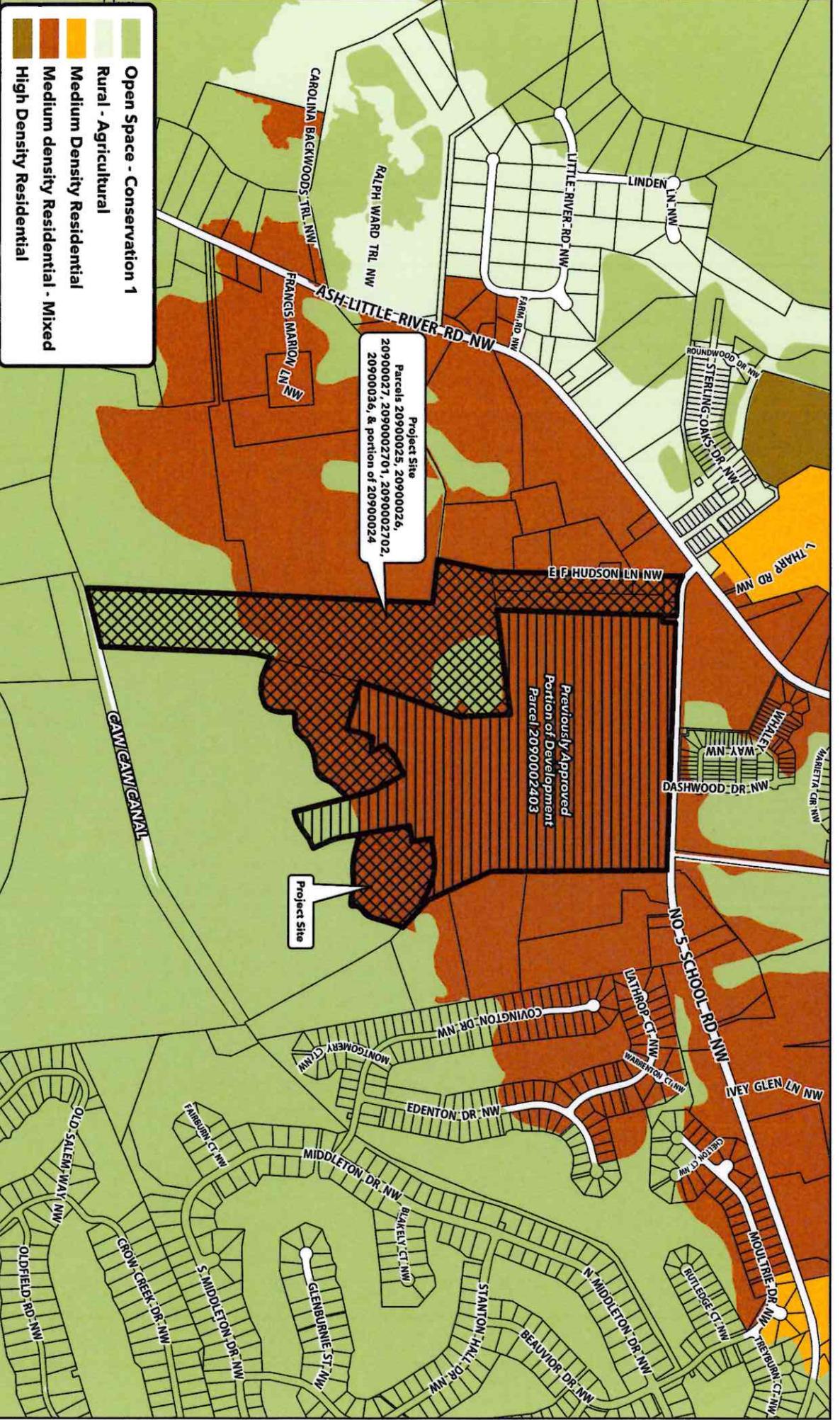
**Previously Approved  
 Parcel 2090002403**

**Project Site**



**Brunswick County Planning Board  
 Planned Development  
 McLamb Farm Expansion  
 Case PD-150  
 Imagery Map**



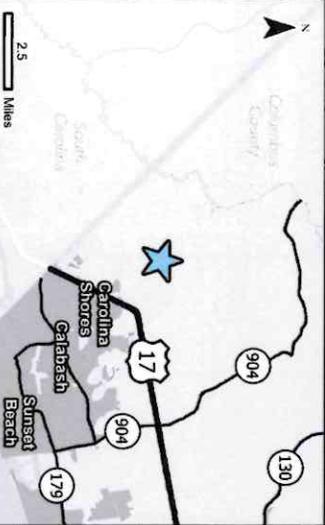


- Open Space - Conservation 1
- Rural - Agricultural
- Medium Density Residential
- Medium density Residential - Mixed
- High Density Residential

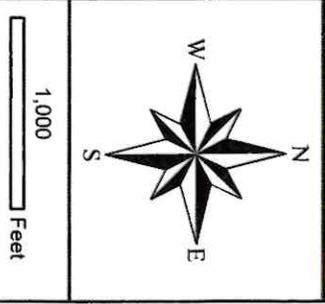
Project Site  
 Parcels 20900025, 20900026,  
 20900027, 2090002701, 2090002702,  
 20900036, & portion of 20900024

Project Site

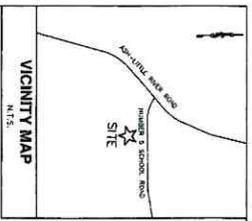
Previously Approved  
 Portion of Development  
 Parcel 2090002403



**Brunswick County Planning Board**  
**Planned Development**  
**McLamb Farm Expansion**  
**Case PD-150**  
**Blueprint Brunswick 2040**  
**Place Type Map**







**VICINITY MAP**  
 Highway 2  
 School Road  
 Mclamb Farm Road  
 SITE

**SITE DATA**

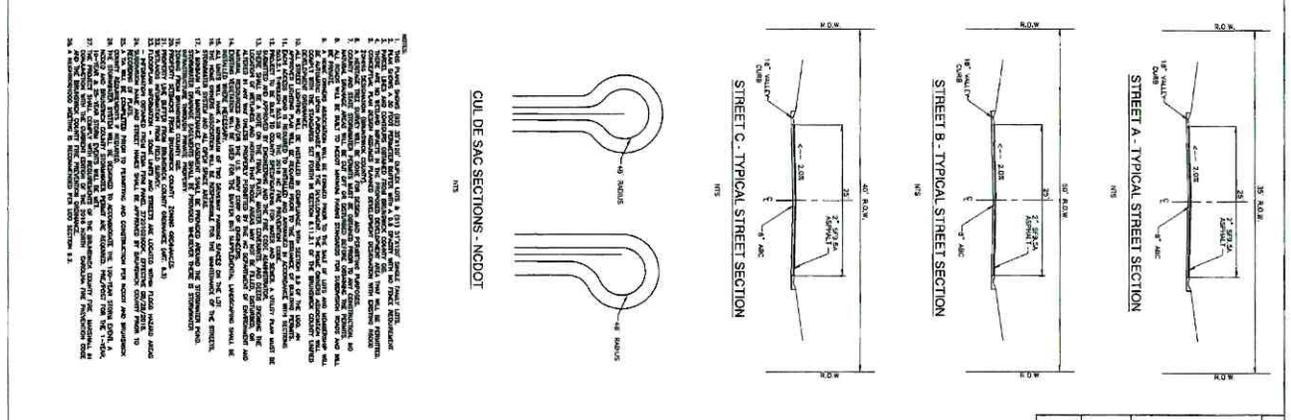
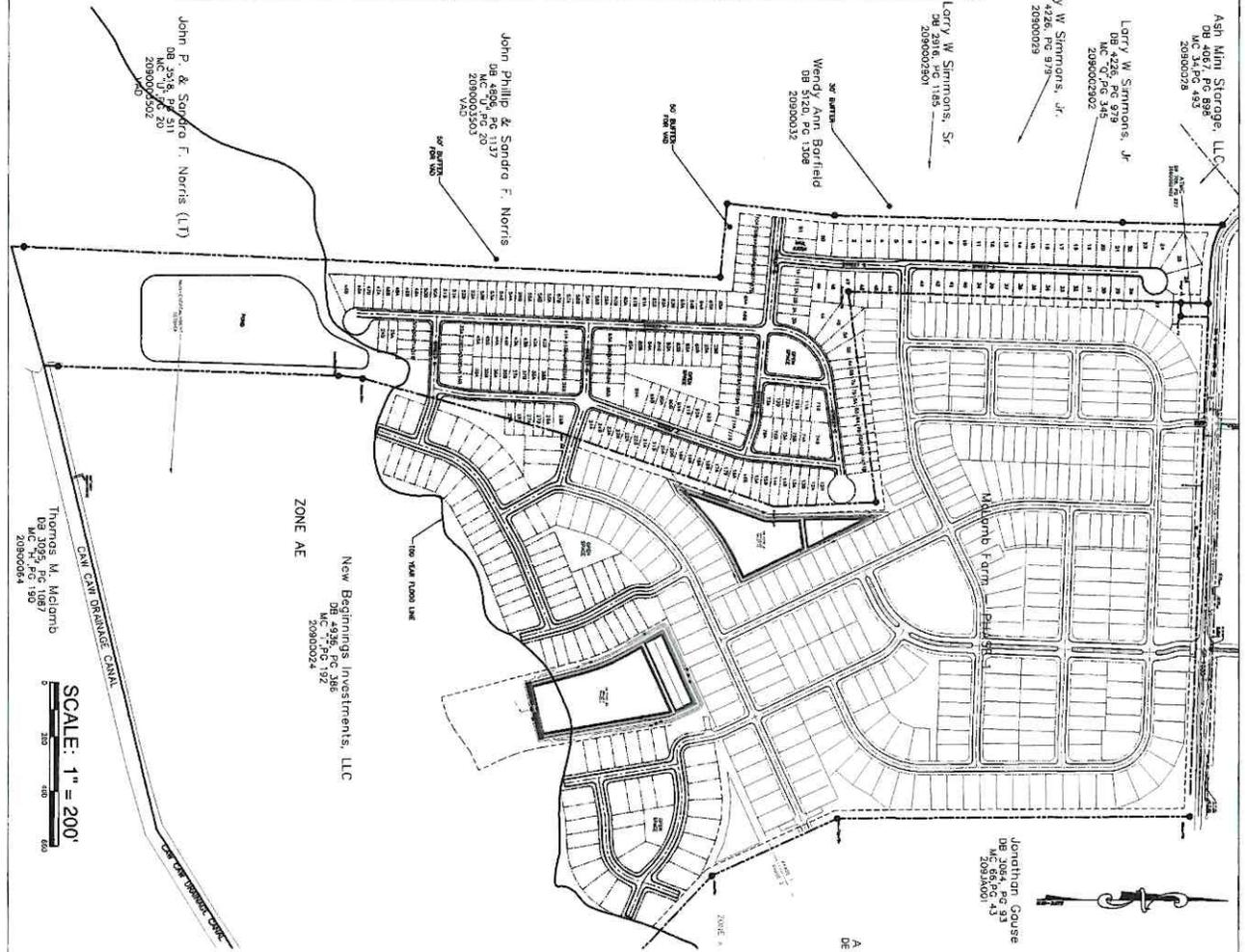
**PROJECT NAME 1:** MCLAMB FARM PUD  
**PROJECT ADDRESS:** 500 MCLAMB FARM ROAD, BRUNSWICK, NC 28512  
**OWNER:** L&L VENTURE HOLDINGS, LLC  
**DESIGNER:** NORRIS & BLAND CONSULTING ENGINEERS, P.C.  
**DATE:** 02/11/23

**PERMITTED UNITS:** 100 SINGLE-FAMILY UNITS (SFU) (100% OF 100 UNITS)  
 100 TOWNHOMES (TH) (100% OF 100 UNITS)  
 100 CONDOMINIUMS (CONDO) (100% OF 100 UNITS)

**PERMITTED UNITS:** 100 SFU (100% OF 100 UNITS)  
 100 TH (100% OF 100 UNITS)  
 100 CONDO (100% OF 100 UNITS)

**PERMITTED UNITS:** 100 SFU (100% OF 100 UNITS)  
 100 TH (100% OF 100 UNITS)  
 100 CONDO (100% OF 100 UNITS)

**PERMITTED UNITS:** 100 SFU (100% OF 100 UNITS)  
 100 TH (100% OF 100 UNITS)  
 100 CONDO (100% OF 100 UNITS)



SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
© 2023 NORRIS & BLAND			

**OWNER:** L&L Venture Holdings, LLC  
 800 Mclamb Rd NW  
 Colonus, NC 28466-1729  
 910-443-7081  
 LenMcLamb@lunclamb.com

**MASTER PLAN - PHASE 2 - MCLAMB STATION**  
**MCLAMB FARM PUD**  
**NO. 5 SCHOOL ROAD NW**  
**BRUNSWICK COUNTY, NORTH CAROLINA**

**NORRIS & BLAND CONSULTING ENGINEERS, P.C.**  
 1425 W. LITTLE RIVER RD. NW  
 SUITE 300  
 WASHINGTON, NC 27888  
 919-551-1525

**DATE:** 02/11/23  
**SCALE:** 1" = 200'



# TRAFFIC IMPACT ANALYSIS

FOR

## MCLAMB TRACT

LOCATED

IN

## BRUNSWICK COUNTY, NORTH CAROLINA

Prepared For:  
Meritage Homes  
4400 Leeds Avenue, Suite 250  
North Charleston, South Carolina 29405

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

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



SEPTEMBER 2023

9-21-2023

RKA Project No. 23085

Prepared By: AP

Reviewed By: CS

**TRAFFIC IMPACT ANALYSIS**  
**MCLAMB TRACT**  
**BRUNSWICK COUNTY, NORTH CAROLINA**

**EXECUTIVE SUMMARY**

**1. Development Overview**

A Traffic Impact Analysis (TIA) was conducted for the proposed McLamb Tract development in accordance with the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located south of Number 5 School Road and west of Brunswick Plantation (Parcel ID #10200227017) in Brunswick County, North Carolina. The proposed development is anticipated to be completed in two phases with Phase 1 consisting of up to 319 single-family homes (built out by 2028) and Phase 2 consisting of up to 315 single-family homes (built out by 2031). Site access is proposed via two (2) new full movement connections on Number 5 School Road that are expected to align with the Brunswick Health Center driveway and the access to the future Rich Square development, respectively.

**2. Existing Traffic Conditions**

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

- US 17 (Ocean Highway) and SR 1304 (Pea Landing Road)/SR 1165 (Thomasboro Road)
- SR 1304 (Pea Landing Road) and SR 1305 (Number 5 School Road)
- SR 1305 (Number 5 School Road) and Brunswick Center Driveway
- SR 1300 (Ash-Little River Road) and SR 1305 (Number 5 School Road)
- SR 1300 (Calabash Road)/SR 1300 (Ash-Little River Road) and SR 1303 (Hickman Road)

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in May of 2023 during a typical weekday AM (7:00 AM - 9:00 AM) and PM (4:00 PM - 6:00 PM) peak periods, while schools were in session.

It should be noted that in accordance with NCDOT Division 3 TIA guidelines, the intersection with the highest volume during the peak hour set the peak hour for traffic data to be used for all study intersections, whether they aligned with that intersection’s peak hour or not. In this instance the intersection with the highest volume was US 17 and Pea Landing Road/Thomasboro Road in which the AM peak hour was from 7:30am to 8:30am and the PM peak hour was from 4:45pm to 5:45pm. These peak hours were applied to all other intersections.

**3. Site Trip Generation**

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11<sup>th</sup> Edition. Tables E-1a and E-1b provide a summary of the trip generation potential for the site.

**Table E-1a: Site Trip Generation – Phase 1**

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single-family homes (210)	319 units	2,934	54	160	186	110

**Table E-1b: Site Trip Generation – Phase 2 (Full Build Out)**

LAND USE (ITE Code)	INTENSITY	DAILY TRIPS (VPD)	WEEKDAY AM PEAK HOUR (VPH)		WEEKDAY PM PEAK HOUR (VPH)	
			Enter	Exit	Enter	Exit
Single-family homes (210)	634 units	5,520	100	300	355	209

#### 4. Future Traffic Conditions

Through coordination with the NCDOT and the County, it was determined that an annual growth rate of 1% would be used to generate 2028 and 2031 projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Rich Square
- Anderson Tract
- Gore Tract

It should also be noted that the State Transportation Improvement Project (STIP) W-5601GA is to be included in all future year analysis scenarios as well. STIP W-5601GA is expected to convert the intersection of US 17 and Pea Landing Road/Thomasboro Road into a reduced-conflict intersection (RCI) which will restrict left-turns out of Pea Landing Road and Thomasboro Road and force those left-turns to utilize U-turn bulbs on either side of the intersection to facilitate the left-turning movements.

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

- 2023 Existing Traffic Conditions
- 2028 No-Build Traffic Conditions
- 2028 Build Traffic Conditions
- 2031 No-Build Traffic Conditions
- 2031 Build Traffic Conditions

#### 5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2023 existing, 2028/2031 no-build, and 2028/2031 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

#### 6. Recommendations

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

### **Committed Improvements by Others**

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

##### US 17 and SR 1304 (Pea Landing Road)/SR 1165 (Thomasboro Road)

- Convert the intersection to a reduced-conflict intersection (RCI) with installation of U-turn bulbs to the east and west of the intersection along US 17.
- Provide 225 feet of storage and appropriate taper and deceleration for the westbound right-turn lane.
- Provide 575 feet of storage for and appropriate taper and deceleration for the westbound left-turn lane.
- Provide 225 feet of storage and appropriate taper and deceleration for the eastbound right-turn lane.
- Provide 575 feet of storage for and appropriate taper and deceleration for the eastbound left-turn lane.

##### US 17 and Eastern U-Turn Bulb

- Provide 600 feet of storage and appropriate taper and deceleration for US 17 northbound U-turn lane.
- Install Traffic Signal.

##### US 17 and Western U-Turn Bulb

- Provide 600 feet of storage and appropriate taper and deceleration for the US 17 southbound U-turn lane.
- Install Traffic Signal.

#### **Improvements by NCDOT**

##### SR 1303 (Hickman Road) and SR 1300 (Ash-Little River Road)/SR 1300 (Calabash Road)

- Install traffic signal.

#### **Improvements by Rich Square Development**

##### SR 1300 (Ash-Little River Road) and SR 1305 (Number 5 School Road)

- Provide an exclusive northbound right-turn lane with 125 feet of storage and appropriate deceleration and taper.

SR 1305 (Number 5 School Road) and Rich Square Site Access 2/ Access B (McLamb Tract)

- Provide an exclusive westbound right-turn lane with 100 feet of storage and appropriate deceleration and taper.

**Recommended Improvements by Developer**

US 17 and SR 1304 (Pea Landing Road)/SR 1165 (Thomasboro Road)

*Phase 2 - 2031*

- Coordinate with NCDOT for signal timing modifications.

SR 1303 (Hickman Road) and SR 1300 (Ash-Little River Road)/SR 1300 (Calabash Road)

*Phase 2 - 2031*

- Coordinate with NCDOT for signal timing modifications.

SR 1305 (Number 5 School Road) and Brunswick Health Center / Access A (McLamb Tract)

*Phase 1 - 2028*

- Construct Access A with at least one ingress lane and one egress lane striped as a shared left/through/right-turn lane.
- Provide stop-control for Access A.

*Phase 2 - 2031*

- Provide an exclusive eastbound right-turn lane on Number 5 School Road with at least 100 feet of storage and appropriate deceleration and taper.

SR 1305 (Number 5 School Road) and Rich Square Site Access 2/ Access B (McLamb Tract)

*Phase 1 - 2028*

- Construct Access B with at least one ingress lane and one egress lane striped as a shared left/through/right-turn lane.
- Provide stop-control for Access B.

*Phase 2 - 2031*

- Provide an exclusive westbound left-turn lane on Number 5 School Road with at least 100 feet of storage and appropriate deceleration and taper.

# BRUNSWICK COUNTY PLANNING DEPARTMENT

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

February 14, 2025

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

**RE: McLamb Farm Planned Development Expansion  
File # PD-150**

To Whom It May Concern:

The Technical Review Committee (TRC) at their February 12, 2025 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please provide an overall master plan with site data of the development including previously approved portions of McLamb Farm.
- Please provide and note a 50-foot 0.2 opacity peripheral buffer adjacent to Tax Parcels 20900029, 2090002901, 20900032, 2090003503 and 2090003502 to comply with VAD buffer requirements (UDO Section 6.3.9.A.4.6.)
- Please provide a road connection to the previously approved section of McLamb Farm in the vicinity of lot 24.
- Please provide a cul-de-sac detail.
- Please note that an NCDOT approved Traffic Impact Analysis (TIA) must be completed prior to Planning Board.
- Please indicate if the duplex lots are to be subdivided. If so please show each side of the duplex as an individual lot.
- Please note that a neighborhood meeting is required per UDO Section 9.2.
- 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.

Comments from Stormwater

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

- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- Add to note #26 that pre/post for the 1-year, 10-year and 25-year storm events will be met.

## BRUNSWICK COUNTY PLANNING DEPARTMENT

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### Comments from Engineering

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

- Existing 12" watermain on No 5 School Rd.
- Existing 8" high pressure forcemain on No 5 School Rd.
- No proposed utilities shown on this site plan.
- McLamb Farm – Phase 1 approved and currently under construction with watermain, gravity sewer and a pump station.
  - Phase 2 to connect to water system, sewer system and pump station within Phase 1 (no planned connections to No 5 School Rd).
  - Sweet Lori Ln ends with a 2" line and post flushing hydrant and an ~9.80' deep manhole.
  - Polly Pines Dr ends with an 8" watermain and post flushing hydrant and a ~5.8' deep manhole.
  - Recommend upsizing the 2" line from the Sweet Lori Ln/Generations Circle intersection to an 8" watermain with full size valve and post flushing hydrant stub-out during Phase 1 construction (for Phase 2).
  - Recommend stub-out gravity line from manhole on Sweet Lori Ln and possibly on Polly Pines Dr during Phase 1 construction (for Phase 2).
- Fire hydrant spacing every 500 LF in single family lots, 400 LF in multi-family.
- Double water meter boxes or (2) single water meter boxes per lot/unit.
- Design gravity sewer to the furthest extent possible with one clean-out per lot/unit.

### Comments from Floodplain Administrator

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

- Depict Caw Caw Canal Non-Encroachment Line on plans. No work can occur within NEA without a No-Rise study being conducted. This would include any fill or excavation for Storm Water Pond construction.
- A Floodplain Development Permit for Storm Water Pond construction within the AE Flood Zone is required prior to any construction of the pond within the AE Flood Zone.

### Comments from Fire Code Official

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

- Unsure of the cul-de-sac diameters but they will need to be 96 feet in diameter in accordance with fire department operations.
- No hydrant plan was shown. Hydrants shall be spaced at 500 feet with no point to exceed 250 feet. hydrants can be put at intersections of dead end roads and then if needed for spacing be put on side of dead end roads. A fire development permit will be required to check roads, street signs, hydrants and hydrant flows. Hydrants should be placed at throat of cul-de-sacs not in them when used.
- 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:
  1. Need to apply for a fire development permit.  
<https://www.brunswickcountync.gov/code-administration/permits/> . Select

## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

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

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

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

- Final plat will require fire approval.

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

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

Sincerely,



Marc A. Pages  
Brunswick County Principal Planner



NB#24113

**Planned Development (PD)**  
**Application and Checklist**  
**Fee: \$1,000 (Brunswick County Jurisdiction)**  
**\$968 (City of Northwest Jurisdiction)**  
 Brunswick County Planning Dept. 910-253-2025

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

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

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

Property Owner	Name	L & L VENTURE HOLDINGS LLC	Phone	910-443-7081
	Address	800 MCLAMB RD NW	Fax	
	City, St, Zip	CALABASH, NC 28467-1729	Email	LenMcLamb@lmmclamb.com

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

Property Information	Address	Parcel located on Number 5 School Rd. near Ash-Little River Road
	Tax Parcel(s)	20900036, 20900027, 2090002701, 2090002702, 20900026, 20900025
	Acreage	51.58 AC
	Current Zoning	CO-SBR-6000
Public Utilities Available?		Water yes Sewer yes

Project Information	Project Name	McLamb Station ( Part of McLamb Farm) PD#113
	Modification or Expansion Of Existing PD?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	10.0      Lots 51
	Multi-Family Acres (Duplex)	41.58      Units 184
Commercial Acres	0	

Authorization	Property Owner Signature		Date	1/27/25
	Applicant/Representative Signature		Date	1/27/25

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

**Planned Development Checklist**

# PD-150

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
20900032	BARFIELD WENDY ANN		1001 EF HUDSON RD NW	ASH	NC	28420-2125
1930002304	BRUNSWICK COUNTY	C/O FINANCE DEPT	PO BOX 249	BOLIVIA	NC	28422-0249
2090002402	ATLANTIC TELEPHONE MEMBERSHIP CORP		PO BOX 3198	SHALLOTTE	NC	28459-3198
209GA00101	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
2090001103	OHI ASSET NC HALLSBORO LLC	ATTN: KRISTY MCGARVEY	303 INTERNATIONAL CIR STE 200	HUNT VALLEY	MD	21030-1359
20900067	BRUNSWICK PARTNERS LLC		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
2090003503	NORRIS JOHN PHILLIP ETUX	NORRIS SANDRA F	1424 ASH LITTLE RIVER RD NW	ASH	NC	28420-1714
20900064	MCLAMB THOMAS M ETUX	MCLAMB MARY M	150 MOORES LANDING EXT	HAMPSTEAD	NC	28443-8611
20900062	PRATT BARBER CAROL AND	PRATT BARBER HUNTER	1300 GREEN PASTURE LN NW	CALABASH	NC	28467-1773
20900028	ASH MINI STORAGE LLC		PO BOX 435	EPHRAIM	UT	84627-0435
2090003502	NORRIS JOHN P (LT) ETUX	NORRIS SANDRA F (LT)	1424 ASH LITTLE RIVER RD NW	ASH	NC	28420-1714
209GA004	DR HORTON INC		4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
209GA003	DR HORTON INC		4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
209GA002	DR HORTON INC		4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
209GA008	DR HORTON INC		4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
209GA007	DR HORTON INC		4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
2090002901	BARFIELD WENDY ANN		1001 EF HUDSON RD NW	ASH	NC	28420-2125
19300023	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
20900029	SIMMONS LARRY WADE JR		2524 BRICK DR	LONGS	SC	29568-8810
2090002902	SIMMONS LARRY WADE JR		2524 BRICK DR	LONGS	SC	29568-8810
20900004	BRUNSWICK PARTNERS LLC		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
2090000930	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
20900018	CAW CAW LAND CORPORATION		252 S MIDDLETON DR NW	CALABASH	NC	28467-2157
209JA003	HUNTER ALICE G		8904 BOXFORD CT	LAUREL	MD	20708-2416
209JA004	GAUSE ANNIE R		9716 BRADDOCK ROAD	SILVER SPRING	MD	20903
209JA005	GAUSE HARLEE		727 PUEBLO TRAIL	BIRMINGHAM	AL	35214
209GA001	DR HORTON INC		4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
209JA001	GAUSE JONATHAN ETALS		9413 #5 SCHOOL HOUSE RD	ASH	NC	28420
209GA006	DR HORTON INC		4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
209GA005	DR HORTON INC		4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
209GA009	LESTER A & KATHLEEN D HOROWITZ REV LIV TRUST		3535 WHALEY WAY NW	ASH	NC	28420-7800

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2090002701	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
20900027	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729
2090002702	L & L VENTURE HOLDINGS LLC		800 MCLAMB RD NW	CALABASH	NC	28467-1729

2090002403	MERITAGE HOMES OF THE CAROLINAS INC	18655 N CLARET DR STE 400	SCOTTSDALE	AZ	85255-6739
20900026	L & L VENTURE HOLDINGS LLC	800 MCLAMB RD NW	CALABASH	NC	28467-1729
20900025	L & L VENTURE HOLDINGS LLC	800 MCLAMB RD NW	CALABASH	NC	28467-1729
20900024	NEW BEGINNINGS INVESTMENTS LLC	800 MCLAMB RD NW	CALABASH	NC	28467-1729
20900036	L & L VENTURE HOLDINGS LLC	800 MCLAMB RD NW	CALABASH	NC	28467-1729

**APPLICANT(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
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APPLICANT	NORRIS & BLAND CONSULTING ENGINEERS P.C.	ATTN: JOSEPH K. BLAND P.E.	1429 ASH-LITTLE RIVER RD NW	ASH	NC	28420
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**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-152

Applicant: Dream Finders Homes

Project Name: Sunset Harbor Tract

Property Location: Sunset Harbor Road (SR 1112)

Parcel Numbers: 2170011601, 217LD001, 217LD002, 217LD003, 217LD004, 217LD005, 217LD006, 217LD007, 217LD008, 217LD009, 217LD010, 217LD011, 217LD012, 217LD013, 217LD014, 217LD015, 217LD016, 217LD017, 217LD018, 217LD00101, 217LD00102, 217LD00103, & 217LD00104

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

Surrounding Zoning: R-7500 (Medium Density Residential), RR (Rural Residential), CLD (Commercial Low Density and OK-R-20 (Oak Island Jurisdiction)

Proposed Use: Seawatch at Sunset Harbor – West Tract, is a previously approved development (2004), consisting of 183 single family units and 81 multifamily units, on approximately 88.26 acres, creating an overall density of 3.0 dwelling units per acre. The applicant is modifying the development to consist of 328 single family units, on approximately 88.26 acres, creating an overall density of 3.72 dwelling units per acre.

**Approval Criteria**

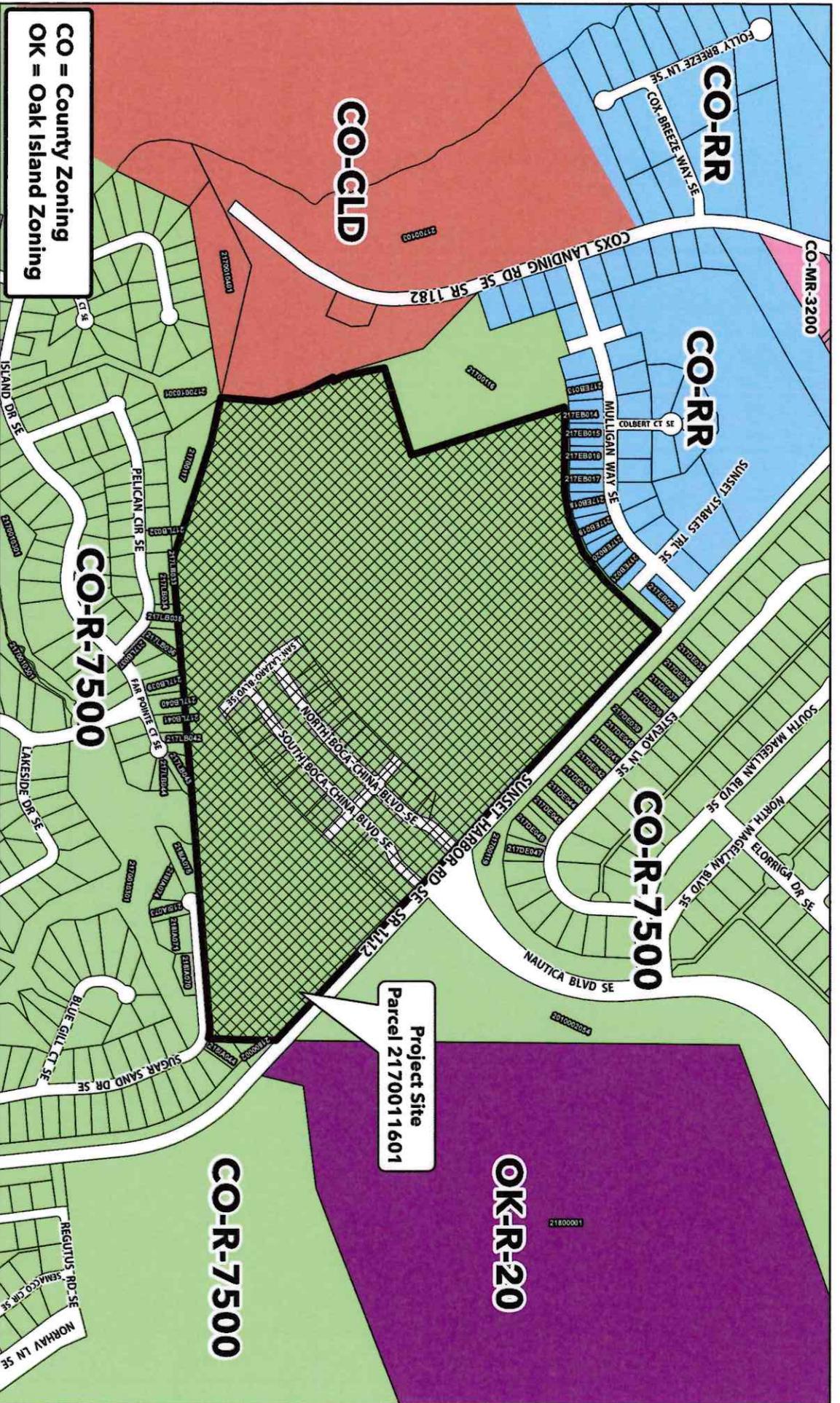
- The majority of surrounding uses consist of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low Density Residential.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  2. **Roads** will be private.
- The proposed development will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The proposed development will have a 30-foot wide street buffer along Sunset Harbor Road.
- The required open space for the development is approximately 17.65 acres. The developer is proposing 23.64 acres of dedicated open space. The developer is also proposing 3.14 acres of recreation space of which 2.64 acres are required.

- The proposed project will generate approximately 3,010 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis has been completed for the project. Proposed road improvements made by the TIA include:
  - Sunset Harbor Road site access – Full movement driveway with one ingress lane and one egress lane.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 23.64 acres of open space where as 17.65 acres are required.
  2. The stormwater ponds will be constructed to the 100-year storm event.
  3. Sidewalks on one side of all internal roads shall be provided.
  4. Additional open space buffer proposed adjacent to River Run Plantation.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
  2. Reductions in setbacks.
- No portion of the site is located in an AE Flood Zone.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on May 29, 2025
- TRC was held on February 12, 2025.

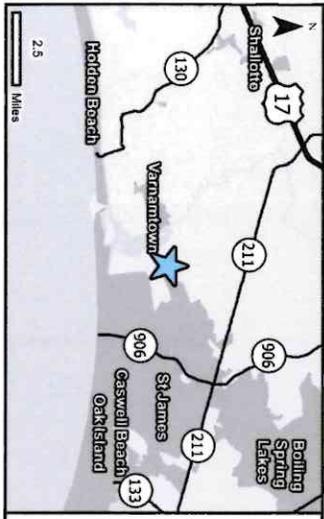
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

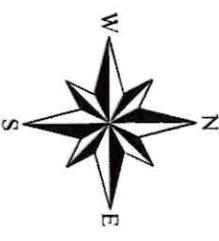
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the 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 Sunset Harbor Road street buffer for a future pedestrian path or greenway.



**Project Site**  
Parcel 2170011601



**Brunswick County Planning Board**  
**Planned Development**  
**Sunset Harbor Tract Modification**  
**Case PD-152**  
**Zoning Map**

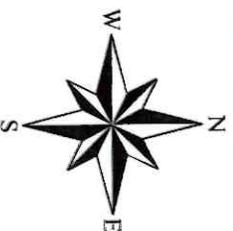




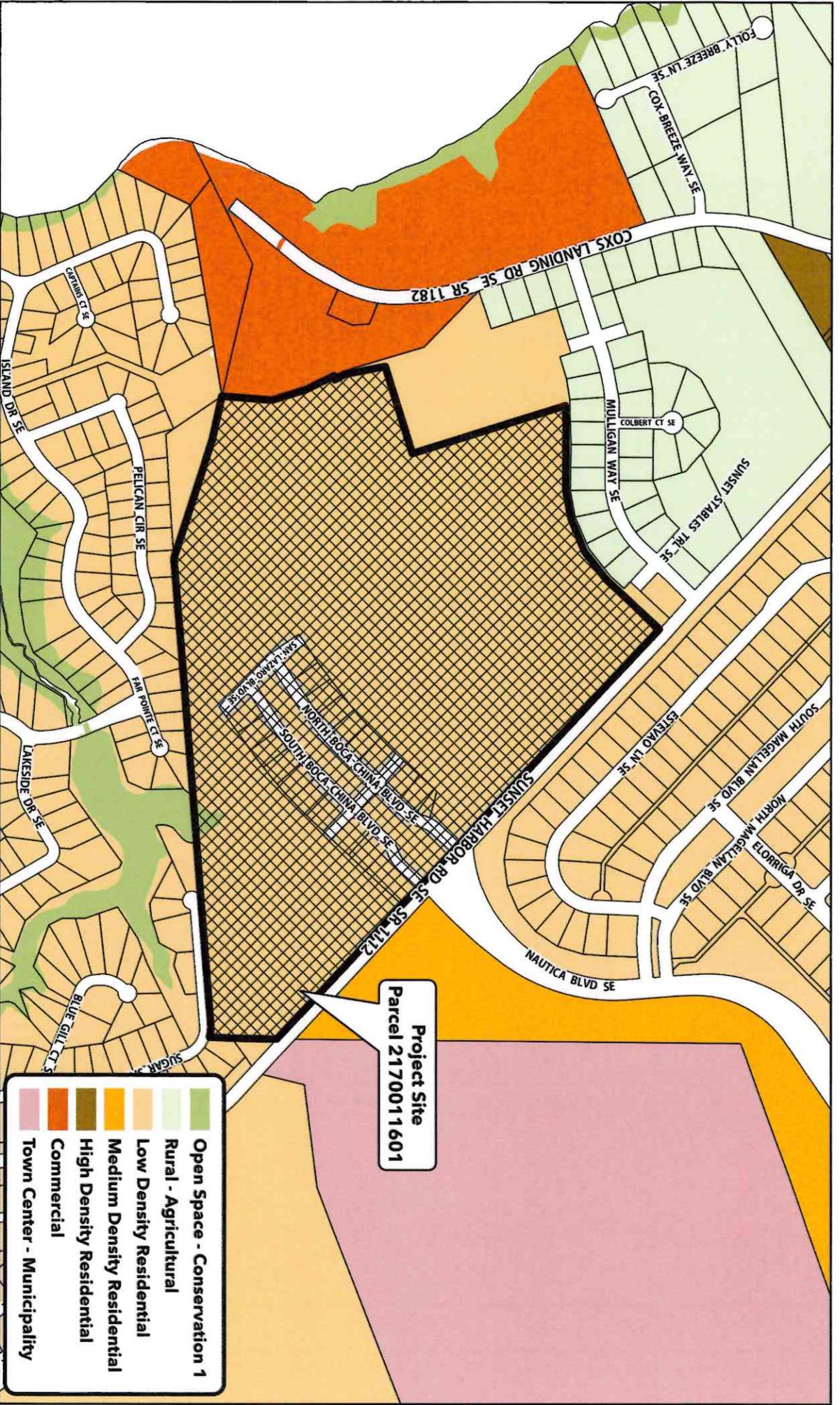
**Project Site**  
Parcel 2170011601



**Brunswick County Planning Board**  
**Planned Development**  
**Sunset Harbor Tract Modification**  
**Case PD-152**  
**Imagery Map**

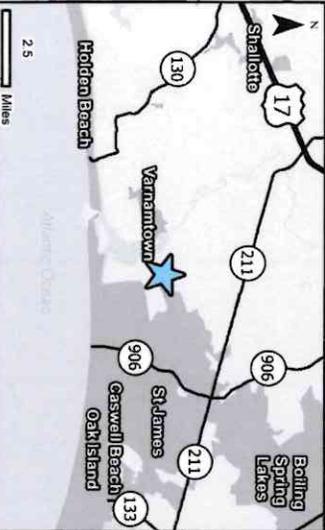


650 Feet

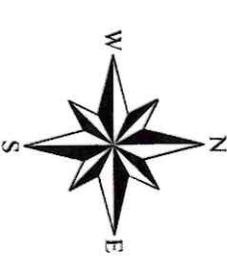


**Project Site**  
Parcel 2170011601

- Open Space - Conservation 1
- Rural - Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Town Center - Municipality

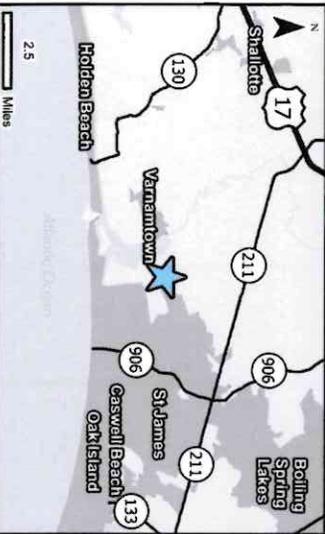
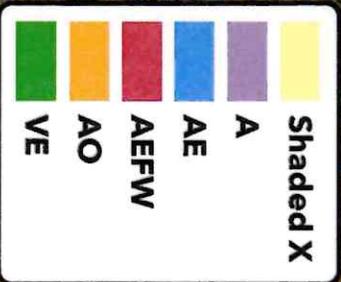


**Brunswick County Planning Board**  
**Planned Development**  
**Sunset Harbor Tract Modification**  
**Case PD-152**  
**Blueprint Brunswick 2040**  
**Place Type Map**

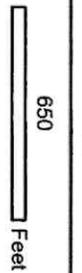
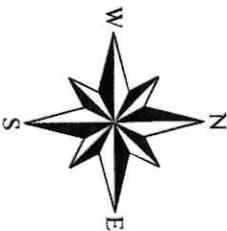




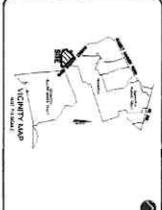
**Project Site**  
Parcel 2170011601



**Brunswick County Planning Board**  
**Planned Development**  
**Sunset Harbor Tract Modification**  
**Case PD-152**  
**Flood Hazards Map**







NOTES:  
 1. SEE POND #1 FOR IN-SITUAN HALL LEGEND.  
 2. SEE GENERAL NOTES.

NO.	REVISION	DATE
1	ISSUED FOR CLIENT OWNER REVIEW	12/28/23
2	REVISIONS	1/10/24
3	REVISIONS	1/10/24
4	REVISIONS	1/10/24
5	REVISIONS	1/10/24
6	REVISIONS	1/10/24
7	REVISIONS	1/10/24
8	REVISIONS	1/10/24
9	REVISIONS	1/10/24
10	REVISIONS	1/10/24



STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 ROBERT W. JOHNSON  
 LICENSE NO. 12345

DATE: 1/10/24

PROJECT: SUNSET HARBOR TRACT  
 SHEET: PD-1

PREPARED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

SCALE: 1" = 100'

PROJECT: SUNSET HARBOR TRACT  
 SHEET: PD-1

PLANNED DEVELOPMENT  
 SITE PLAN  
 808-87 PD-1

# TRAFFIC IMPACT ANALYSIS SUNSET HARBOR TRACT

Brunswick County, North Carolina

## EXECUTIVE SUMMARY

### 1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Sunset Harbor Tract residential development in accordance with North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located on the south(west) side of Sunset Harbor Road, south of Mulligan Way, in Bolivia (Brunswick County), North Carolina. The development, anticipated to be completed in 2029, is expected to consist of 328 detached single-family homes. Access is proposed via one full movement driveway on Sunset Harbor Road.

### 2. Existing Traffic Conditions

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

- NC 211 and Sunset Harbor Road
- Sunset Harbor Road and Zion Hill Road
- Sunset Harbor Road and Coks Landing Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above on a typical weekday during the AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

### 3. Future Traffic Conditions

Through coordination with the NCDOT and the County, it was determined that an annual growth rate of 2% would be used to generate 2029 projected weekday AM and PM peak hour traffic volumes. No adjacent developments were required to be included as part of this study.

#### 4. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11.1 Edition. Table E-1 provides a summary of the trip generation potential for the site.

**Table E-1: Site Trip Generation**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Homes (210)	328 DU	3,010	55	165	191	113

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2029 no-build traffic volumes to determine the 2029 build traffic volumes.

#### 5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2024 existing, 2029 no-build, and 2029 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

#### 6. Recommendations

Based on the findings of this study, no specific geometric improvements have been identified or are recommended to accommodate future traffic conditions. See below for a detailed description of the recommended configuration of the proposed site access. The improvements are summarized below and are illustrated in Figure E-1.

##### Recommendations by Developer

###### Sunset Harbor Road and Site Access

- Construct the proposed Site Access as a full movement driveway with one egress lane and one ingress lane.
- Provide stop control for the eastbound approach of the proposed Site Access.

# BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

February 14, 2025

Cape Fear Engineering  
151 Poole Rd. Suite 100  
Belville, NC 28451

**RE: Sunset Harbor Planned Development  
File # PD-152**

To Whom It May Concern:

The Technical Review Committee (TRC) at their February 12, 2025 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning:

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

- Please label Sunset Harbor Road.
- Please label the adjacent subdivisions and zoning districts.
- Please provide a cul-de-sac detail.
- Please note that Planning Staff recommends constructing the stormwater ponds to accommodate the 100-year storm event.
- Please note that existing vegetation within the buffer areas shall be preserved and supplements landscaping will be installed where necessary.
- Please note that sidewalks shall be provided on one side of the roads.
- Please note that an NCDOT approved Traffic Impact Analysis (TIA) must be completed prior to Planning Board. Please revise Note #13 accordingly.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.
- 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.

Comments from Stormwater

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

- A State Stormwater permit will be required.
- A State Erosion Control permit will be required.
- A County SW permit will be required.
- Add the 1-year and 10-year to note #7.

Comments from Engineering

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

- Existing 12" watermain on Sunset Harbor Rd available for connection.
- Existing 24" high pressure forcemain available for connection on Sunset Harbor Rd (~800 LF distance for connection point).

## BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

- No proposed utilities shown on site plan.
- If proposing a pump station and high pressure forcemain – gravity sewer needs to be installed to the furthest extent possible.
- If connecting to low pressure system in Seawatch - The low pressure sewer system ends with a 12" stub-out at the entrance of Nautica Blvd - however a Public Utility Easement giving access all the way to the Sunset Harbor right-of-way will need to be recorded before we can allow interconnection as well as permission to dig up Nautica Blvd for utility work from the current owner.
- Fire hydrants at subdivision entrance and every 500 LF (as noted).
- Double water meter boxes or (2) single water meter boxes for each lot.
- One sewer service box per lot (assuming low pressure sewer system).
- NCDOT Encroachment required for any crossings/connections on Sunset Harbor Rd.

### Comments from Floodplain Administrator

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

- Please Label the existing roads on the plans that surround the property. I.e. Sunset Harbor Rd, Far Pointe Ct, Sugar Sand Dr., Mulligan Way.
- Plans do not provide much detail.
- Shaded X Flood Zone shall be depicted on the plans.
- Where is Pump Station to be located.
- General location for Outlet of Storm Water Pond should be depicted and the necessity for potential storm water easement should be addressed.
- NCEM Advisory Flood Data mapping is depicting that the present Shaded X Zones will be revised to AE Flood Zone in the area of the existing pond and wetlands along the southerly border.

### Comments from Fire Code Official

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

- No hydrant plan was shown. Hydrants shall be spaced at 500 feet with no point to exceed 250 feet. Hydrants can be put at intersections of dead end roads and then if needed for spacing be put on side of dead end roads. A fire development permit will be required to check roads, street signs, hydrants and hydrant flows.
- 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:
  1. Need to apply for a fire development permit.  
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
  2. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.

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

- Final plat will require fire approval.



**Planned Development (PD)**  
**Application and Checklist**  
**Fee: \$1,000 (Brunswick County Jurisdiction)**  
**\$968 (City of Northwest Jurisdiction)**  
 Brunswick County Planning Dept. 910-253-2025

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

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

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

Property Owner	Name MAS PROPERTIES, LLC	Phone N/A
	Address 131 Ocean Blvd West	Fax N/A
	City, St, Zip Holden Beach, NC 28462	Email N/A

Applicant or Representative	Name Dream Finders Homes	Phone 910-219-1485
	Address 1003 Olde Waterford Way Suite 2G	Fax N/A
	City, St, Zip Leland, NC 28451	Email michael.alvis@dreamfindershomes.com

Property Information	Address Sunset Harbor Road
	Tax Parcel(s) 2170011601
	Acreage 88.26
	Current Zoning R-7500
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name Sunset Harbor Tract
	Modification or Expansion <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Of Existing PD?
	Single Family Acres                      Lots +/-88.26                                      328
	Multi-Family Acres                        Units N/A    N/A
	Commercial Acres N/A

Authorization	Property Owner Signature <u><i>Brad Beers, CFO</i></u>	Date <u>1-23-25</u>
	Applicant/Representative Signature <u><i>Michael Alvis</i></u>	Date <u>1/24/2025</u>

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

**Planned Development Checklist**

# PD-152

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
217LB041	VOGEL KENNETH J ETUX	VOGEL CHERYL A	704 FAR POINT CT SE	BOLIVIA	NC	28422-8121
217EB019	DURHAM MELINDA F		359 MULLIGAN WAY	BOLIVIA	NC	28422
217EB021	LETTIS CAROL A		547 MULLIGAN WAY	BOLIVIA	NC	28422
217EB014	HARDING JANE S (LT) ETALS	DIAZ LIVING TRUST THE	147 MICHAEL WAY	CLAYTON	NC	27520-5507
218IA073	REGALLIS JEFFREY A ET	REGALLIS MARY JANE	2843 SUGAR SAND DR SE	BOLIVIA	NC	28422-8202
217LB044	KREDOVSKI NANCY L AND	KREDOVSKI DAVID S	719 FAR POINT CT SE	BOLIVIA	NC	28422-8121
21700117	COX'S CEMETERY					
2170010301	RIVER RUN PLANTATION POA	% CAMS	1612 MILITARY CUTOFF RD STE 108	WILMINGTON	NC	28403-5737
21800002	ATLANTIC TELEPHONE CORP		PO BOX 3198	SHALLOTTE	NC	28459
21700116	COX HARRY M		2079 ZION HILL RD SE	BOLIVIA	NC	28422-8107
217EB018	TROETTI MARGARET A		535 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
217EB020	WEAVER RANDY A ETUX	WEAVER STEFANI M	543 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
217EB016	HAMM ROBERT J		527 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
217EB022	THOMAS BARBARA D		555 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
217EB017	VESTAL ANNIE RUTH		531 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
217EB015	YOUNG CAMERON M		523 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
217EB013	WATERMAN DANIEL JAY		515 MULLIGAN WAY SE	BOLIVIA	NC	28422-8175
21700119	MAS PROPERTIES LLC		131 OCEAN BOULEVARD WEST	HOLDEN BEACH	NC	28462
2010002054	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217DE046	YANCEY JON C ET	YANCEY LAURA J	617 TODD DR NE	CONCORD	NC	28025-3146
217DE045	LOGLISCI NICHOLAS ETUX	LOSLISCI GUDRUN	17 OLD RTE 518 W	LAMBERTVILLE	NJ	08530-2618
217DE044	GAVIN MARGARET		2824 PINE FOREST DR	SOUTHPORT	NC	28461
217DE043	CAROLINA COASTAL HOLDINGS LLC		PO BOX 1969	SHALLOTTE	NC	28459-1969
217DE042	OSTACOLI INNOCENZO		424 BALD CYPRESS LN	SNEADS FERRY	NC	28460-9496
217DE041	KIBLER STEVEN EDWARD ETUX	KIBLER PATRICIA LYNN	38 AUGUSTA DR	OAK ISLAND	NC	28465-8334
217DE039	BARRETT WILLIAM P AND	PARKER JESSICA	4699 FISHERMANS CV	MONTCLAIR	VA	22025-1021
217DE038	HOLDEN CARL ANTHONY		2007 N DUKE ST	DURHAM	NC	27704-4105
217DE037	QUILTY JOHN S & HELEN W TRUSTEES		3268 HISTORY DR	OAKTON	VA	22124-2252
217DE036	QUILTY JOHN W ETUX	QUILTY LAURA P	9005 CHICKAWANE CT	ALEXANDRIA	VA	22309-2908
217DE035	SEAWATCH AT SUNSET HARBOR LLC	ATTN: BRAD CHEERS	PO BOX 1969	SHALLOTTE	NC	28459
217LB032	FAULK GAIL B		658 PELICAN CIR SE	BOLIVIA	NC	28422-8122
217LB042	BRANNAN ZADIE L ETALS		4121 DRESDEN DR	WINSTON SALEM	NC	27104-1533
218IA075	KAHAI JUGTA		5802 E YACHT DR	OAK ISLAND	NC	28465-4837
218IA070	FOGLE STEPHEN R ET	FOGLE ELLEN R	7601 HANCE LANE	WEST CHESTER	OH	45069
218IA044	RIVER RUN PLANTATION POA INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5741
217LB036	BAKER MICHAEL J		4891 LONG BEACH RD SE # 3	SOUTHPORT	NC	28461-8712
217LB043	NOWAK ROBERT ET	NOWAK DEBRA	716 FAR POINTE CT	BOLIVIA	NC	28422
217LB034	HEATHCOCK ROCKY MARVIN AND	HEATHCOCK LORENDA B	676 PELICAN CIR SE	BOLIVIA	NC	28422-8122
217LB033	STEED DONALD R ETUX	STEED LINDA J	668 PELICAN CIR SE	BOLIVIA	NC	28422-8122

218A071	ATKINSON RICHARD A ET	ATKINSON CHARLOTTE A	4242 KANAWHA TURNPIKE	SOUTH CHARLESTON	WV	25309
217LB039	BAILEY MAURICE O ETALS		7504 VENTURE CT	RALEIGH	NC	27615-5572
217DE040	CAROLINA COASTAL HOLDINGS LLC		PO BOX 1969	SHALLOTTE	NC	28459-1969
217LB035	MDS CONSTRUCTION INC		1704 VERRAZZANO DR	WILMINGTON	NC	28405-4226
217LB037	HART JAMES T II ETUX	HART CAROLINE O	3032 ISLAND DR SE	BOLIVIA	NC	28422
21800001	DWE III LLC AND	LADANE ENTERPRISES LLC	2618 NEW VILLAGE WAY	WILMINGTON	NC	28405-7426
218A074	LARRY & DIANE TUCKER FAMILY TRUST		7404 SARELMA DR	SUMMERFIELD	NC	27358-9510
21700103	COX ALVAH ETALS	C/O SONYA LENNON-BUTLER	1022 QUIVER LN	DURHAM	NC	27703-6595
217LB040	DESIMONE JAMES ETUX	DESIMONE DANNA	23 DEEPWOOD DR	BETHEL	CT	06801-1267
2170010401	COX CHARLES HEIRS	C/O SONYA LENNON-BUTLER	1022 QUIVER LN	DURHAM	NC	27703-6595
217DE047	STEINBERG MICHAEL ET	STEINBERG AUDREY	4860 AVILA LAKES DR	WIMAUMA	FL	33598-4184

**OWNER(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
217LD00104	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD00103	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD00102	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD00101	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD001	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD002	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD003	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD004	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD006	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD007	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD010	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD005	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD011	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD012	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD013	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD014	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD015	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD016	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD017	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD018	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD008	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
217LD009	SEAWATCH AT SUNSET HARBOR INC		131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2170011601	MAS PROPERTIES LLC		131 OCEAN BOULEVARD WEST	HOLDEN BEACH	NC	28462

**APPLICANT(S)**

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
PER APPLICATION	DREAM FINDERS HOMES		1003 OLDE WATERFORD WAY SUITE 2G	LELAND	NC	28451

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-916  
June 9, 2025

## APPLICATION SUMMARY

The applicant, Shon R. Wicker, requests to rezone Tax Parcels 243CE02002, 243CE02003, and 243CE02004 from R-7500 (Medium Density Residential) and R-6000 (High Density Residential) to R-6000 (High Density Residential). This rezoning request is conventional; therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first-class mail.

**Location**  
Located at the End of Stones Throw Dr. SW Off of Ocean Aire Road SW Near Ocean Isle Beach, N.C.

**Tax Parcel**  
Parcels 243CE02002, 243CE02003, and 243CE02004

**Current Zoning**  
R-7500 (Medium Density Residential) and R-6000 (High Density Residential)

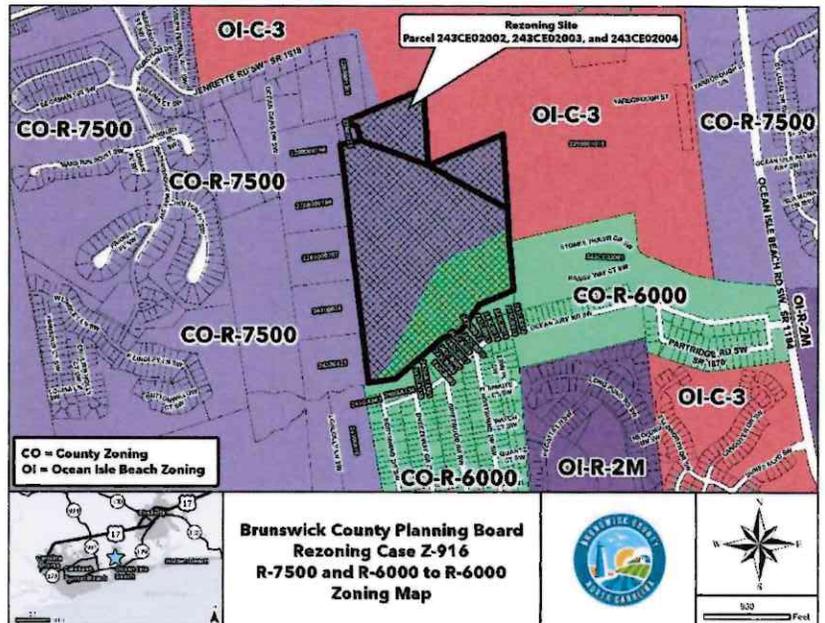
**Proposed Zoning**  
R-6000 (High Density Residential)

**Surrounding Zoning**  
R-7500 (Medium Density Residential), R-6000 (High Density Residential), and C-3 (Commercial Highway District-Ocean Isle Beach Zoning Jurisdiction)

**Current Use**  
Undeveloped

**Surrounding Land Uses**  
Municipal Office, Double Wide Mobile Home, and Undeveloped

**Size** 68.4 Acres



## SITE CONSIDERATIONS

### Zoning History:

- Tax Parcels 243CE02003 and 243CE02004 have been zoned R-7500 since at least 2004 per County Records and Tax Parcel 243CE02002 has been split zoned R-6000 and R-7500 since at least 2004 per County Records. The zoning of the parcels has remained the same since 2004.

### Buffers:

- When located next to R-6000 or R-7500, if rezoned to R-6000, no buffer would be required. However, Non-residential uses locating next to vacant property shall be required to provide a 0.2 buffer. Also, when locating a non-residential use in a R-6000 Zoning District next to an existing residential developed property, a 0.4 buffer shall be required. Non-residential uses locating next to other non-residential uses are not required to provide a buffer. When located next to Ocean Isle Beach Zoning C-3 (Commercial Highway District), if rezoned to R-6000, a .6 buffer would be required next to a developed property and a .2 buffer would be required next to vacant property. (Note: The C-3 Commercial Highway District is most similar to the Counties C-LD Zoning District)

### Street Yard Buffers:

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

### Utilities:

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

### Schools:

- The property is located within the Union Elementary School, Shallotte Middle School, and West Brunswick High School Districts. Union Elementary School is nearing capacity, Shallotte Middle School and West Brunswick High School have capacity.

### CIP Projects In the Area:

- New K-8 School. Northern Area FY 2026
- Ocean Isle Beach WWTP Expansion-ARPA FY 2028
- Ocean Ridge Reclaimed Water Main FY 2026

### Traffic:

- Ocean Isle Beach Rd. (SR 1184) has adequate capacity.

### NCDOT Road Improvement Projects in Area:

- There are no NCDOT projects within the immediate vicinity of the subject parcel.

### Environmental Impacts:

- A small portion of the rezoning request is located in a Flood Hazard Zone (Flood Hazard: AE and Flood Hazard Shaded X).
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 5 out of 10 and 8 out of 10. A high score indicates more biodiversity and wildlife on the site.
- The parcel is not located within a half-mile of a Voluntary Agricultural District property.
- The parcel is not located in a Significant Natural Area.

## ANALYSIS

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

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

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

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

*Consistent with the Blueprint Brunswick 2040 Plan Place Type.*

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

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
- The Residential Suitability Map indicates the property as suitable for residential development.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-916, with the existing place type designation as Medium Density Residential-Mixed (MDR-M) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

### CONSISTENCY & REASONABLENESS DETERMINATION

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

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

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
  - Consistent with the goals and objectives:
    - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
3. The Residential Suitability Map indicates the property as suitable for residential development



# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>916</u>	Invoice # <u>645157</u>
Date Received <u>4-9-2025</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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Shon R. Wicker</u>	
Mailing Address: <u>133 Cove Side Lane</u> <u>Hampstead, NC - 28443</u>	
Phone: <u>910-376-0323</u>	Email: <u>Shon@staycationpoolsNC.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s):	
Mailing Address:	
Phone:	Email:
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>No address yet assigned. Beginning of property starts at end of Stones Throw Drive SW (Off Ocean Aire Rd. Sw)</u>	
Parcel Tax ID #(s): <u>243CE02002</u> <u>243CE02003</u> <u>243CE02004</u>	Total Site Acreage: <u>88.76 acres total (R7500 &amp; R6000)</u> <u>68.40 acres of R-7500 to be rezoned.</u> <u>20.36 acres of R-6000 to remain</u> <u>(see attached acreage exhibit)</u>
Current Zoning District(s): <u>R-7500</u>	Proposed Zoning District(s): <u>R-6000</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

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

The proposed rezoning from R7500 to R6000 is consistent with the land use plan for the area (medium density residential), is consistent with the surrounding areas existing zoning, and cleans up an existing split-zoning situation.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Medium Density Residential - Mixed (MDR-M) (TC 5-13-2025) and OSC1 (TC 5-13-25)

Is the proposed rezoning consistent with the Land Use Plan?  YES  NO

If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map: The proposed rezoning is consistent with the future land use plan. The future land use plan indicates this area as a medium density residential and open space land use.

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: 4-8-25  
Owner Signature: [Signature] Date: 4-8-25  
Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

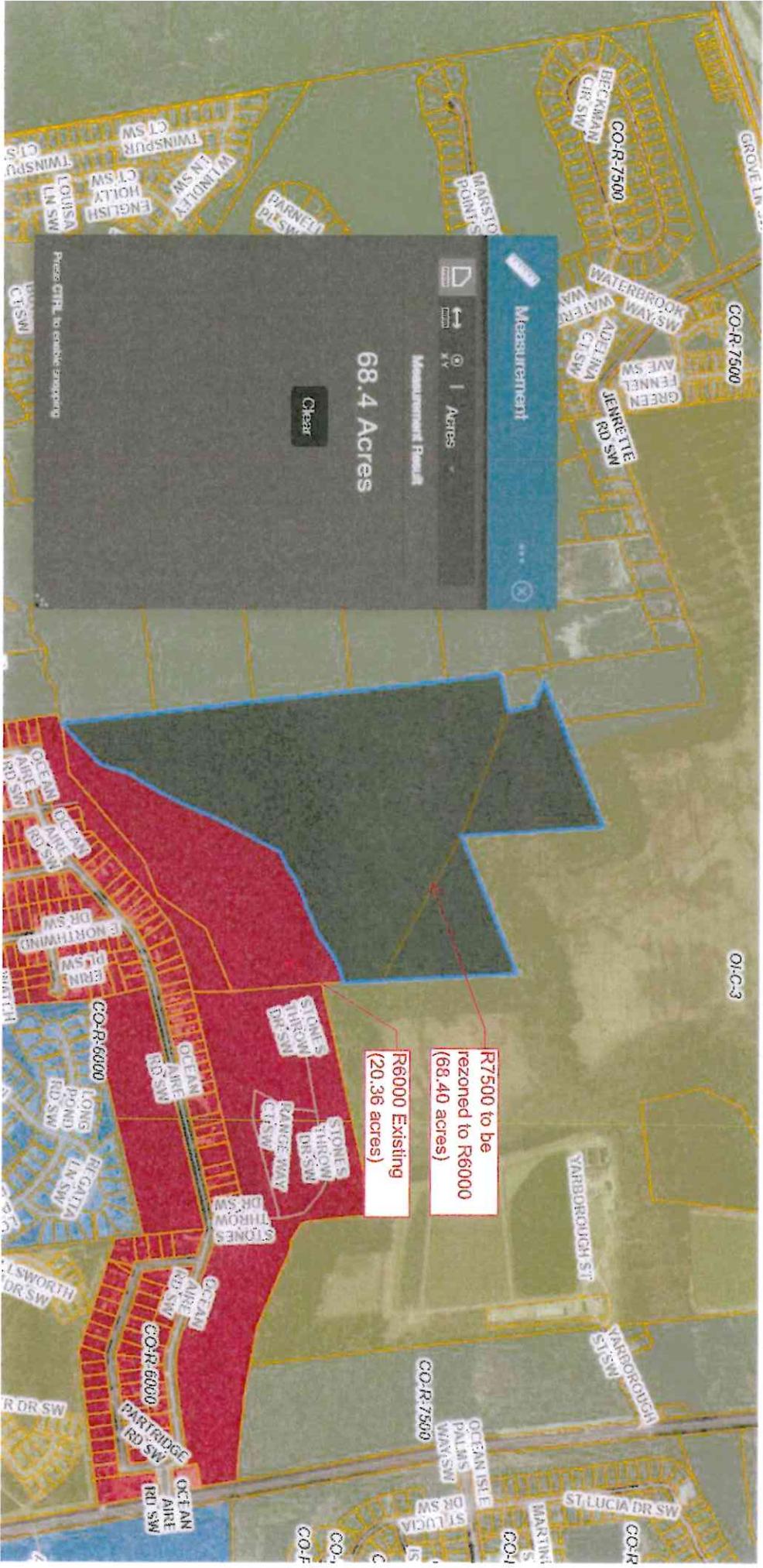
**Brunswick County Jurisdiction Fees**

- <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.



Measurement

68.4 Acres

Clear

Please CTRL to enable snapping

Measurement: 68.4 Acres

R7500 to be rezoned to R6000 (68.40 acres)

R6000 Existing (20.36 acres)

OI-C-3

Map labels include: BECKMAN CIR SW, CO-R-7500, GROVE LN SW, WINDLEY LN SW, ENGLISH HOLLY LN SW, LOUISA LN SW, TWINSBUR CT SW, TWINSBUR CT SW, BARNETT PL SW, MARSTON POINTS, WATERBROOK WAY SW, CO-R-7500, ADRIANA CT SW, JENNETTE RD SW, GREEN FENNEL AVE SW, WATERBROOK WAY SW, OCEAN AVE RD SW, OCEAN AVE RD SW, OCEAN AVE RD SW, E NORTHWIND DR SW, ENIN PL SW, CO-R-6000, LONG RD SW, REGALTA LN SW, STONES THROW DR SW, STONES THROW DR SW, STONES THROW DR SW, RANGE WAY CT SW, OCEAN AVE RD SW, CO-R-6000, PARTIDGE RD SW, OCEAN AVE RD SW, OCEAN ISLE PALMS WAY SW, CO-R-7509, YARBOROUGH ST, YARBOROUGH ST SW, ST LUCIA DR SW, CO-R, MARTINE S, CO-R, CO-F, CO-C.

**OI-C-3**

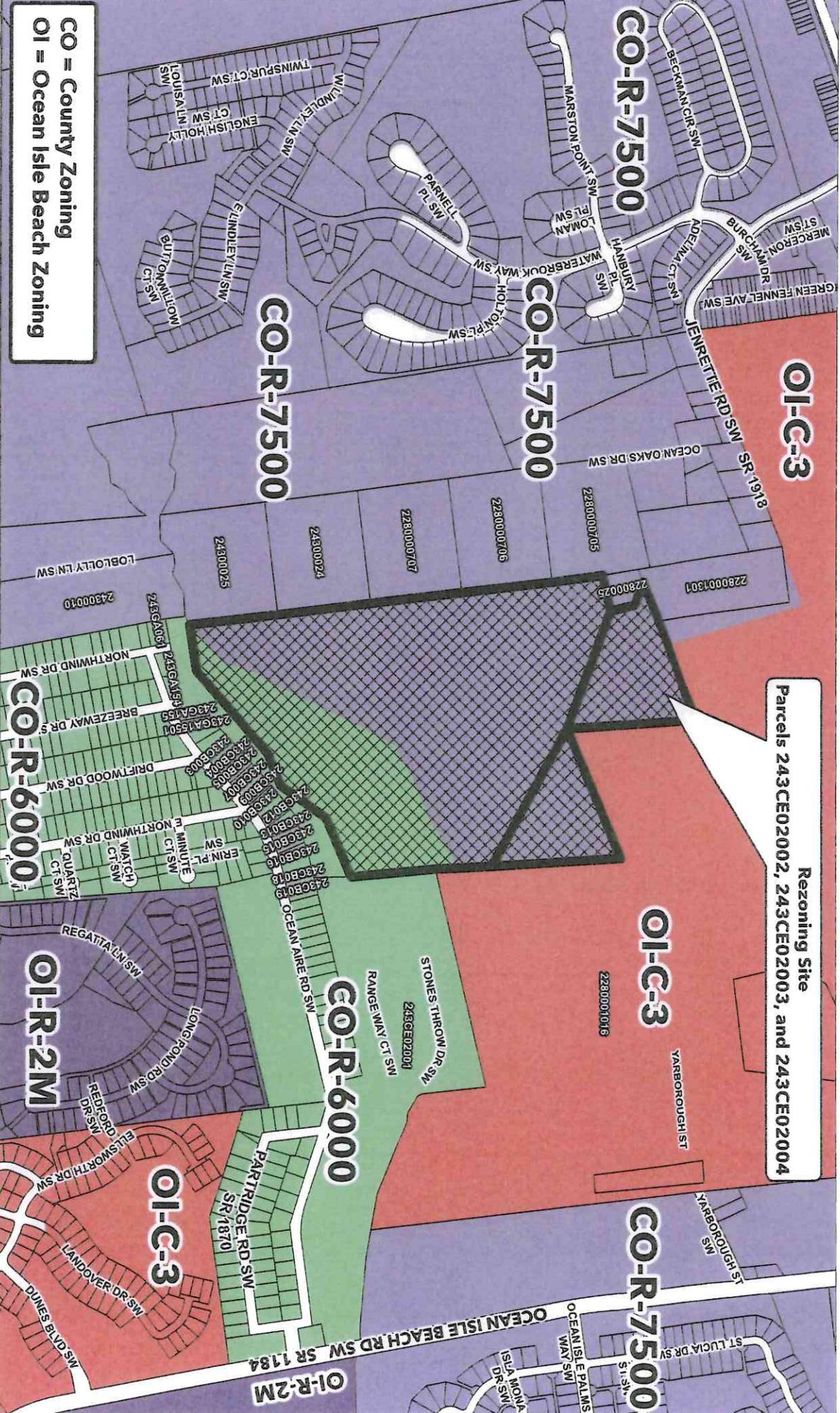
**Rezoning Site**  
Parcels 243CE02002, 243CE02003, and 243CE02004

**CO-R-7500**

**CO-R-7500**

**CO-R-7500**

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



**CO-R-6000**

**OI-R-2M**

**CO-R-6000**

**OI-C-3**

**OI-C-3**

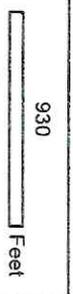
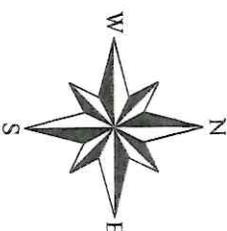
**CO-R-7500**

**Brunswick County Planning Board**

**Rezoning Case Z-916**

**R-7500 and R-6000 to R-6000**

**Zoning Map**

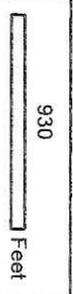
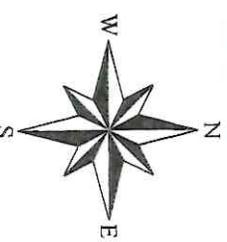


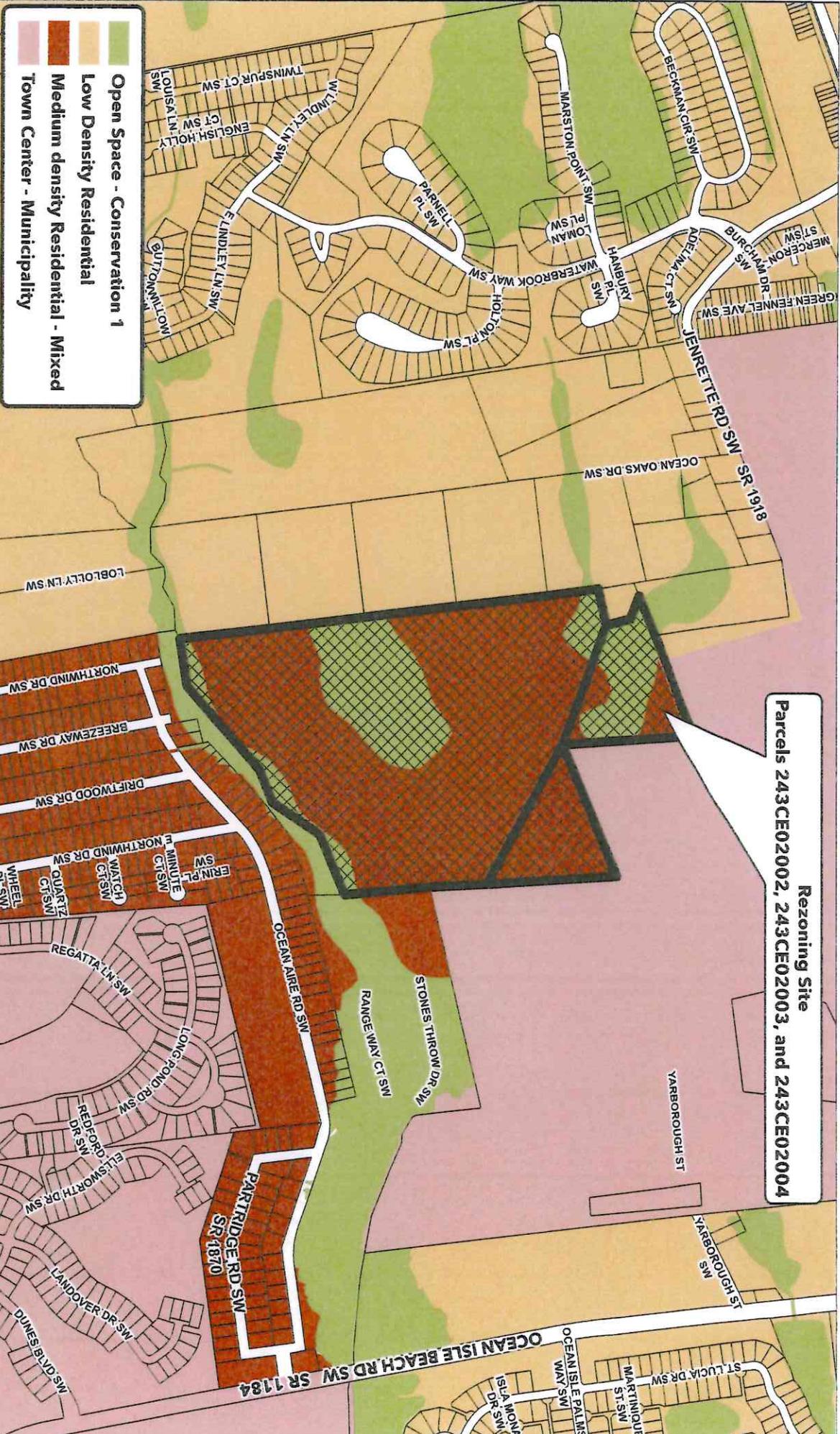


**Rezoning Site**  
 Parcels 243CE02002, 243CE02003, and 243CE02004



**Brunswick County Planning Board**  
**Rezoning Case Z-916**  
**R-7500 and R-6000 to R-6000**  
**Imagery Map**





**Open Space - Conservation 1**

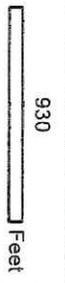
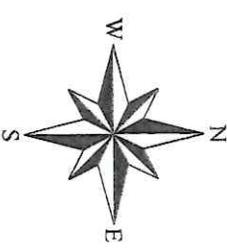
**Low Density Residential**

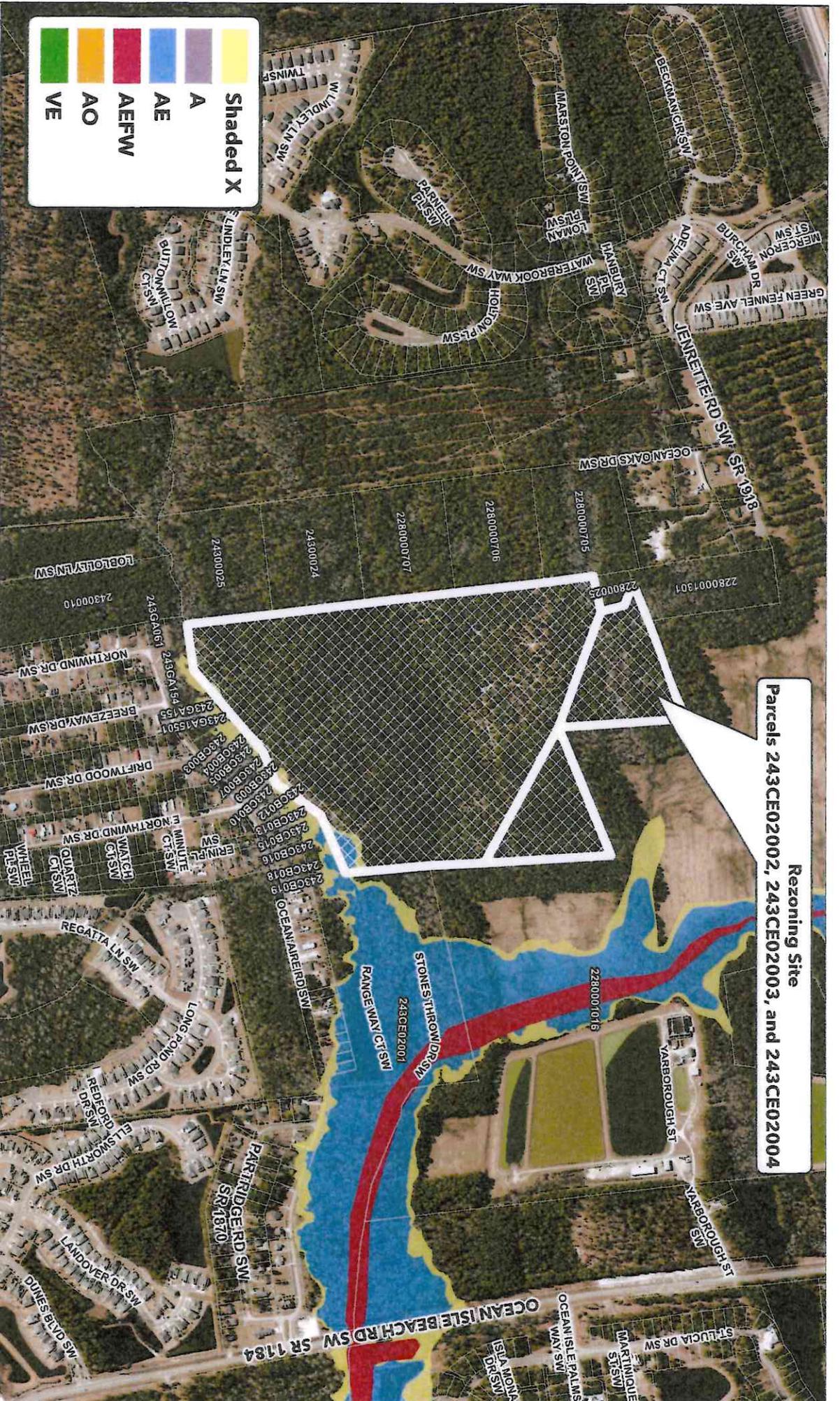
**Medium density Residential - Mixed**

**Town Center - Municipality**



**Brunswick County Planning Board**  
**Rezoning Case Z-916**  
**R-7500 and R-6000 to R-6000**  
**Blueprint Brunswick 2040**  
**Place Type Map**



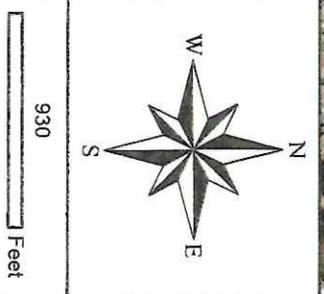


**Rezoning Site**  
 Parcels 243CE02002, 243CE02003, and 243CE02004

	Shaded X
	A
	AE
	AEFW
	AO
	VE



**Brunswick County Planning Board**  
**Rezoning Case Z-916**  
**R-7500 and R-6000 to R-6000**  
**Flood Hazard Map**



# Z-916

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
243CE02001	B & C DEVELOPMENT INC		5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470-5137
243CB017	SAYLOR ROBERT V ETUX	SAYLOR JENNIFER	6492 OCEAN AIRE RD SW	OCEAN ISL BCH	NC	28469-6201
243CB013	QUIRE ANN E (LT)	* ATKINS SUSAN QUIRE AND	3008 DOWNING ST	SHELBY	NC	28152-7511
243CB004	DOVER THOMAS A ETUX	DOVER DEBORAH G	2461 JIM MCCARTER RD S	YORK	SC	29745-7336
243GA154	WORLEY PATRICK L ETUX	WORLEY NICOLE M	6570 OCEAN AIRE RD SW	OCEAN ISL BCH	NC	28469-6203
243CB009	WILSON BOBBY		6524 OCEAN AIRE RD SW	OCEAN ISL BCH	NC	28469-6203
243GA062	CAUDLE RONALD M ET	CAUDLE IRENE P	6574 OCEAN AIRE RD SW	OCEAN ISLE BEACH	NC	28469
24300010	CAROLINA BRICK & MATERIALS INC AND	SUN VALLEY BUSINESS PARK	1901 VALLEY PKWY STE 100	MONROE	NC	28110-8586
243CB010	WALTON BEVERLY D ETVIR	WALTON JEFFREY A	6520 OCEAN AIRE RD SW	OCEAN ISL BCH	NC	28469-6203
2280001016	COUNTY OF BRUNSWICK		PO BOX 249	BOLIVIA	NC	28422-0289
2280001301	GORE JANIE L		480 TREE ACRE CIRCLE NW	CALABASH	NC	28467
243CB019	BORDERS JACK E ETUX	BORDERS HILDA W	613 CROW RD	SHELBY	NC	28152-0742
243CB018	DAMRON SUSAN		21 FIELDBROOK DR	HI HAT	KY	41636-9035
243CB016	SPLASH BEACHWEAR LTD		1573 CROWNCREEK CIR SW	OCEAN ISL BCH	NC	28469-6015
243CB015	HUNNICUTT JOHN BARRY ET	HUNNICUTT PATRICIA Q	2011 PLEASANT HILL CH RD	SHELBY	NC	28152
243CB012	HUNNICUTT JOHN BARRY		2011 PLEASANT HILL CHR RD	SHELBY	NC	28152
243CB008	HARDEE ROSE ANN		573 WAMPEE ST NW	CALABASH	NC	28467-1921
243CB007	HARDEE ROSE ANN		573 WAMPEE ST NW	CALABASH	NC	28467-1921
243CB005	STRIDER NANCY		7711 BRIARDALE DRIVE	CHARLOTTE	NC	28212
243CB003	DOVER THOMAS A ETUX	DOVER DEBORAH G	2461 JIM MCCARTER RD S	YORK	SC	29745-7336
243CB002	HONEYCUTT WANDA M	% WANDA M H MOBRRAY	5207 HEMBY ROAD	MATTHEWS	NC	28104
243CB001	HONEYCUTT WANDA M	% WANDA M H MOBRRAY	5207 HEMBY ROAD	MATTHEWS	NC	28104
24300024	STANLEY MARCIA DENISE ETVIR	STANLEY NEPHUS	63 ANCHORAGE DR	NEWPORT NEWS	VA	23602-4943
2430001102	SPLASH BEACHWEAR LTD		1573 CROWNCREEK CIR SW	OCEAN ISL BCH	NC	28469-6015
24300025	SAMUEL OLA MAE S ETALS		685 SEASIDE RD SW	OCEAN ISL BCH	NC	28469-6103
243CB011	ARMSTRONG PATRICK C		6516 OCEAN AIRE RD SW	OCEAN ISL BCH	NC	28469-6203
243GA155	STALEY DAVID RUSSELL ETUX	STALEY SANDY MICHELLE	203 N CLAY ST	LOWELL	NC	28098-1310
243GA15501	STALEY DAVID RUSSELL ETUX	STALEY SANDY MICHELLE	203 N CLAY ST	LOWELL	NC	28098-1310
243GA061	YOW MATTHEW ETUX	YOW MELISSA	8379 TALLY RD	STANFIELD	NC	28163-7636
228000025	JENRETTE CHARLES OTIS		46728 MERION CIR	NORTHVILLE	MI	48168-8489
2280000707	FRINK ETHLEENE	C/O FRINK LEMAN	7541 OCEAN HWY W	SUNSET BEACH	NC	28468-6108
2280000706	HERNANDEZ JOSE E H ETUX	HERNANDEZ KRYSYAL	212 PARNELL RD	LUMBERTON	NC	28360-2706
2280000705	JENRETTE CHARLIE ET	JENRETTE ELIZABETH R	7490 OCEAN HWY W	SUNSET BEACH	NC	28468

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
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243CE02002 WICKER SHON R 133 COVE SIDE LN HAMPSTEAD NC 28443-3812

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
243CE02002	WICKER SHON R		133 COVE SIDE LN	HAMPSTEAD	NC	28443-3812

Mailed 5-30-2025 TC

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-918  
June 9, 2025

## APPLICATION SUMMARY

The applicant, Glen N. Williamson Jr, requests to rezone Tax Parcels 2290001403 and 2290001416 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

Located North of 5785 Old Georgetown Rd. SW (SR 1163) Near Shallotte, N.C.

### Tax Parcel

Parcels 2290001403 and 2290001416

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

RR (Rural Residential)

### Surrounding Zoning

RR (Rural Residential), R-7500 (Medium Density Residential, and N-C (Neighborhood Commercial)

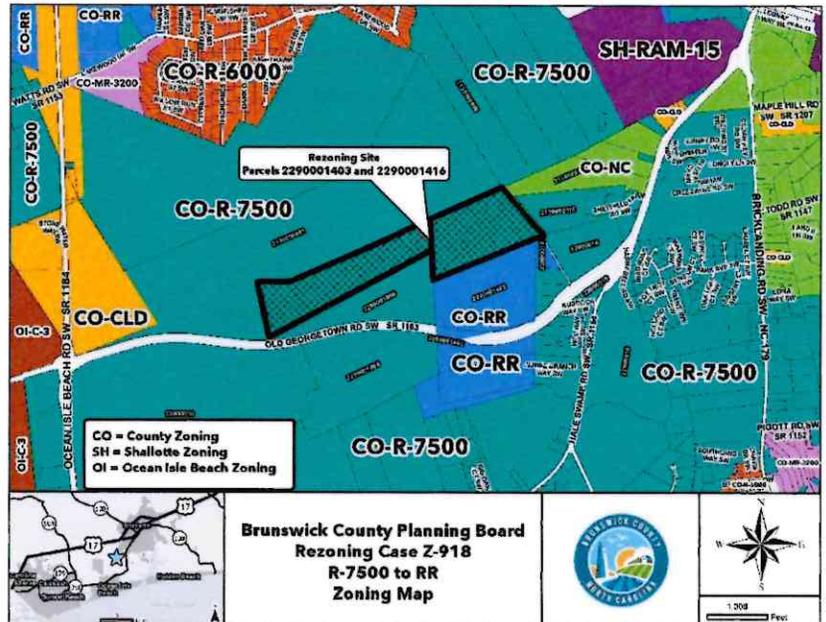
### Current Use

Undeveloped, Sand Mine

### Surrounding Land Uses

Single Family Residential, and Undeveloped

Size 74.11 Acres



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

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

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

**Blueprint Brunswick 2040 Plan Place Type:** Low Density Residential and Open Space-Conservation 1

*Consistent with the Blueprint Brunswick 2040 Plan Place Type.*

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

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
- ED-1. Maintain and expand job opportunities in the county.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-918, with the existing place type designation as Low Density Residential (LDR) and Open Space-Conservation 1 based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

### CONSISTENCY & REASONABLENESS DETERMINATION

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

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

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
  - o Consistent with the goals and objectives:
    - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
    - ED-1. Maintain and expand job opportunities in the county.
  
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.



# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>918</u>	Invoice # <u>647252</u>
Date Received <u>5-9-2025</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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Glen N Williamson Jr</u>	
Mailing Address: <u>P.O. Box 742 Charlotte NC 28459</u>	
Phone <u>910-443-4874</u>	Email: <u>Ike . Comm @ gmail . com</u>
<b>PROPERTY OWNER INFORMATION</b> (if different from above)	
Owner Name(s): <u>Same AS ABOVE</u>	
Mailing Address: <u>Same</u>	
Phone: <u>Same</u>	Email: <u>Same</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>Shalotte NC 28459</u> <u>North of 5785 old Georgetowne RD</u>	
Parcel Tax ID #(s): <u>2290001403</u> <u>2290001416</u>	Total Site Acreage: <u>34.22</u> <u>39.89</u>
Current Zoning District(s): <u>R 1500</u>	Proposed Zoning District(s): <u>R-R</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <u>TC 5-9-2025</u>	
<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:

ADJOINING PARCELS ARE CURRENTLY BEING USED FOR THE SAME USES AS REQUESTING FOR THIS CHANGE

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

TC 5-9-2025  
~~SAME AS CURRENT~~ LDR & OSC1 TC 5-9-2025

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: John H. Willhorne Jr Date: 5-4-25  
Owner Signature: John H. Willhorne Jr Date: 5-4-25  
Owner Signature: John H. Willhorne Jr Date: 5-4-25

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)~~ TC 5-9-2025
- 50+ acres (\$1,200) TC 5-9-2025
- Conditional Zoning (Add \$200)

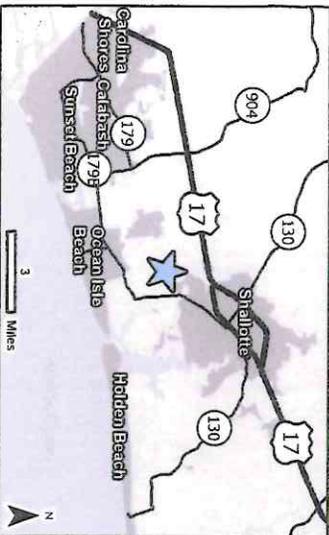
**City of Northwest Jurisdiction Fees**

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

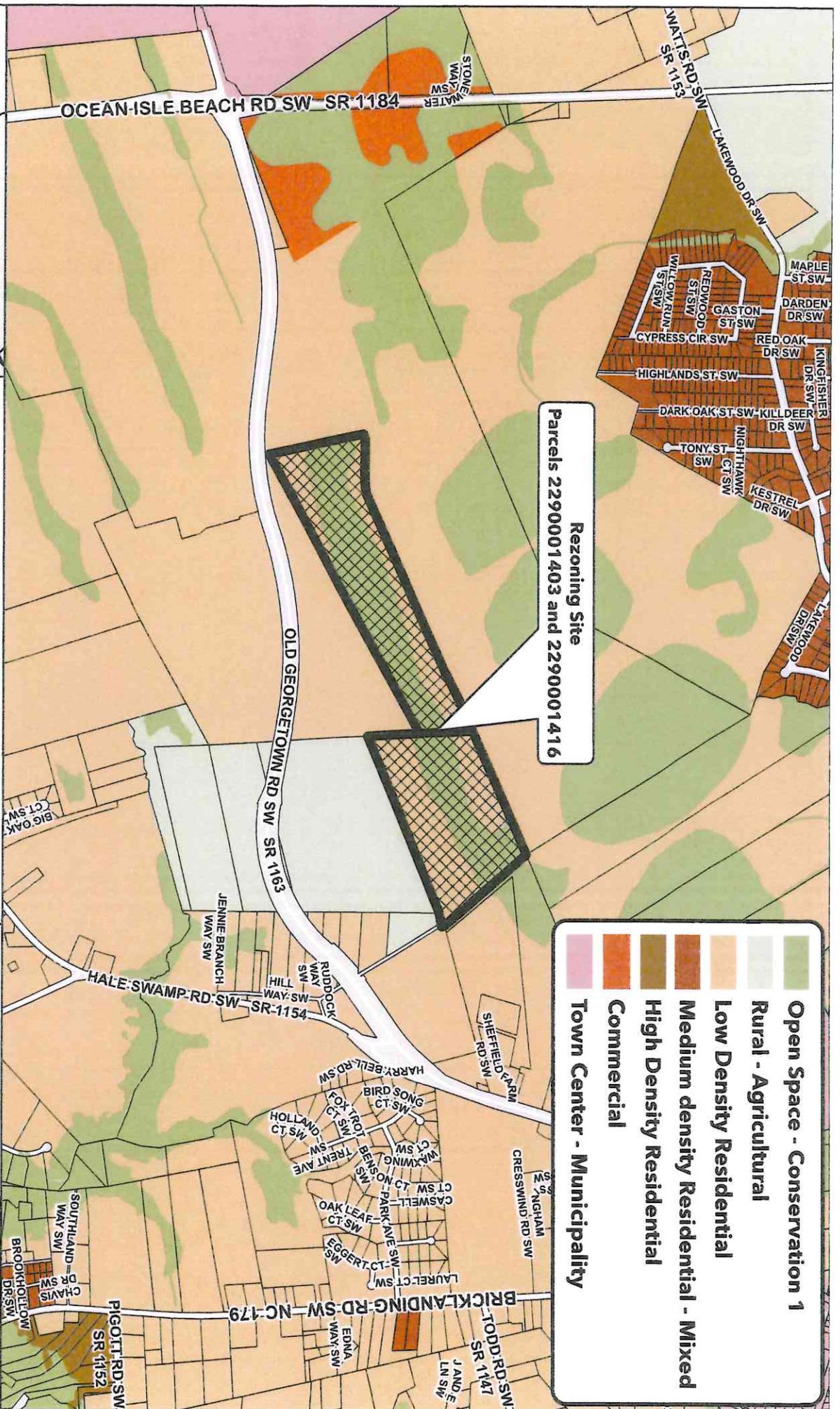
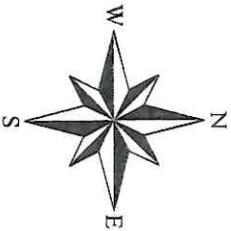
Please note that any continuance request after initial advertising will incur and additional \$500 fee for Brunswick County Jurisdiction and \$605 for City of Northwest Jurisdiction.





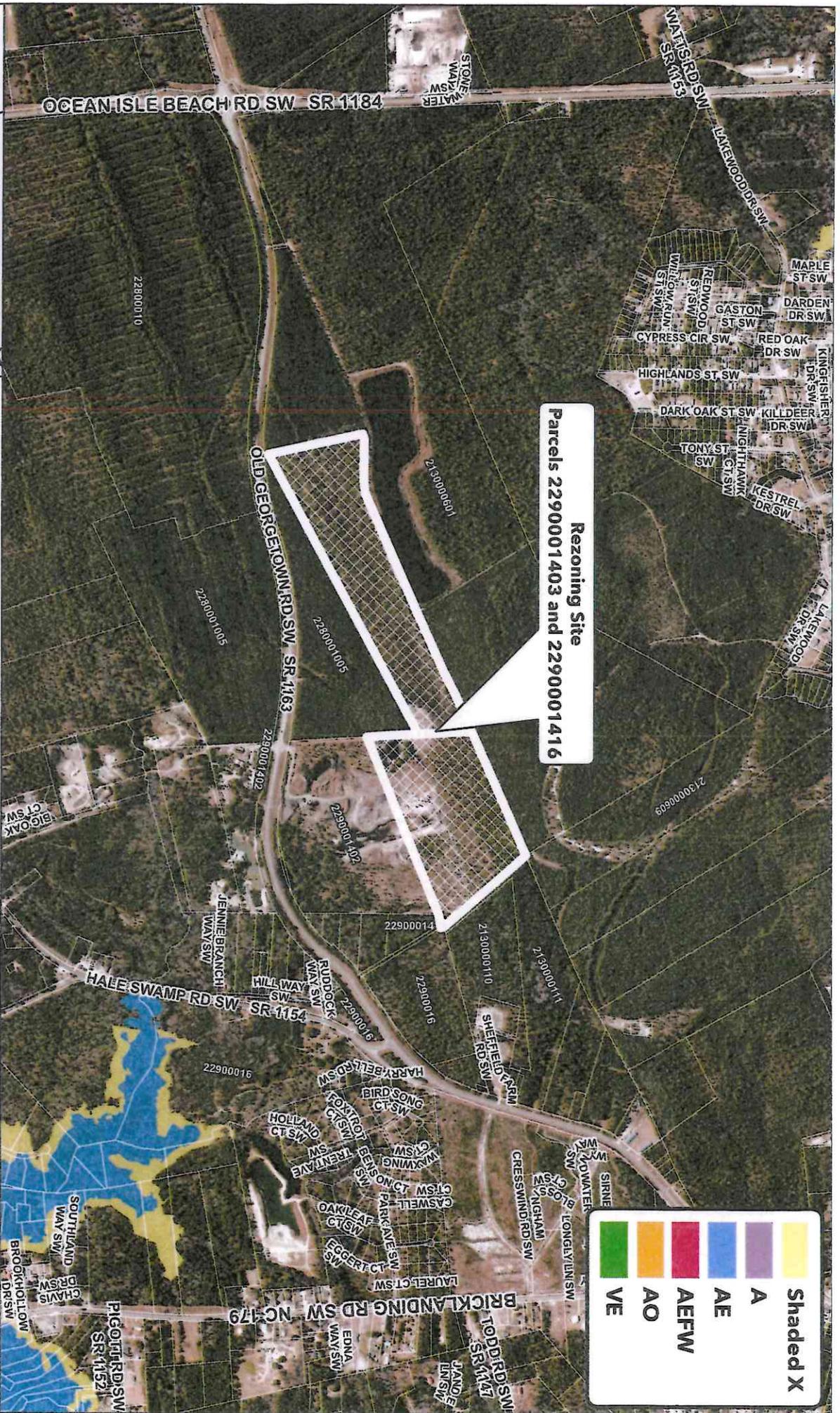


**Brunswick County Planning Board**  
**Rezoning Case Z-918**  
**R-7500 to RR**  
**Blueprint Brunswick 2040**  
**Place Type Map**

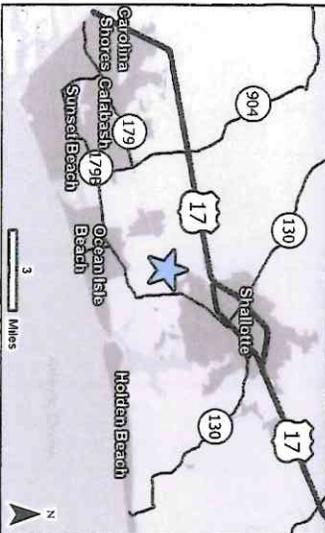


**Rezoning Site**  
**Parcels 2290001403 and 2290001416**

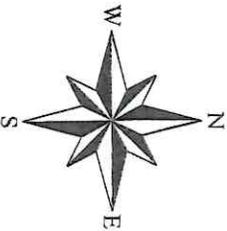
	Open Space - Conservation 1
	Rural - Agricultural
	Low Density Residential
	Medium density Residential
	High Density Residential
	Commercial
	Town Center - Municipality



**Rezoning Site**  
 Parcels 2290001403 and 2290001416



**Brunswick County Planning Board**  
**Rezoning Case Z-918**  
**R-7500 to RR**  
**Flood Hazard Map**



1,000 Feet

# Z-918

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2290001402	WILLIAMSON GLEN NORWOOD JR		PO BOX 742	SHALLOTTE	NC	28459-0742
22900014	WHITE R D III		PO BOX 40	SHALLOTTE	NC	28459-0040
22800010	HIC OCEAN ISLE LLC		3015 DUNES WEST BLVD STE 601	MT PLEASANT	SC	29466-8221
22900016	GRAHAM PAULINE		221 SMITH AVE	SHALLOTTE	NC	28459
2130000609	TRIPP MILDRED I		314 HOLMES STREET	SHALLOTTE	NC	28470
2130000111	WHITE R D III		PO BOX 40	SHALLOTTE	NC	28459-0040
2130000110	WENDY C SHEFFIELD REV LIV TRUST		1715 RABBIT TRL SW	OCEAN ISL BCH	NC	28469-4798
2280001005	DRAPAC GROUP 35 LLC	C/O DRAPAC CAPITAL PARTNE	1031 MARIETTA ST NW	ATLANTA	GA	30318-5505
2130000601	MCMULLAN PARTNERS LLC		PO BOX 895	SHALLOTTE	NC	28459-0895

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2290001415	WILLIAMSON GLEN NORWOOD JR		PO BOX 742	SHALLOTTE	NC	28459-0742
2290001403	WILLIAMSON GLEN NORWOOD JR		PO BOX 742	SHALLOTTE	NC	28459-0742

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2290001403	WILLIAMSON GLEN NORWOOD JR		PO BOX 742	SHALLOTTE	NC	28459-0742

Mailed 5-30-2025 TC

# REZONING STAFF REPORT

Prepared by Tyler Connor, Planner I  
Rezoning Case#: Z-919  
June 9, 2025

## APPLICATION SUMMARY

The applicant, Rich Rittinger, requests to rezone Tax Parcel 1970001113 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

4951 Nancy C. Stanley Trl. NW Near  
Shalotte N.C.

### Tax Parcel

Parcel 1970001113

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

RR (Rural Residential)

### Surrounding Zoning

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

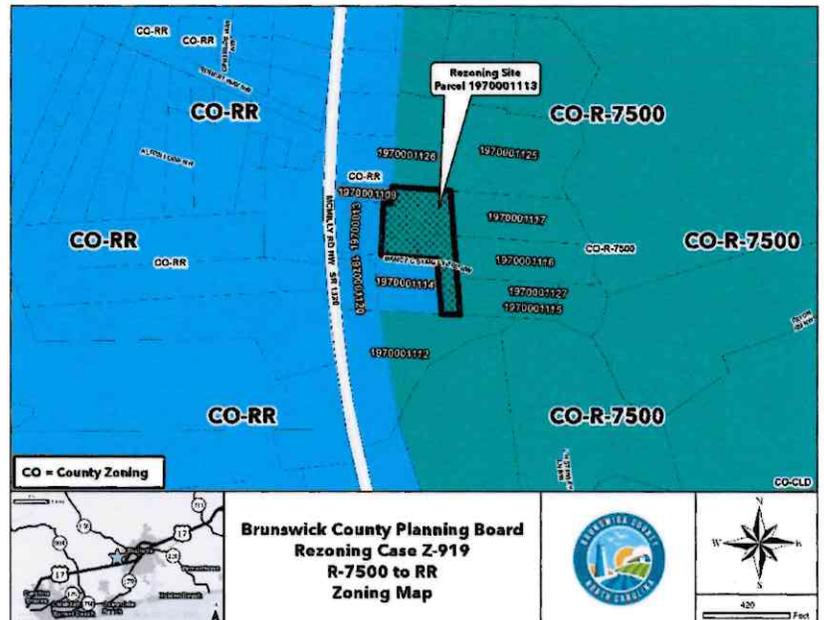
### Current Use

Undeveloped

### Surrounding Land Uses

Single Family Residential, Double  
Wide Mobile Home, and Undeveloped

Size 3.12 Acres



## SITE CONSIDERATIONS

### Zoning History:

- Tax Parcel 1970001113 has been zoned R-7500 since at least 2004 per County Records. The zoning of the parcel has remained the same since 2004.

### Buffers:

- When located next to RR, if rezoned to RR, no buffer would be required. However, Non-residential uses locating next to vacant property shall be required to provide a 0.2 buffer. Also, when locating a non-residential use in a Rural Residential Zoning District next to an existing residential developed property, a 0.4 buffer shall be required. Non-residential uses locating next to other non-residential uses are not required to provide a buffer. When located next to R-7500, if rezoned to RR, a .2 buffer would be required next to developed and undeveloped property.

### Street Yard Buffers:

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

### Utilities:

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

### Schools:

- The property is located within the Union Elementary School, Shallotte Middle School, and West Brunswick High School Districts. Union Elementary School is nearing capacity, Shallotte Middle School and West Brunswick High School have capacity.

### CIP Projects In the Area:

- New K-8 School. Northern Area FY 2026.

### Traffic:

- The nearest state road McMillly Rd. (SR 1320) has adequate capacity.

### NCDOT Road Improvement Projects in Area:

- Tip Project R-5857 Convert Intersection to reduce conflict intersection at US 17 Business South of Shallotte and US 17 Business North of Shallotte.
- Tip Project U-6104 Upgrade existing at grade intersection to interchange at US 17 Business South of Shallotte.

### Environmental Impacts:

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

## ANALYSIS

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

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

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

**Blueprint Brunswick 2040 Plan Place Type:** Low Density Residential

*Consistent with the Blueprint Brunswick 2040 Plan Place Type.*

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

**Applicable Blueprint Brunswick 2040 Plan Policies:**

- HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
- HN-2. Minimize impacts to and invest in established residential areas.
- The Residential Suitability Map indicates the property as more suitable for residential development.

# Brunswick County Planning

## STAFF RECOMMENDATION SUMMARY

### PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-919, 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:
    - HN-1. Expand housing choices within Brunswick County to respond to changing preferences and to increase housing affordability in the county.
    - HN-2. Minimize impacts to and invest in established residential areas.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
3. The Residential Suitability Map indicates the property as more suitable for residential development.



# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>919</u>	Invoice # <u>647267</u>
Date Received <u>5-9-2025</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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Rich Rittinger</u> <u>General Manager</u> <u>Clayton Homes of Shallotte</u>	
Mailing Address: <u>2248 Ocean Hwy W</u> <u>Supply, NC 28462</u>	
Phone: <u>910-755-3344</u>	Email: <u>hc241@claytonhomes.com</u>
<b>PROPERTY OWNER INFORMATION</b> (if different from above)	
Owner Name(s): <u>Gertha and Alfred Stanley</u>	
Mailing Address: <u>771 Sparkle Ln</u> <u>Supply, NC 28462</u>	
Phone: <u>910-368-5948</u>	Email: <u>gerthastanley66@gmail.com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>4951 Nancy C. Stanley Trl NW</u> <u>Shallotte, NC 28470</u>	
Parcel Tax ID #(s): <u>1970001113</u>	Total Site Acreage: <u>3.12</u>
Current Zoning District(s): <u>CO-R-7590</u>	Proposed Zoning District(s): <u>CO-RR</u>
Conditional Zoning Request <input 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:

The purpose of the rezoning request is to allow the installation of an affordable single section home to live in. The rezoning from R-7500 to RR will be consistent with the character of the area and will match adjacent land that is already classified RR.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: LDR

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: 5/8/25

Owner Signature: Bertha Stanley

Date: 5/8/25

Owner Signature: April D. Stanley

Date: 5/8/25

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**

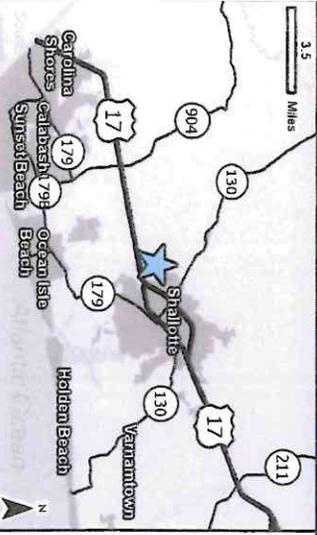
- <1.0 acres (\$350)       1.0 to <5 acres (\$400)       5.0 to <25 acres (\$450)
- 25 to <50 acres (\$600)       50+ acres (\$1,200)       Conditional Zoning (Add \$200)

**City of Northwest Jurisdiction Fees**

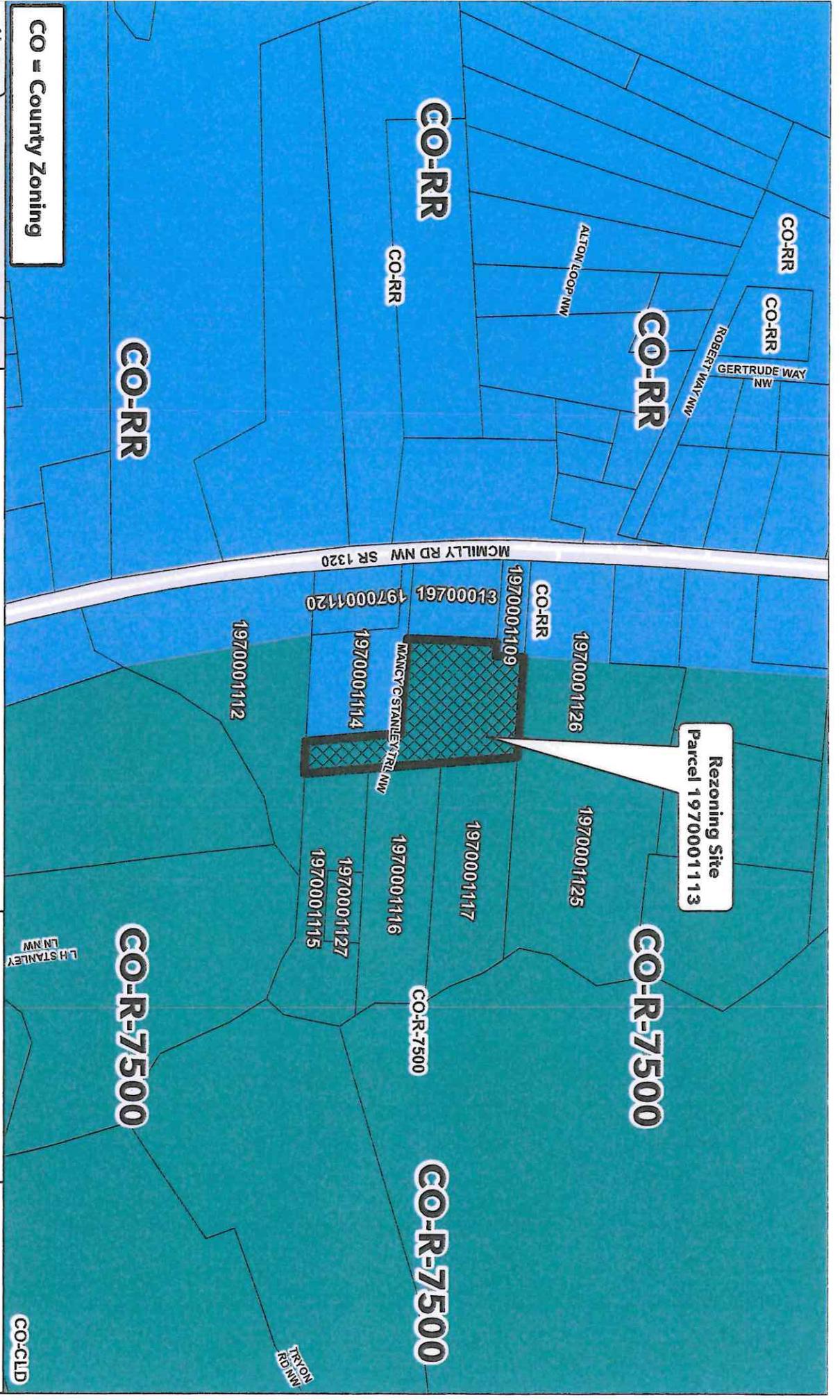
- <1.0 acres (\$1,815)       1.0 to <5 acres (\$1,936)       5.0 to <25 acres (\$2,057)
- 25 to <50 acres (\$2,299)       50+ acres (\$2,420)       Conditional Zoning (Add \$605)

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.

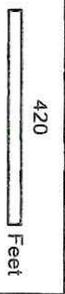
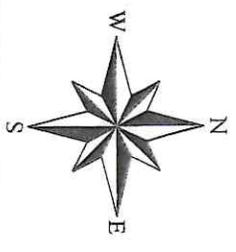
**CO = County Zoning**

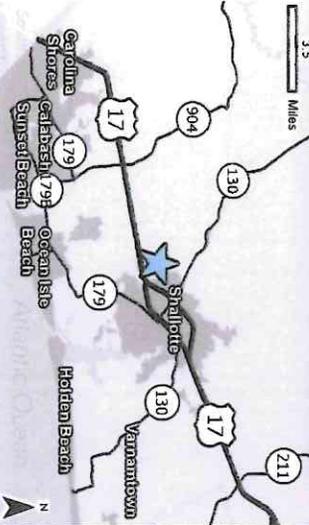


**Brunswick County Planning Board**  
**Rezoning Case Z-919**  
**R-7500 to RR**  
**Zoning Map**



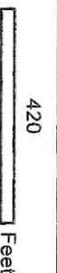
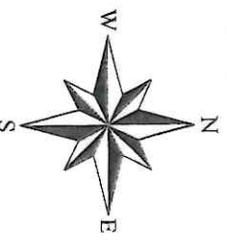
**Rezoning Site**  
**Parcel 1970001113**

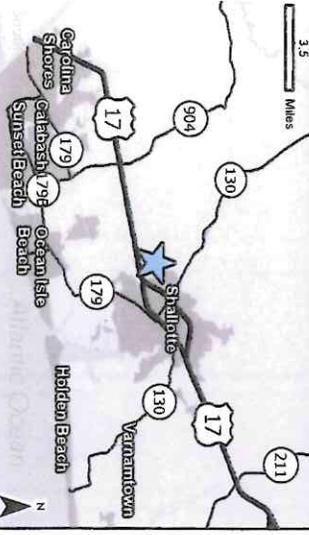
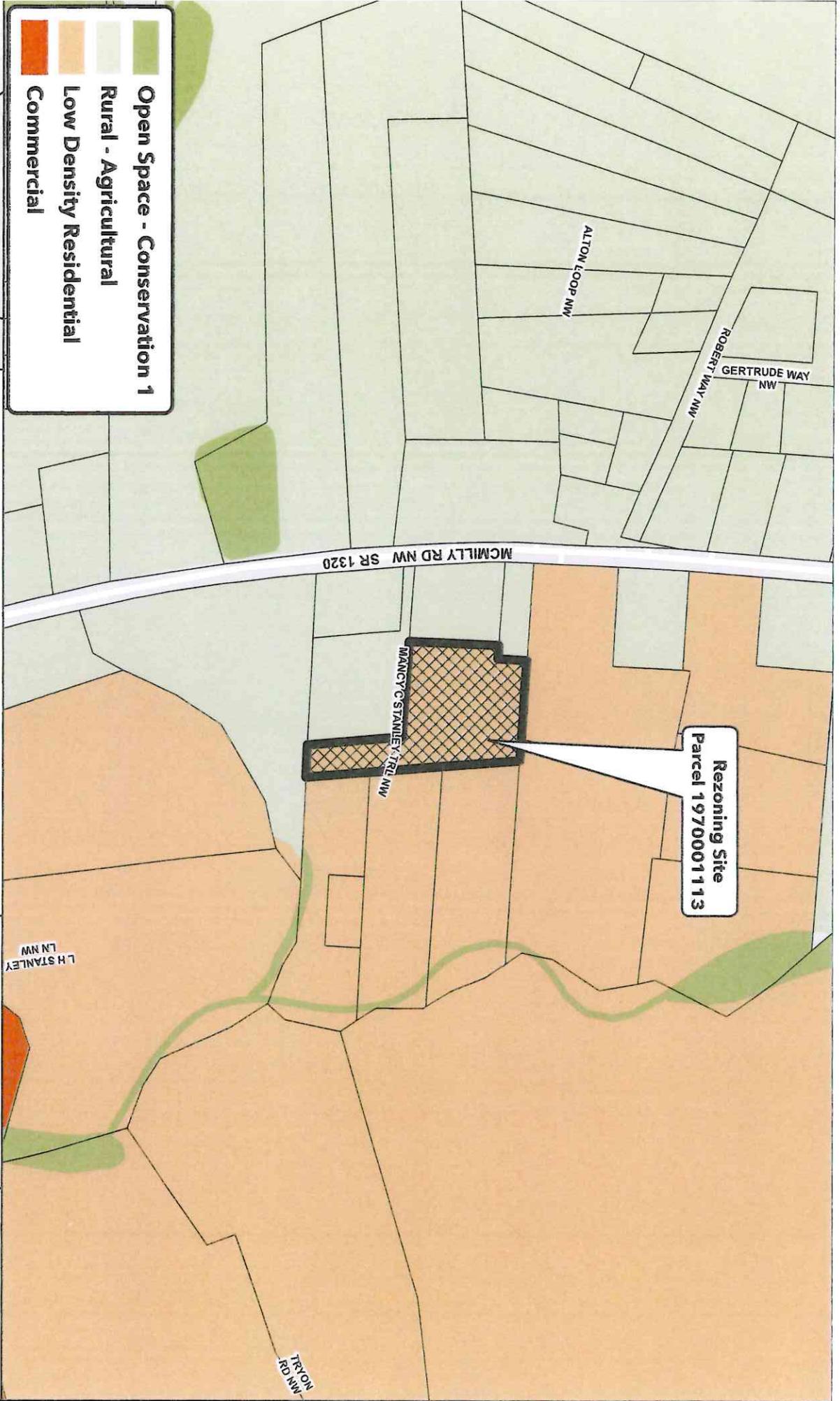




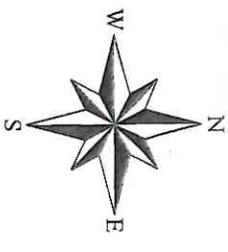
**Brunswick County Planning Board**  
**Rezoning Case Z-919**  
**R-7500 to RR**  
**Imagery Map**

**Rezoning Site**  
**Parcel 1970001113**

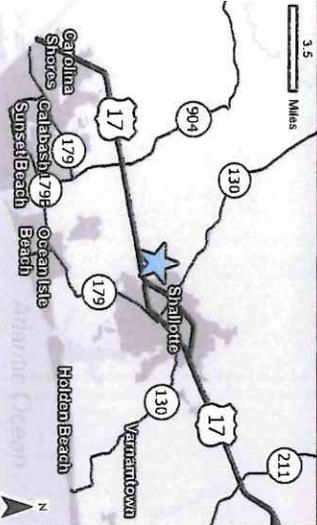
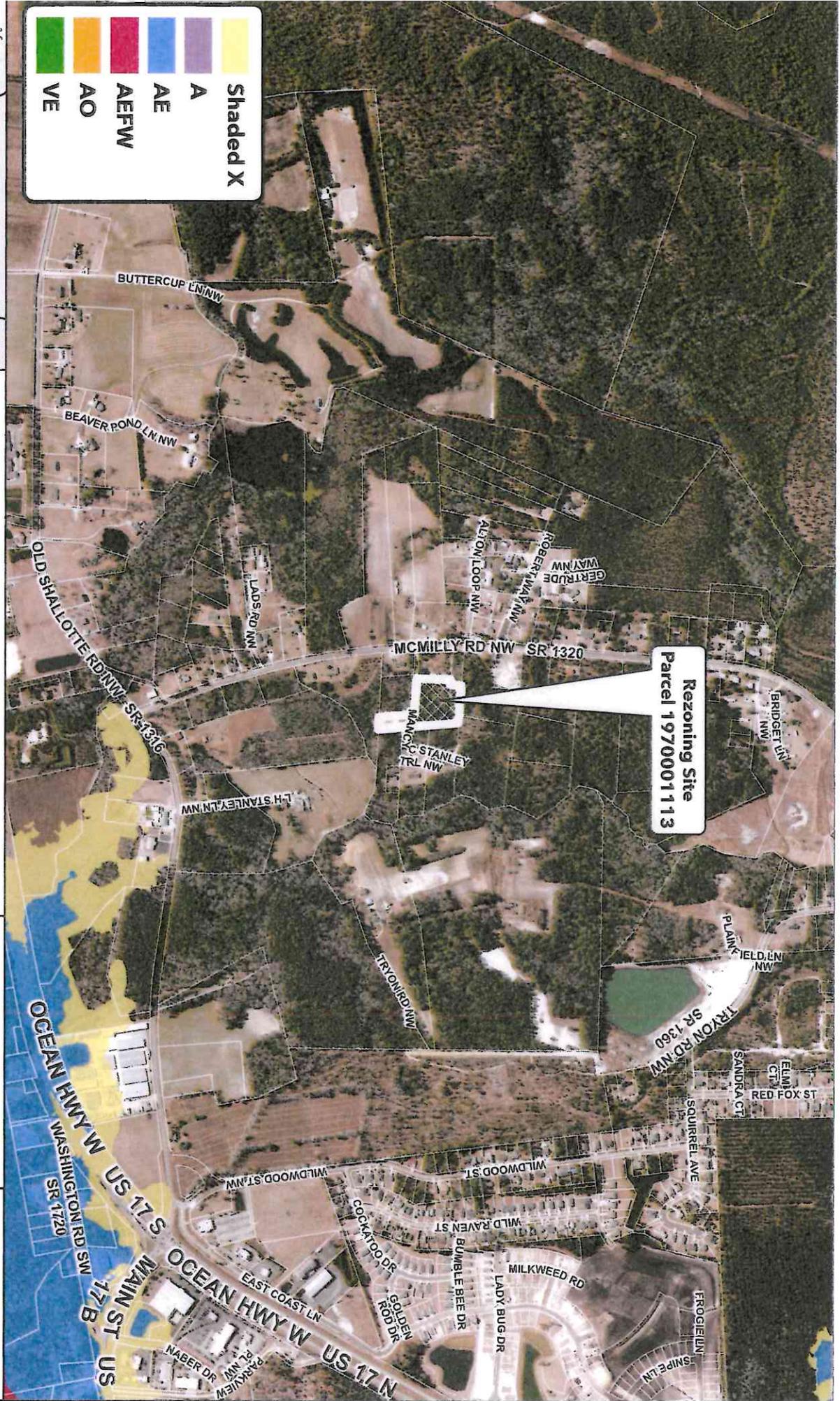




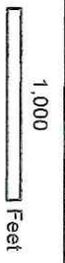
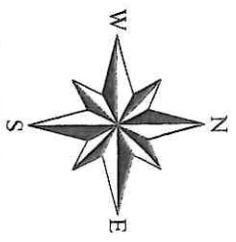
**Brunswick County Planning Board**  
**Rezoning Case Z-919**  
**R-7500 to RR**  
**Blueprint Brunswick 2040**  
**Place Type Map**



	Shaded X
	A
	AE
	AEFW
	AO
	VE



**Brunswick County Planning Board**  
**Rezoning Case Z-919**  
**R-7500 to RR**  
**Flood Hazard Map**



# Z-919

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1970001120	HILL CHARLES		264 MCMILLY RD NW	SHALLOTTE	NC	28470-1806
1970001117	HILL CAROL GAYE		P O BOX 2662	SHALLOTTE	NC	28459
1970001116	HILL FELECIA MICHELLE	AKA FELECIA M HOLMES	235 SMITH AVE	SHALLOTTE	NC	28470-4459
1970001114	HILL CHARLES EDWARD		264 MCMILLY RD NW	SHALLOTTE	NC	28470-1806
1970001112	STANLEY ROBERT L		PO BOX 1302	SHALLOTTE	NC	28459-1302
1970001109	HILL LEM	C/O HILL ACAROL	PO BOX 2662	SHALLOTTE	NC	28459-2662
1970001127	HILL ROSALIE RANKIN		4970 MANCY C STANLEY TRL	SHALLOTTE	NC	28470-6133
19700013	INMAN CAMELLIA L AND	INMAN TIMOTHY L	6309 LAURACA LN	FUQUAY VARINA	NC	27526-5888
1970001115	SARAH B HILL REV LIV TRUST		2611 S ALSTON AVE	DURHAM	NC	27713-1315
1970001126	MYERS RONALD R		62 HORTON AVE	MERIDEN	CT	06450-6015
1970001125	MYERS LINDA L		363 MCMILLY RD NW	SHALLOTTE	NC	28470-1805

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1970001113	STANLEY ALFRED DEAN AND	STANLEY GERTHA MAE	4951 MANCY C STANLEY TRL NW	SHALLOTTE	NC	28470-6160

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	RICH RITTINGER		2248 OCEAN HIGHWAY W	SUPPLY	NC	28462

Mailed 5-30-2025 TC