



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
August 13, 2018**

**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 the Minutes of the July 9, 2018 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings.

A. Planned Development Plan Approval - PD-18

Name: Ocean Lakes Planned Development
Applicant: CGS Land Holdings
Tax Parcels: 22800012, 2280000101, and 21200035
Location: Ocean Isle Beach Road (SR 1184) and Old Georgetown Road (SR 1163)
Description: Ocean Lakes is a proposed planned development consisting of 421 Single Family Lots, 58 townhomes and 13.53 acres of Commercial on a gross site of 220 acres creating an overall density of 2.18 dwelling units per acre.

- 9) Other Business.

2018 UDO Refinements Presentation

- 10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
July 9, 2018

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Richard Leary
Ron Medlin
Tom Simmons
William Bittenbender

MEMBERS ABSENT

Troy Price

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Senior Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Phil Tripp
Andrew Voralik
Charles Warren
Charles Clemmons
Edna Bryant
Elizabeth Nelson
Michael Fullwood
Mike Long

Terry Pope, State Port Pilot
John Hankins
Olga Voralik
Marva Moss
Alvin Nobles
Lewis Dozier
Barbara Stanley

I. CALL TO ORDER.

The Chair called the meeting to order at 6:08 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Mr. Dunham said a prayer. The Chair asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

Mr. Troy Price was absent.

IV. OATH OF OFFICE.

Ms. Marlowe administered the Oath of Office to Mr. Eric Dunham for reappointment to the Board.

V. CONSIDERATION OF MINUTES OF THE 11-Jun-18 MEETING.

Mr. Leary made a motion to approve the minutes as written and the motion was unanimously carried.

VI. AGENDA AMENDMENTS.

There were none.

VII. PUBLIC COMMENT.

There were none.

VIII. PUBLIC HEARINGS.

A. Major Subdivision Plan Approval – SS-266

Name: Broadwater Landing Major Subdivision
Applicant: Tripp Engineering
Tax Parcel: 0980001906
Location: Located on George II Highway (NC 87)
Description: Broadwater Landing is a proposed major subdivision consisting of 27 single-family lots on a gross site of 55.8 acres creating an overall density of 0.48 units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages identified the proposed area on a visual map.

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance; and
- Include a 10' wide easement within the street buffer adjacent to George II Highway (NC 87) for a future greenway.

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Phil Tripp, Tripp Engineering, addressed the Board on behalf of the developer. He stated that there was a development (71 lots) submitted a decade ago on the subject, but the property was not developed due to the economic downturn. Mr. Tripp said the developer revised the layout by reducing the number of lots (27 lots) and increasing lot sizes to an average of 1.69 acres. Mr. Tripp said all Technical Review Committee (TRC) comments have been addressed. He further stated that public water will be available to the site.

Mr. Charles Clemmons, owner of Broadwater Farms, addressed the Board. Mr. Clemmons said his 300-acre family farm is adjacent to the subject property and they participate in the Voluntary Agricultural District (VAD) Program. He stated that he and his family has operated Broadwater Farms, a major swine and cattle operation, for the past 25 years. Mr. Clemmons said he and his family are opposed to the potential traffic that will be generated by the proposed development and they are opposed to the proposed development sharing their farm name. Mr. Clemmons was concerned with their farm being bombarded with trespassers and the potential of those trespassers violating bio-security laws imposed on their farm. Mr. Clemmons said major subdivisions and farming activities normally do not mix.

Mr. Dunham clarified that the property is not proposed to be rezoned and Mr. Page concurred. Mr. Dunham asked Mr. Pages if the applicant can achieve the same goal if he parceled out each lot? Mr. Pages replied, yes. Mr. Dunham asked Mr. Pages the difference in developing a major subdivision as opposed to parceling out lots? Mr. Pages said a major subdivision approval requires upfront improvements (stormwater, paved roads, extending water lines) to property. Whereas, a minor subdivision is reviewed and administratively approved and no infrastructure improvements will be required.

Mr. Clemmons readdressed the Board. He stated that NC 87 is a dangerous road as there is an enormous amount of traffic currently on this road and the proposed development will only enhance the danger. He thanked the Board for allowing him to speak.

Mr. Tripp readdressed the Board. Mr. Tripp said the developer is aware of Broadwater Farm and he does not intend to be an unpleasant neighbor. He reiterated that they are proposing lots more than 1 acre in size. Mr. Tripp asked that the Board consider approval of the proposed project. Ms. Dixon reiterated that Mr. Clemmons' farm participates in the VAD program and they are protected from neighboring communities should someone complain about the farming activities nearby.

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

Mr. Leary made a motion to approve Broadwater Landing Major Subdivision with the noted conditions and the motion was unanimously carried.

B. Rezoning 7-765 – Andrew and Olga Voralik

Request to rezone approximately 1.95 acres located off Hickman Road NW (SR 1303) near Calabash from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 2290002909.

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

Mr. Pages said staff recommends approval from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) for Tax Parcel 2250002909.

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Andrew and Mrs. Olga Voralik addressed the Board. Mr. Voralik said they want to rezone the property to its original zoning designation to conform with the surrounding properties.

Mr. Mike Long, adjoining property owner, addressed the Board. Mr. Long was concerned with the intended use of the property. The Chair asked Mr. Pages to read the permitted uses in RR and explain the difference from the current zoning district. Mr. Pages said the RR zoning district is flexible, in that, it allows some light commercial uses as well as residential uses. He stated that the R-7500 zoning district is more of a residential zoning district. Mr. Pages read some of the permitted uses in the RR zoning district. Ms. Easley interjected that the zoning will revert to the original zoning, which is the same zoning designation as Mr. Long's property.

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

Mr. Leary made a motion to recommend to the Board of Commissioners to approve Tax Parcel 2250002909 to R-7500 (Medium Density Residential) and the motion was unanimously carried.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for REZONING be recommended to the Board of Commissioners for

APPROVAL – The proposed zoning amendment is APPROVED

- The Planning Board finds that the proposed zoning amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning amendment is consistent with the Comprehensive Plan (CAMA Land Use Plan) as it will remain low density residential.

- The Planning Board further finds that the proposed zoning amendment is reasonable and in the public interest for the following reasons:

The proposed amendment will be consistent with nearby surrounding properties.

C. Rezoning Z-766 – Marva S. Moss and Edna S. Bryant

Request to rezone approximately 1.15 acres located off Hazels Branch Road SE (SR 1619) near Leland from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 0570007203.

Land Use Plan Amendment LUM – 766:

Request to amend Tax Parcel 0570007203 located off Hazels Branch Road SE (SR 1619) near Leland from LDR (Low Density Residential) to Commercial.

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

Mr. Pages said staff recommends denial from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) for Tax Parcel 0570007203.

Mr. Dunham asked Mr. Pages to explain the Conservation land classification and the percentage of the subject property that is wetlands. Mr. Pages said there are wetlands on a portion of the northeast portion of the site. He further stated that conservation areas are generally undevelopable due to environmental considerations such as existing wetlands. Ms. Dixon further stated that flood zones can be a trigger for conservation areas as well.

Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Ms. Marva Moss addressed the Board. Ms. Moss stated that the subject property has been in her family for more than 90 years. She stated that the intended use of the property will not pose a negative impact to the surrounding area. She said there are trees on the northside of the property as well as a Circle K business, Morgan Creek is to the east of the subject property, there is an edge of wetlands on the south side of the subject property and Hazel Branch Road SE (SR 1619) and US 17 are to the west of the subject property. Ms. Moss reiterated that the property in question is 1.15 acres and the intended use will not negatively impact the surrounding properties. She further stated that the adjoining property owners are not opposed to the zoning change. Ms. Moss said the U.S. Army Corps of Engineers (Corps of Engineers) has not delineated any wetlands on the subject property so she was uncertain who has deemed it as wetlands. Ms. Moss said she has permission from property owners to the east of the property in question and they are not opposed to the zoning change. Ms. Moss asked that the Board consider changing the zoning designation.

Mr. Dunham said the property zoning change appears to be spot zoning because it is not contiguous to commercially-zoned property. Ms. Moss asked if the adjoining property owners (the Jameses and the Youngs) were contacted to be included in the zoning change, would the zoning change still be considered as spot zoning? Ms. Dixon said staff met and discussed this with Ms. Moss and suggested that adjoining parcels be included to strengthen the rezoning to C-LD to no avail. Ms. Moss said the adjoining property owners did give them a verbal approval of the zoning change. Ms. Dixon said it is staff's understanding that the adjoining property owners were not in favor of changing the zoning designation from RR (Rural Low Density Residential) to C-LD (Commercial Low Density) because they didn't want their taxes to increase.

Mr. Leary asked staff if they would be in favor of the zoning change if the property owners to the east of the subject property agreed to include their properties in the rezoning? Ms. Dixon replied, yes. Mr. Simmons suggested that this matter be table until the adjacent property owners can be contacted by Ms. Moss about joining the rezoning request to C-LD.

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

Mr. Simmons made a motion to table the matter until Monday 10-Sep-18 and the applicant meet with adjoining property owners to include their properties in the rezoning request.

D. Rezoning Z-767 – Alvin Nobles

Request to rezone approximately 17.83 acres located off Ocean Highway West (US 17) near Shallotte from C-LD (Commercial Low Density) to C-I (Commercial Intensive for Tax Parcel 21200025).

Land Use Plan Amendment LUM – 767:

Request to amend Tax Parcel 21200025 located off Ocean Highway West (US 17) near Shallotte from LDR (Low Density Residential) to Commercial.

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

Mr. Pages said staff recommends approval from C-LD (Commercial Low Density) to C-I (Commercial Intensive) for Tax Parcel 21200025 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map for Tax Parcel 21200025 located off Ocean Highway West (US 17) near Shallotte from LDR (Low Density Residential) to Commercial.

Ms. Easley asked Mr. Pages to read the permitted uses in the C-I zoning district and Mr. Pages proceeded to read some of the permitted uses in the C-I zoning district that differ from the C-LD zoning district. He stated that C-I is a more intensive commercial use.

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

Mr. Alvin Nobles, owner of Carters and Nobles, addressed the Board. Mr. Nobles said the property was previously used as a flea market that wasn't profitable. Mr. Nobles said he has a potential buyer that want to use the property for an intensive commercial use (selling and installing granite counter tops). Mr. Nobles concluded that he has owned the subject property for 12 years.

Mr. Mike Fullwood addressed the Board on behalf of his family. Mr. Fullwood said they are concerned with the proposed use for site and the potential for noise, dust and waste. He stated that his family lives and farms on their property. Mr. Fullwood was concerned with how the proposed zoning change will affect their property and whether this will be considered spot zoning. Mr. Batton said the applicant is proposing a more intense commercial use on a parcel that is currently zoned for light commercial use. Mr. Fullwood asked if their taxes will be affected? Mr. Dunham said the applicant is only requesting his property be rezoned so neighboring properties should be not be affected for tax purposes. Mr. Batton said the County is currently conducting a 2019 tax revaluation so all property values are subject to change in January 2019, but this proposed zoning change should not affect the tax value of neighboring properties.

Ms. Barbara Stanley addressed the Board. Ms. Stanley asked about property being changed. Mr. Dunham clarified the difference in the zoning designation and the CAMA Land Use Plan classification. He further stated that staff will review the area in the future to determine the best course of action to unify the zoning and land classification for this corridor area.

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

Mr. Leary made a motion to recommend to the Board of Commissioners to approve Tax Parcel 21200025 from C-LD (Commercial Low Density) to C-I (Commercial Intensive) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map for Tax Parcel 21200025 located off Ocean Highway West (US 17) near Shallotte from LDR (Low Density Residential) to Commercial and the motion was unanimously carried.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for REZONING be recommended to the Board of Commissioners for

APPROVAL – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment is NOT consistent with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons:

The proposed zoning amendment is not consistent with the CAMA Land Use Plan as it is currently classified as LDR (Low Density Residential) and the entire US 17 corridor need to be addressed.

- The Planning Board further finds that approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community:

The proposed zoning amendment will bring the subject property into compliance with zoning and the CAMA Land Use Plan.

- The Planning Board further finds that the proposed amendment is reasonable and in the public interest for the following reasons:

This amendment is on US 17 corridor, infrastructure (public water and sewer) is available and there are commercial properties in the surrounding area.

IX. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Case Z-763 and Z-764 were approved by the Board of Commissioners as well as a text amendment regarding setback certifications (effective 01-Jul-18) at their 18-Jun-18 meeting.

- Unified Development Ordinance Refinements.

Ms. Dixon addressed the Board. She stated that a workshop will be held at 3:00 p.m. on 13-Aug-18 prior to the regular Planning Board meeting.

- Election of Officers

Mr. Dunham opened the floor for nominations for Chair. Mr. Bittenbender made a motion to nominate Mr. Dunham for Chair. Ms. Easley made a motion to close nominations and the motion was unanimously carried. Ms. Easley made a motion to appoint Mr. Dunham as Chair and the motion was unanimously carried.

The Chair opened the floor for nominations for Vice Chair. Mr. Medlin made a motion to nominate Ms. Easley for Vice Chair. Mr. Simmons made a motion to close nominations and the motion was unanimously carried. Mr. Simmons made a motion to appoint Ms. Easley as Vice Chair and the motion was unanimously carried.

X. ADJOURNMENT.

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

DRAFT

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-18

Applicant: CGS Land Holdings

Project Name: Ocean Lakes Planned Development

Property Location: Ocean Isle Beach Road (SR 1184)

Parcel Number(s): 22800012, 2280000101, and 21200035

Zoning District: R-7500 and CLD

Surrounding Zoning **North:** CLD and R-7500 **South:** R-7500 **East:** R-7500
West: CLD and OI-C-3 (Ocean Isle Beach Jurisdiction)

Proposed Use: Ocean Lakes is a proposed planned development consisting of 421 Single Family Lots, 58 townhome lots and 13.53 acres of Commercial on a gross site of 220 acres creating an overall density of 2.18 dwelling units per acre.

Approval Criteria

- The majority of the surrounding uses consists of single family residential and vacant land. The 2007 Future Land Use Map denotes this area as Low Density Residential.
- A 30-foot peripheral buffer with a 0.6 visual opacity is proposed for the project. Existing vegetation will be serve as a visual buffer and will be supplemented by native landscaping where necessary. A 20-foot street 0.2 opacity buffer adjacent to Ocean Isle Beach Road and Old Georgetown Road is proposed for the project.
- The proposed project meets minimum vehicular access point requirements. An emergency gated connection is proposed adjacent to the Lakewood Estates Subdivision.
- The Exceptional Design elements to be included in the project are as follows:
 1. Sidewalks shall be installed along one side of all interior roads.
 2. Non-vehicular trail for increased pedestrian connectivity.
 3. All wetland areas will be outside of the recorded lots.
 4. 10' Greenway easement to be reserved adjacent to Ocean Isle Beach Road and Old Georgetown Road.
 5. The developer is proposing 21.28 additional open space acres over what is required by the UDO.
- Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by Brunswick County Utilities.
 2. **Roads** will be private.

- **Open Space** is required at 20% or **41.6** acres of the total project area. The developer is proposing a total of **62.88** acres of open space. The developer is also proposing **22.3** acres of recreational open space of which **6.24** acres are required.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on July 12, 2018.
- A neighborhood meeting consistent with UDO Section 9.2 was held on July 26, 2018 at Ocean Isle Beach Park.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Ocean Isle Beach Road or Old Georgetown Road. NCDOT driveway permits shall be required prior to recording of the individual lots.
- The proposed commercial areas and amenity center will be subject to site specific review.

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.

Brunswick County Planning Board Planned Development PD-18 Ocean Lakes

CO=COUNTY JURISDICTION
OI=OCEAN ISLE BEACH JURISDICTION

CO-MR-3200

CO-R-6000

CO-R-7500

CO-CLD

CO-R-7500

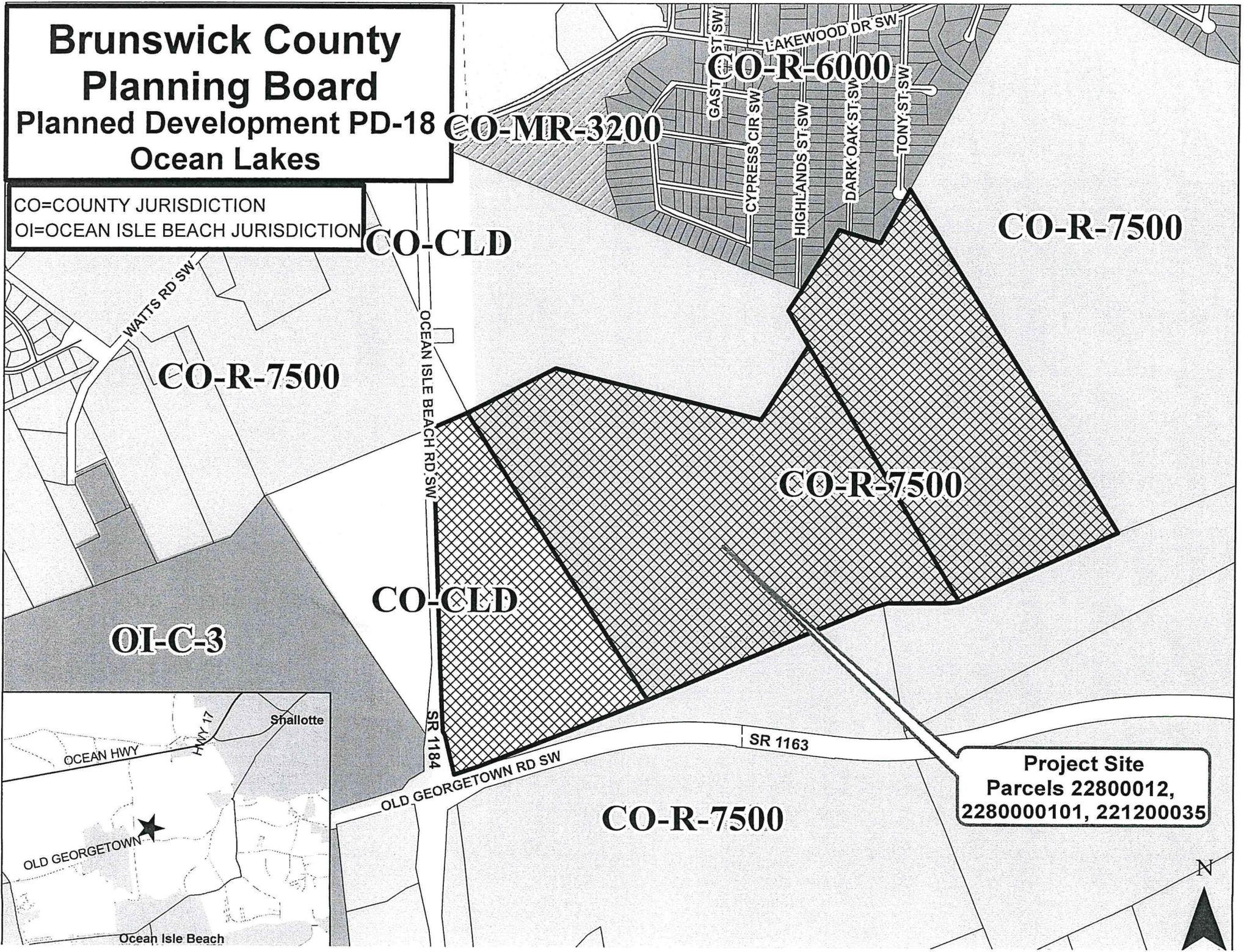
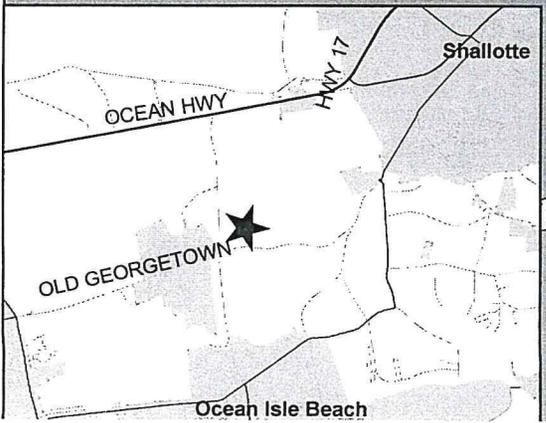
CO-R-7500

CO-CLD

OI-C-3

CO-R-7500

Project Site
Parcels 22800012,
228000101, 221200035



Brunswick County Planning Board

Planned Development PD-18 Ocean Lakes

CO=COUNTY JURISDICTION
OI=OCEAN ISLE BEACH JURISDICTION



Project Site
Parcels 22800012,
228000101, 221200035





Planned Unit Development (PUD) - Master Plan

Application and Checklist
Fee: \$500

For Office Use Only	
File # <u>POK</u>	Receipt #
Date Submitted: <u>6/7/18</u>	

This application is a request to obtain a Special Exception Permit to construct a Planned Unit Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, 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 mixed-use or cluster style development as an alternative to a conventional major subdivision. Please reference Section 4.8.5. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Planned Unit Developments (PUD's).



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

Property Owner	Name	<u>CGS Land Holdings LLC</u>	Phone	
	Address	<u>6525 Corners Pkwy, Suite 311</u>	Fax	
	City, St, Zip	<u>Norcross, GA 30092</u>	Email	

Applicant or Representative	Name	<u>Coastal Land Design</u>	Phone	<u>910-254-9333</u>
	Address	<u>PO Box 1172</u>	Fax	<u>910-254-0502</u>
	City, St, Zip	<u>Wilmington, NC 28402</u>	Email	<u>fbraxton@cldeng.com</u>

Property Information	Address	<u>Ocean Isle Beach Road</u>
	Tax Parcel(s)	<u>22800012, 2280000101, 21200035</u>
	Acreage	<u>220 Acres Total</u>
	Current Zoning	<u>C-LD and R-7500</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	<u>Ocean Lakes</u>		
	Modification or Expansion Of Existing PUD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	<u>31.5</u>	Lots	<u>490</u>
	Multi-Family Acres	<u>3.3</u>	Units	<u>66</u>
	Commercial Acres	<u>3.12</u>		

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature <u>[Signature]</u>	Date <u>6/4/18</u>

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

TECHNICAL REVIEW COMMITTEE MEETING
July 16, 2018
Sign-In Sheet

DEPARTMENT

REPRESENTATIVE

NCDOT

Brunswick Electric Membership Corp.

Atlantic Telephone Membership Corp.

~~Bell South~~ AT&T

Progress Energy

Engineering & Utilities

Stormwater

Wildlife Resources

GIS

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Brunswick County Planning Board

County Board of Education

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

 Tim Dean

 Wallace Gray

 G. G. A.
 Brigit Hlow

 Mr. Page / BRANDON HACKNEY
 STEVE NICHMEYER
 Eric Dunham / Planning Board

CAPITAL LAND DESIGN
 "

 SEFF PETROFF

 Frank Brexton

ADJACENT PROPERTY OWNERS

File # PD-18

Ocean Lakes PD

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2280001201	SUH KENDALL HYUNSUK TRUSTEE	PO BOX 5189	OCEAN ISLE BEACH	NC	28469
2120001803	MCMULLAN PARTNERS LLC	870 OLD CANTON RD	MARIETTA	GA	30068-2363
2120001911	AXELSSON TINA S	650 OCEAN ISLE BEACH RD SV	SHALLOTTE	NC	28470-6140
2280000410	DRAPAC GROUP 35 LLC	PO BOX 2219	CUMMING	GA	30028
228000010	DRAPAC GROUP 35 LLC	PO BOX 2219	CUMMING	GA	30028
2280000101	CGS LAND HOLDINGS LLC	6525 CORNERS PKY STE 311	NORCROSS	GA	30092
228000012	CGS LAND HOLDINGS LLC	6525 CORNERS PKY STE 311	NORCROSS	GA	30092
212000035	CGS LAND HOLDINGS LLC	6525 CORNERS PKY STE 311	NORCROSS	GA	30092
2290001416	WILLIAMSON GLEN NORWOOD JR	PO BOX 742	SHALLOTTE	NC	28459-0742
2280000405	WILLIAMSON LADANE & ODELL DECAROL	11 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2120001910	REMUDA RUN INVESTMENTS LLC	131 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
212MB044	B & C DEVELOPMENT INC	5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212MB045	B & C DEVELOPMENT INC	5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212MB001	B & C DEVELOPMENT INC	5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LB019	B C DEVELOPMENT INC	5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212LB020	B C DEVELOPMENT INC	5328 LAKEWOOD DR SW	SHALLOTTE	NC	28470
212MA017	CREECH GENE RAY JR	554 DARK OAK ST SW	SHALLOTTE	NC	28470
2130000601	WACCAMAW LUMBER CO	BOX 37	TABOR CITY	NC	28463

**OCEAN LAKES
 PLANNED UNIT DEVELOPMENT
 PRELIMINARY
 MASTER PLAN**

REV	DATE	DESCRIPTION	INIT
2	7/23/18	SECOND TRC SUBMISSION	
1	6/6/18	INITIAL SUBMISSION	

CGS Land Holdings LLC
 6525 Corners Pkwy Ste 311
 Norcross, GA 30092

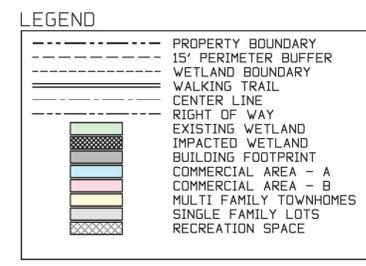
APPROVED: AIN	PROJECT: 178.00
CHECKED: CIN	SCALE: 1" = 200'
DESIGNED: DIN	RELEASE: AIN

SHEET
MP-01

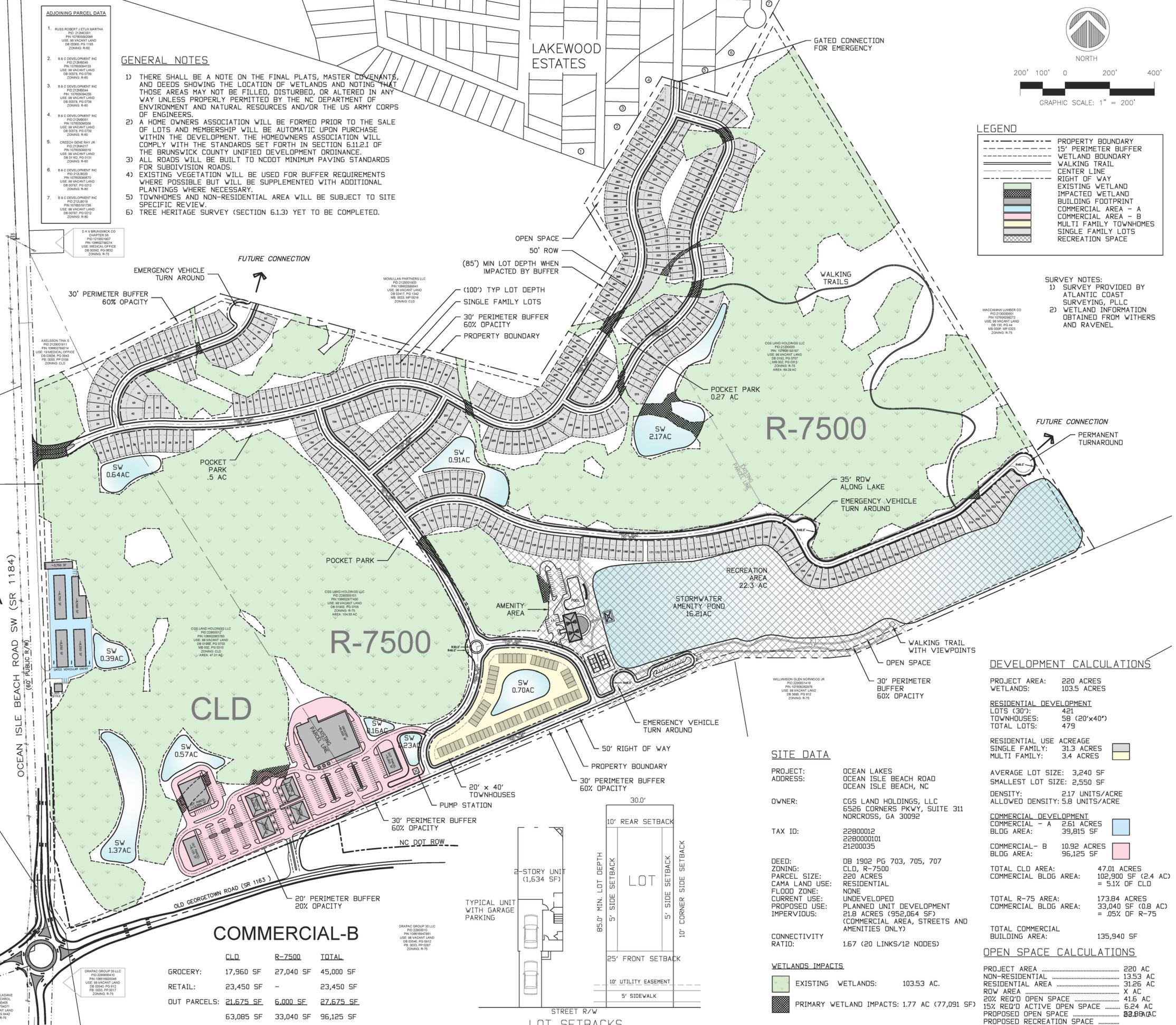
- GENERAL NOTES**
- 1) THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE US ARMY CORPS OF ENGINEERS.
 - 2) A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 6.11.2.1 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
 - 3) ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.
 - 4) EXISTING VEGETATION WILL BE USED FOR BUFFER REQUIREMENTS WHERE POSSIBLE BUT WILL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS WHERE NECESSARY.
 - 5) TOWNHOMES AND NON-RESIDENTIAL AREA WILL BE SUBJECT TO SITE SPECIFIC REVIEW.
 - 6) TREE HERITAGE SURVEY (SECTION 6.1.3) YET TO BE COMPLETED.

ADJOINING PARCEL DATA

1. RUSSELL JETUX MARTHA
 PID: 21284001
 PIN: 1070200288
 USE: 88 VACANT LAND
 DB 0506, PG 1163
 ZONING: R-80
2. B & C DEVELOPMENT INC
 PID: 21284004
 PIN: 1070200291
 USE: 88 VACANT LAND
 DB 0507, PG 0759
 ZONING: R-80
3. B & C DEVELOPMENT INC
 PID: 21284004
 PIN: 1070200292
 USE: 88 VACANT LAND
 DB 0507A, PG 0759
 ZONING: R-80
4. B & C DEVELOPMENT INC
 PID: 21284001
 PIN: 1070200289
 USE: 88 VACANT LAND
 DB 0507B, PG 0759
 ZONING: R-80
5. CREEKVIEW DRIVE R/W JR
 PID: 21284007
 PIN: 1070200301
 USE: 88 VACANT LAND
 DB 0507C, PG 0759
 ZONING: R-80
6. B & C DEVELOPMENT INC
 PID: 21284002
 PIN: 1070200290
 USE: 88 VACANT LAND
 DB 0507D, PG 0752
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- SURVEY NOTES:**
- 1) SURVEY PROVIDED BY ATLANTIC COAST SURVEYING, PLLC
 - 2) WETLAND INFORMATION OBTAINED FROM WITHERS AND RAVENEL



DEVELOPMENT CALCULATIONS

PROJECT AREA:	220 ACRES
WETLANDS:	103.5 ACRES
RESIDENTIAL DEVELOPMENT	
LOTS (30'):	421
TOWNHOUSES:	58 (20'x40')
TOTAL LOTS:	479
RESIDENTIAL USE ACREAGE	
SINGLE FAMILY:	31.3 ACRES
MULTI FAMILY:	3.4 ACRES
AVERAGE LOT SIZE:	3,240 SF
SMALLEST LOT SIZE:	2,550 SF
DENSITY:	2.17 UNITS/ACRE
ALLOWED DENSITY:	5.8 UNITS/ACRE
COMMERCIAL DEVELOPMENT	
COMMERCIAL - A	2.61 ACRES
BLOG AREA:	39,815 SF
COMMERCIAL - B	10.92 ACRES
BLOG AREA:	96,125 SF
TOTAL CLD AREA:	47.01 ACRES
COMMERCIAL BLDG AREA:	102,900 SF (2.4 AC) = 5.1% OF CLD
TOTAL R-75 AREA:	173.84 ACRES
COMMERCIAL BLDG AREA:	33,040 SF (0.8 AC) = .05% OF R-75
TOTAL COMMERCIAL BUILDING AREA:	135,940 SF
OPEN SPACE CALCULATIONS	
PROJECT AREA	220 AC
NON-RESIDENTIAL	13.53 AC
RESIDENTIAL AREA	31.26 AC
ROW AREA	X AC
20% REQ'D OPEN SPACE	41.6 AC
15% REQ'D ACTIVE OPEN SPACE	6.24 AC
PROPOSED OPEN SPACE	83.89 AC
PROPOSED RECREATION SPACE	

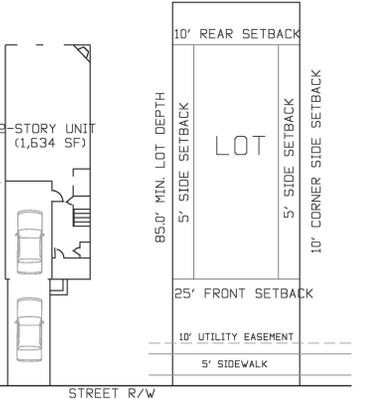
SITE DATA

PROJECT: OCEAN LAKES
ADDRESS: OCEAN ISLE BEACH ROAD
 OCEAN ISLE BEACH, NC
OWNER: CGS LAND HOLDINGS, LLC
 6525 CORNERS PKWY, SUITE 311
 NORCROSS, GA 30092
TAX ID: 22800012
 2280000101
 21200035
DEED: DB 1902 PG 703, 705, 707
ZONING: CLD, R-7500
PARCEL SIZE: 220 ACRES
PAMA LAND USE: RESIDENTIAL
FLOOD ZONE: NONE
CURRENT USE: UNDEVELOPED
PROPOSED USE: PLANNED UNIT DEVELOPMENT
 21.8 ACRES (952,064 SF)
 (COMMERCIAL AREA, STREETS AND AMENITIES ONLY)
CONNECTIVITY RATIO: 1.67 (20 LINKS/12 NODES)

WETLAND IMPACTS

EXISTING WETLANDS: 103.53 AC.
 PRIMARY WETLAND IMPACTS: 1.77 AC (77.091 SF)

LOT SETBACKS



COMMERCIAL-B

	CLD	R-7500	TOTAL
GROCERY:	17,960 SF	27,040 SF	45,000 SF
RETAIL:	23,450 SF	-	23,450 SF
OUT PARCELS:	21,675 SF	6,000 SF	27,675 SF
	63,085 SF	33,040 SF	96,125 SF



COMMERCIAL-A
 SELF STORAGE: 39,815 SF

COMMERCIAL-B

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 PID: 21284007
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 ZONING: R-80
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