



AGENDA

BRUNSWICK COUNTY

PLANNING BOARD

6:00 P.M. Monday
September 10, 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 August 13, 2018 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Old Business.
 - A. Rezoning Z-766 – Marva S. Moss and Edna S. Bryant (Tabled July 9, 2018)
Proposed rezoning of approximately 1.15 acres located off Hazels Branch Road (SR 1619) near Leland from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcel 0570007203.

LAND USE PLAN MAP AMENDMENT LUM-766:
Request to amend Tax Parcel 0570007203 located off Hazels Branch Road (SR 1619) near Leland from LDR (Low Density Residential) to Commercial.
- 9) Public Hearings.
 - A. Rezoning Z-769 – Donald R. Ward
Proposed rezoning of approximately 18.57 acres located off Sunset Harbor Road (SR 1112) near Bolivia from NC (Neighborhood Commercial) to CLD (Commercial Low Density) for Tax Parcel 2010001307.
 - B. Rezoning Z-770CZ – William Bryan Miller, Jr.
Proposed conditional rezoning of approximately 1.4 acres located off Pirate Shores Drive near Holden Beach from R-6000 (High Density Residential) and R-7500 (Medium Density Residential) to CLD-CZ (Commercial Low Density Conditional Zoning) for Tax Parcels 231LE02302, 231MA006 and 231MA008.

LAND USE PLAN MAP AMENDMENT LUM-770:
Request to amend Tax Parcels 231LE02302, 231MA006 and 231MA008 located off Pirate Shores Drive near Holden Beach from HDR (High Density Residential) to Commercial.

C. Rezoning Z-771CZ – Allan D. Yuhasz

Proposed conditional rezoning of approximately 1.54 acres located off Southport-Supply Road (NC 211) near Bolivia from SBR-6000 (Site Built High Density Residential) to CLD-CZ (Commercial Low Density Conditional Zoning) for Tax Parcel 18500013.

LAND USE PLAN MAP AMENDMENT LUM-771:

Request to amend Tax Parcel 18500013 located off Southport-Supply Road (NC 211) near Bolivia from LDR (Low Density Residential) to Commercial.

D. Rezoning Z-772 – Don Harley and Anne Adams

Proposed rezoning of approximately 30.87 acres located off Ocean Highway East (US 17) near Bolivia from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcels 1110002202, 1110002203, 1110002205, and 1110002206.

LAND USE PLAN MAP AMENDMENT LUM-772:

Request to amend Tax Parcels 1110002202, 1110002203, 1110002205, and 1110002206 located off Ocean Highway East (US 17) near Bolivia from LDR (Low Density Residential) to Commercial.

E. Planned Development Plan Approval - PD-15

Name: Country Walk Planned Development
Applicant: Ed Burnett
Tax Parcels: A Portion of 11100014
Location: Bell Swamp Connection (SR 1407)
Description: Country Walk is a proposed planned development consisting of 92 Single Family Lots on a gross site of 37.61 acres creating an overall density of 2.45 dwelling units per acre.

F. Planned Development Plan Approval - PD-19

Name: Leland Commercial Planned Development
Applicant: TRS Holdings LLC
Tax Parcels: 04600040, 04600041, 0460004601, 04600046 and 046LA061
Location: Ocean Hwy E. (US 17) and Carol Lynn Drive (SR 1732)
Description: Leland Commercial is a proposed planned development consisting of 123 Townhome units and 11.29 acres of Commercial on a gross site of 30.17 acres creating an overall density of 4.08 dwelling units per acre.

9) Other Business.

- Planning Board Case Update

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
August 13, 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
Ron Medlin

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Senior Planner
Brandon Hackney, Project Planner
Helen Bunch, Zoning Administrator
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Terry Pope, State Port Pilot
Lewis Dozier
Steve Niemeyer

John Hankins
Frank Braxton
Charles Stevens

I. CALL TO ORDER.

The Chair called the meeting to order at 6:02 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 and Mr. Ron Medlin were absent.

IV. CONSIDERATION OF MINUTES OF THE 09-JUL-18 MEETING.

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

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Planned Development Plan Approval – PD-18

Name: Ocean Lakes Planned Development
 Applicant: CGS Land Holdings
 Tax Parcel: 22800012, 2280000101, and 21200035
 Location: Ocean Isle Beach Road SW (SR 1184) and Old Georgetown Road SW (SR1163)
 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.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages identified the proposed area on a visual map. He further stated that the applicant is proposing 30’ wide lots, which is allowed in a planned development. However, some of the lots will likely be combined to accommodate larger homes.

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; and
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.

Mr. Dunham asked staff the minimum setback requirements for the proposed residential lots? Mr. Pages said the minimum lot setbacks are 25’ front yard, 10’ rear yard, 5’ side yard and 10’ corner side yard.

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

Mr. Frank Braxton, Coastal Land Design, addressed the Board. Mr. Braxton stated that this is a unique site because there are a vast amount of wetlands (103.5 acres) on this site and the

proposed project was designed to have a minimum impact on the wetlands. He stated that they are proposing a minimum of 30' wide lots to accommodate cottage style homes that are 2 story, 20' wide and approximately 1,600 square feet in size. Mr. Braxton provided photos (attached) of such homes. He stated that parking will be located underneath the home as well as 2 parking spaces in front of the home.

Mr. Dunham asked how duplexes will be accommodated on a 30' wide lot? Mr. Braxton said they will likely combine 2 lots to accommodate a duplex. He further stated that there will be a blend of single family and duplex dwellings in the proposed development. Mr. Braxton reiterated that both public water and sewer are available to this project. Mr. Dunham asked Mr. Braxton how visitor's parking will be addressed? Mr. Braxton said there will be 2 parking spaces per dwelling unit. Mr. Steve Niemeyer addressed the Board. Mr. Niemeyer said they will have a parking area at the clubhouse to accommodate visitor parking. He further stated that they anticipate golf cart commuting within the development.

Mr. Bittenbender asked about the proposed area on the southwest corner of the project? Mr. Braxton said that area is for commercial use, but he is uncertain of the specifics. Mr. Dunham asked where golf carts will be stored on the property? Mr. Braxton said there is adequate parking area underneath the proposed dwellings as well as the rear of the home that is proposed for a laundry room.

Mr. Charles Stevens, adjoining property owner in Lakewood Estates, addressed the Board. Mr. Stevens was in favor of the proposed development and he felt it will be good for the community.

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

Mr. Bittenbender made a motion to approve Ocean Lakes Planned Development with the noted conditions and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- 2018 UDO Refinements Presentation

Ms. Dixon addressed the Board. She provided an overview of when the proposed UDO Refinements (attached) will be presented to the Planning Board for Public Hearing and recommended to the Board of Commissioners for Public Hearing and approval in early 2019. She proceeded to discuss the proposed UDO Refinements.

Mr. Pages addressed the removal of electric utilities certificate reference in Section 3.4.14.A.3 because the electric certificate has been added to the final plat requirement. Mr. Dunham clarified that electricity has to be available to the property before the lot is platted and Mr. Pages concurred. Mr. Pages further stated that public water and sewer have to be installed and inspected by Brunswick County, but private utilities have to be inspected and signed off by the developer's project engineer. Mr. Batton interjected that this requirement is currently in the Unified Development (UDO), but it is being referenced in other areas of the UDO.

Mr. Hackney discussed removing the opaque wall 6' in height requirement in the CI Zoning District adjacent to a residential or C-LD zoning district because the current buffer requirements in Section 6.3 addresses screening between zoning districts. Mr. Dunham asked for an example

of such. Mr. Hackney explained the buffer depth requirements for plantings, fences and walls and how the depth requirements decrease if fences and walls are installed. Ms. Dixon proceeded to provide a situation where a school was required to install a masonry wall the length of the property adjacent to residentially-zoned property as a result of this requirement, but they provided an alternative to increase the buffer width that achieved the same goal.

Ms. Bunch discussed making special event venues a separate use in the Use Table. Ms. Easley asked if special event venues are only allowed in commercial districts? Ms. Bunch said such uses are allowed with special use permit approvals in the residential zoning districts. Ms. Bunch further discussed adding a reference for vehicle stacking requirements in Section 6.10.3. (Fences). Mr. Dunham asked if this requirement is for private roads off a State-maintained road? Ms. Bunch replied, yes. She further stated that vehicle stacking is currently required, but staff feels it should be referenced in the fencing section for clarification purposes.

Ms. Dixon discussed the farm related requirements passed in Senate Bill 615 that removes Item (E) Farm Identification Number in the bona fide farm definition. Ms. Easley asked if current bona fide farms can continue operating with a Farm Identification Number? Mr. Dunham asked the current requirements for a bona fide farm if the Farm Identification Number is not allowed? Ms. Dixon said there are other requirements such as a copy of the property tax listing showing that the property is participating in the farm present-use-value taxation program established by N.C.G.S. 105-277.2 through 105.277.7; or a copy of the farm owner's or operator's Schedule F from the owner's or operator's federal income tax return or a farm sales tax exemption certificate issued by the Department of Revenue or a forest management plan. Mr. Batton interjected that a continuation of an existing farming activity would be grandfathered if a Farm Identification Number was accepted for the bona fide farm. Ms. Dixon added that most farms in the County are participating in the Voluntary Agricultural District Program, which qualifies them as a bona fide farm.

Ms. Dixon said staff will create a list of proposed the revisions for Board and bring this matter back for a Public Hearing, potentially, at the 12-Nov-18 meeting for consideration.

- Next month meeting

Ms. Dixon addressed the Board. She stated that there are 7 cases (2 conditional rezonings, 2 planned developments and 3 traditional rezonings) for consideration at the 10-Sep-18 meeting. Ms. Dixon asked if the Board would prefer having 1 meeting or 2 meetings? Mr. Dunham suggested the conditional rezonings be considered in a separate meeting or moved to 08-Oct-18 meeting. After some discussion regarding the Board having 2 meetings or consider all items at the 10-Sep-18 meeting, the Board agreed to consider all the items on Monday 10-Sep-18.

IX. ADJOURNMENT.

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

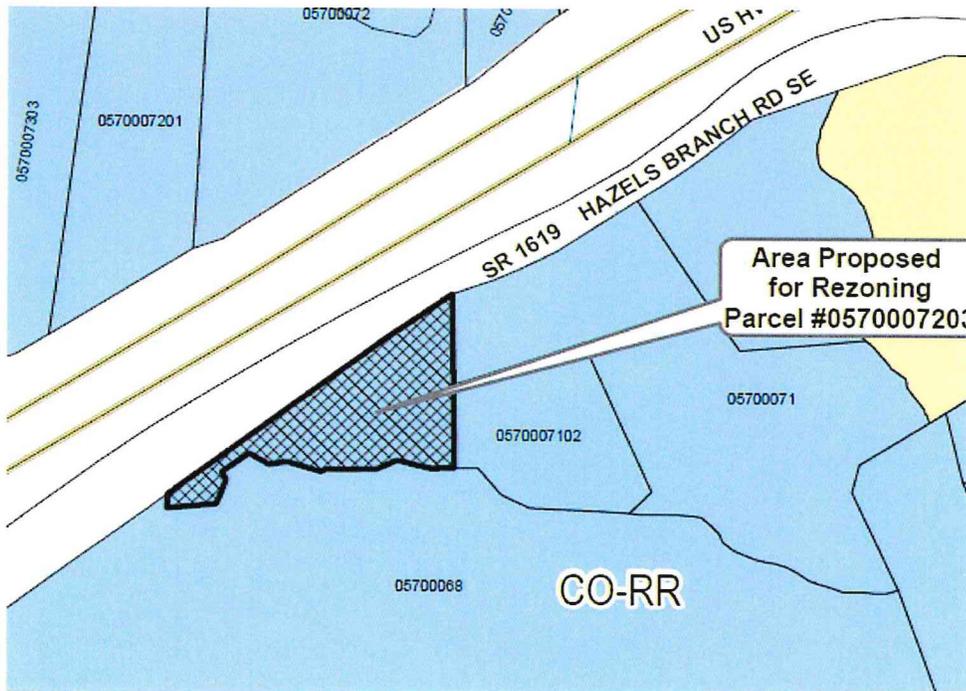


Brunswick County Planning
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia NC 28422

DATE: August 31, 2018
TO: Brunswick County Planning Board Members
FROM: Marc A. Pages, Senior Planner
RE: **Rezoning Case# Z-766 - Marva S. Moss and Edna S. Bryant**

Background:

Rezoning Case #Z-766 is a proposed rezoning that was tabled at the July 9, 2018 Planning Board Meeting. The applicant applied to rezone approximately 1.15 acres located off Hazels Branch Road (SR 1619) near Leland from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcel 0570007203. At the July 9th meeting, both staff and board members expressed concern that the rezoning request would be considered a spot zoning. The rezoning was tabled in order to give the applicant time to meet with adjacent property owners to possibly include their properties in the rezoning request. Mrs. Moss met with planning staff and indicated that she has been unsuccessful in persuading adjacent property owners to join her rezoning and indicated that she would like to proceed with her rezoning request as submitted.



REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-766

July 9, 2018

APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 0570007203 from RR (Rural Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Hazel Branch Road SE (SR 1619) off of Ocean Highway East (US 17)

Tax Parcel(s)

0570007203

Current Zoning

RR

Proposed Zoning

CLD

Surrounding Zoning

RR

Current Use

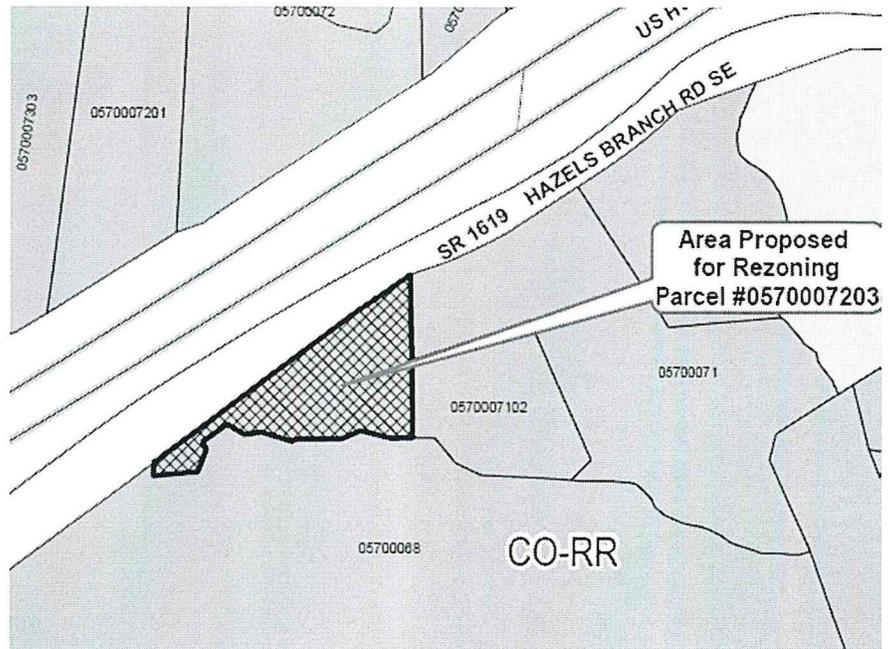
Vacant Land

Surrounding Land Uses

Residential, Vacant Lands

Size

1.15 acres



SITE CONSIDERATIONS

Zoning History: There are not any known zoning changes to the rezoning site since introduction of zoning in 1994. Tax Parcel 05700087 located approximately 650' to the northeast was rezoned to CLD as part of Rezoning Case Z-298 on January 16, 2001.

Buffers: If rezoned to CLD, all uses will require a 0.6 (vacant) or 0.8 (developed) opacity buffer to RR areas.

Traffic: The average annual daily traffic count for this section of Ocean Highway East is 34,000 vehicle trips per day. Traffic count information for Hazels Branch Road is not available.

Utilities: Water is available from Brunswick County Utilities along Ocean Highway East. Sewer is not available.

Schools: Town Creek Elementary School is currently out of capacity. Leland Middle School is currently near capacity.

CIP Projects in Area: Northwest Water Plant Expansion-Phase 3 (FY 2020). New Town Creek Middle School (FY 2019).

NCDOT Road Improvements in Area: US Interstate I-140 with Mt. Misery Rd interchange (completed 2017).

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: The entire rezoning site scores a 5 or 6 out of 10 due to wetlands classified as substantial. The site is also located in the Flood Hazard Area due to the proximity of Clay Mill Branch.

ANALYSIS

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

CAMA Land Use Plan Classification: *Conservation*

- Proposed Zoning is **not** consistent with CAMA Land Use Plan.
- Associated Land Use Plan Amendment (LUM-766):
Request to amend Tax Parcels 0570007203 from Conservation to Commercial.

Applicable CAMA Land Use Policies:

- **P.16** states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- **P.17** states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.

STAFF RECOMMENDATION SUMMARY

Based on the information provided, size of the rezoning, surrounding area, current land uses, general planning principles and practices, and the Brunswick County CAMA CORE Land Use Plan policies, Planning Staff recommends **DENIAL** of the rezoning request to CLD (Commercial Low Density) for Tax Parcel 0570007203.

The following is the basis of the recommendation:

- The rezoning request is not consistent with the Brunswick County CAMA CORE Land Use Plan:
 - The rezoning request is not consistent with the Brunswick County CAMA CORE Land Use Plan Map which denotes the site as *Conservation*.
 - The rezoning request is not consistent with Brunswick County CAMA CORE Land Use Plan Policies:
 - **P.16** states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
 - **P.17** states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.

STAFF RECOMMENDATION SUMMARY (*CONTINUED*)

- This rezoning request consists of only one small parcel that encompasses 1.15 acres and is not located at a commercial node or at a major intersection or currently being used for commercial uses.
- The potential for this rezoning to be being classified as spot zoning is high due to small size of the parcel, the number of parcels and owners involved, not being located at an intersection, surrounding land uses, existing land uses, and not being consistent with the Brunswick County CAMA CORE Land Use Plan.
- The entire rezoning site scores 5 – 6 (out of 10) on the Biodiversity & Wildlife Habitat Assessment Score. This high score is reflective of existing wetlands on the site classified as substantial, the existing Flood Hazard Area as well as being located along Clay Mill Branch (A.K.A. Middle Mill Branch, Thornton's Branch).

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-766



THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

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

APPROVED – 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 Planning Board further finds that the 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 Planning Board further finds that the proposed zoning amendment *is reasonable and in the public interest* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment is is **not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and is is **not** in the public interest for the following reasons: _____

TABLED

- The Planning Board *TABLES* the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting** in _____ months.

Excerpt from N.C.G.S. § 153A-341:

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations shall be made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.



REZONING APPLICATION

For Office Use Only
 Planning Project #: 301090
 Rezoning Case Z: 7ele

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740
 Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings).	
Applicant Name(s): <u>Marva S. Moss</u> <u>Edna S. Bryant</u>	
Mailing Address: <u>51 Mimosa Trail, NE.</u> <u>Leland, NC 28451</u>	
Phone: <u>910-547-2081</u> <u>910-253-6369</u>	Email: <u>owlcottage@atmc.net</u> <u>edna1bryant@aol.com</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>(same)</u>	
Mailing Address: <u>51 Mimosa Tr, NE</u> <u>Leland, NC 28451</u>	
Phone: <u>see above</u>	Email: <u>see above</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): <u>057 000 7203</u>	Total Site Acreage: <u>1.15</u>
Current Zoning District(s): <u>Residential Rural</u>	Proposed Zoning District(s): <u>Commercial L.D.</u> <u>(C2D)</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (R.R.)	
Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

The rezoning is consistent with the character of the area. It will match the surrounding zoning - north and south of the property site. This is an "off-road" - not located on Hwy 17. Hazel Branch is the "off-road."

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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:

Use of this land by its owners will allow it to create an income ~~by~~ to provide financial payment of county taxes. This is the land use plan. Planning staff is aware of this proposed rezoning request.

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: Marva S. Moss

Date: June 4, 2018

Owner Signature: Edna Bryant

Date: 6/4/2018

Owner Signature: Marva S. Moss

Date: June 4, 2018

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

OFFICE USE ONLY

DATE RECEIVED: June 4, 2018

RECEIPT #: 191979

<5.00 acres (\$300)

5.00 to 49.99 acres (\$500)

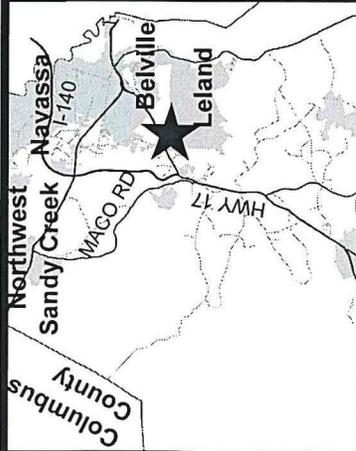
50.00 to 99.99 acres (\$750)

>100 acres (\$1,000)

Land Use Plan Amendment

Conditional Zoning

Rezoning Case Z-766 RR to CLD



CO=COUNTY JURISDICTION

CO-RR

CO-CLD

CO-CLD

CO-RR

SR 1414

GOODMAN RD NE

OCEAN HWY E

HEWETT-BURTON RD
SR 1416

US HWY 17

HAZELS BRANCH RD SE

SR 1619

Tax Parcel 05700087
Rezoning Z-298

Area Proposed
for Rezoning
Parcel #0570007203

05700071

05700071

05700071

05700672

0570007201

0570007303

0570006702

05700071

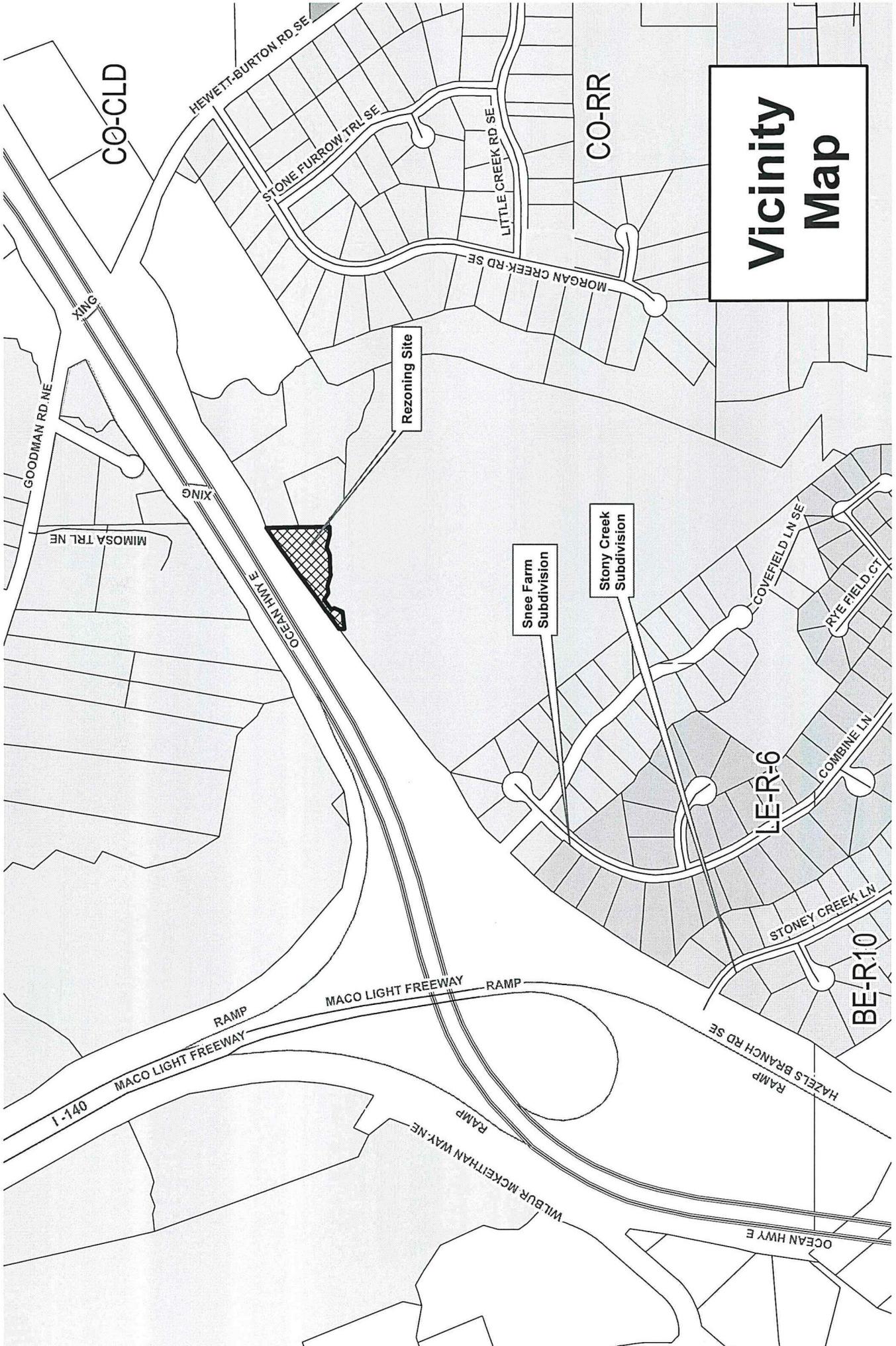
0570007102

05700068

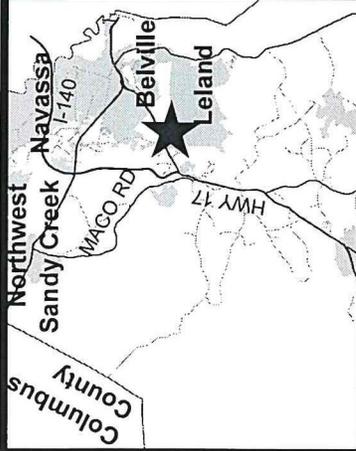
MORGAN CREEK

N

Vicinity Map



Rezoning Case Z-766 RR to CLD



CO=COUNTY JURISDICTION

CO=CLD

SRI1414 GOODMAN RD NE

HEWETT-BURTON RD
1416

OCEAN HWY E

US HWY 17

HAZEL RD
1619

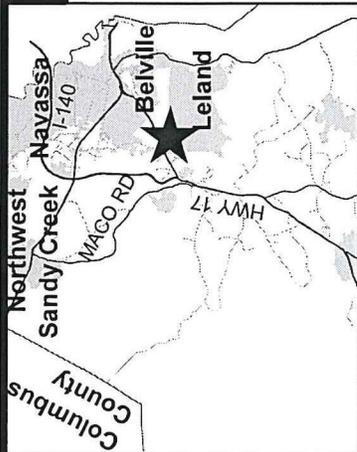
MORGAN CREEK

CORR

Area Proposed
for Rezoning
Parcel #0570007203



Rezoning Case Z-766 LAND USE PLAN MAP



CO=COUNTY JURISDICTION

Commercial
SR 1414 GOODMAN RD NE

OCEAN HWY E
HEWETT-BURTON RD
SR 1416

US HWY 17

SR 1619 HAZEL-BRANCH RD SE

LDR
MORGAN CREEK

Area Proposed
for Rezoning
Parcel #0570007203

Conservation
0570007102

LDR

057006872

0570007201

0570007303

0570006702

057000688

LDR



CASE Z-766

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
570007102	YOUNG JAMES MARSHALL	81 GOODMAN RD NE	LELAND	NC	28451
5700071	YOUNG JAMES MARSHALL ETALS	81 GOODMAN RD NE	LELAND	NC	28451-8180
5700068	H I P III LLC	PO BOX 1550	JAMESTOWN	NC	27282
5700072	MOSS MARVA LOUISE SLOAN AND	7774 OWL HERITAGE TRAIL	LELAND	NC	28451
570006702	SELLERS MARILYN KNOX	1166 WILLOW POND LANE	LELAND	NC	28451
570007303	KING EUNICE H & ROCHELLE K CANTY	131 GOODMAN ROAD	LELAND	NC	28451
570007201	HILL OWEN HRS	862 71ST ST	BROOKLYN	NY	11228

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
570007203	MARVA MOSS AND EDNA BRYANT	51 MIMOSA TRAIL	LELAND	NC	28451

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
570007203	MARVA MOSS AND EDNA BRYANT	51 MIMOSA TRAIL	LELAND	NC	28451

REZONING STAFF REPORT

Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-769

September 10, 2018



APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 2010001307 from NC (Neighborhood Commercial) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Sunset Harbor Road

Tax Parcel(s)

2010001307

Current Zoning

NC (Neighborhood Commercial)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

R-7500, SBR-6000, CLD

Current Use

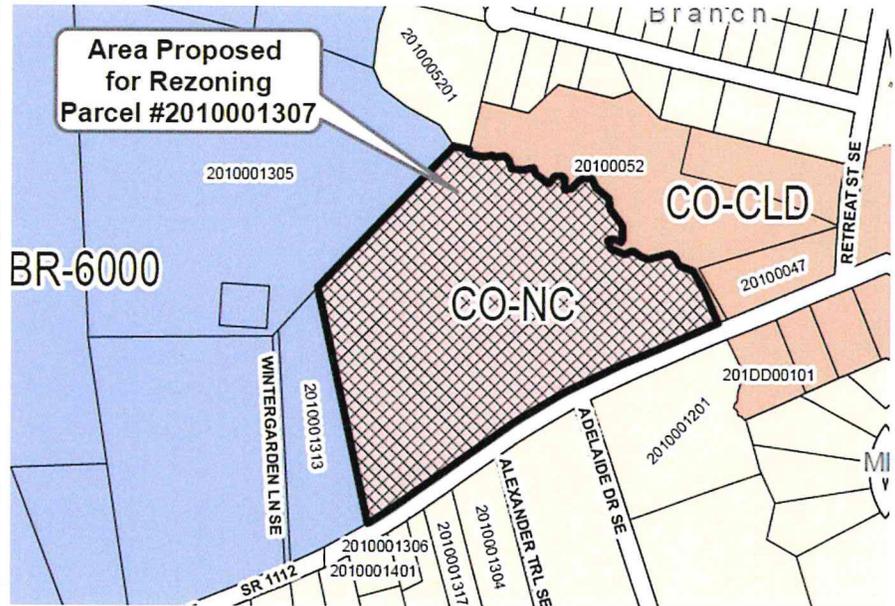
Vacant Land

Surrounding Land Uses

Residential, Commercial, Vacant Lands

Size

18.57 acres



SITE CONSIDERATIONS

Zoning History: The subject parcel was rezoned from SBR-6000 to NC as part of Rezoning Case Z-581 on June 4, 2007. Adjacent Tax Parcels 20100049 and 20100049 were rezoned from NC and SBR-6000 to CLD as part of Rezoning Case Z-740 on July 18, 2016.

Area Activities: The Southport-Supply Rd (NC 211) Corridor has been experiencing growth based upon recent land development activities. Commercial growth is occurring near the Midway Rd (NC 906) & Southport-Supply Area (NC 211) intersection. Residential development has been occurring throughout the corridor.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to SBR-6000 areas. A buffer is not required for non-residential uses zoned CLD unless there is existing residential then a 0.4 opacity buffer will be required.

Traffic: There are no capacity deficiencies for this section of Sunset Harbor Road (SR 1112).

Utilities: Water & Sewer is available from Brunswick County along Sunset Harbor Road. Water & Sewer connection will require developer responsibility to connect to the water and sewer system.

Schools: The Virginia Williamson Elementary School & Cedar Grove Middle School have adequate capacity. South Brunswick High School is near capacity.

CIP Projects in Area: NCDOT Hwy 211 Water Expansion (FY 2018), 211 Water Plant Improvements (FY 2018), NC 211 R-5021 NCDOT Utility Relocation (FY 2018), New Town Creek Middle School (FY 2019), North Brunswick Classroom Addition (FY 2021), West Brunswick Classroom Addition (FY 2021), New Early College Building (FY 2021), Waccamaw School K-2 Building Replacement (FY 2021), Lincoln Elementary School Classroom Additions (FY 2019), Town Creek Elementary School Classroom Additions (FY 2019)

NCDOT Road Improvements in Area: Widen NC 211 from Midway Road (NC 906) to NC 87 (Project R-5021) – Pre-Construction Phase (Anticipated Construction 2018 - 2021). Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: Small portions of rezoning site scores 7 out of 10 due to wetlands classified as substantial.

ANALYSIS

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

CAMA Land Use Plan Classification: Commercial

- Proposed Zoning is consistent with CAMA Land Use Plan

Applicable CAMA Land Use Policies:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.112 states that Brunswick County will encourages industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD FOR TAX PARCEL 2010001307** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-769



THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

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

APPROVED – 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 Planning Board further finds that the 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 Planning Board further finds that the proposed zoning amendment *is reasonable and in the public interest* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is* *is not* consistent with the CAMA Land Use Plan (Comprehensive Plan) and *is* *is not* in the public interest for the following reasons: _____

TABLED

- The Planning Board *TABLES* the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting in _____ months.**

Excerpt from N.C.G.S. § 153A-341:

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations shall be made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.



REZONING APPLICATION

For Office Use Only
 Planning Project #: 301238
 Rezoning Case Z-769

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740
 Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): DONALD R. WARD DJC Enterprises, LLC	
Mailing Address: 3623 Riverview LN Supply, N.C. 28462	
Phone: 910 840 1433	Email: drw39@atmc.net
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s):	
Mailing Address:	
Phone:	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location:	
Parcel Tax ID #(s): 2010001307	Total Site Acreage: 18.57
Current Zoning District(s): CO-NC	Proposed Zoning District(s): CO-CLD
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

Match surrounding zoning
Highest & Best Use
Rezoning is consistent with the character of the area

LAND USE COMPATIBILITY

Future Land Use Map Classification:

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: Donald R. Ward

Date: 7-26-18

Owner Signature: Donald R. Ward

Date: 7-26-18

Owner Signature: _____

Date: _____

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

OFFICE USE ONLY

DATE RECEIVED: _____

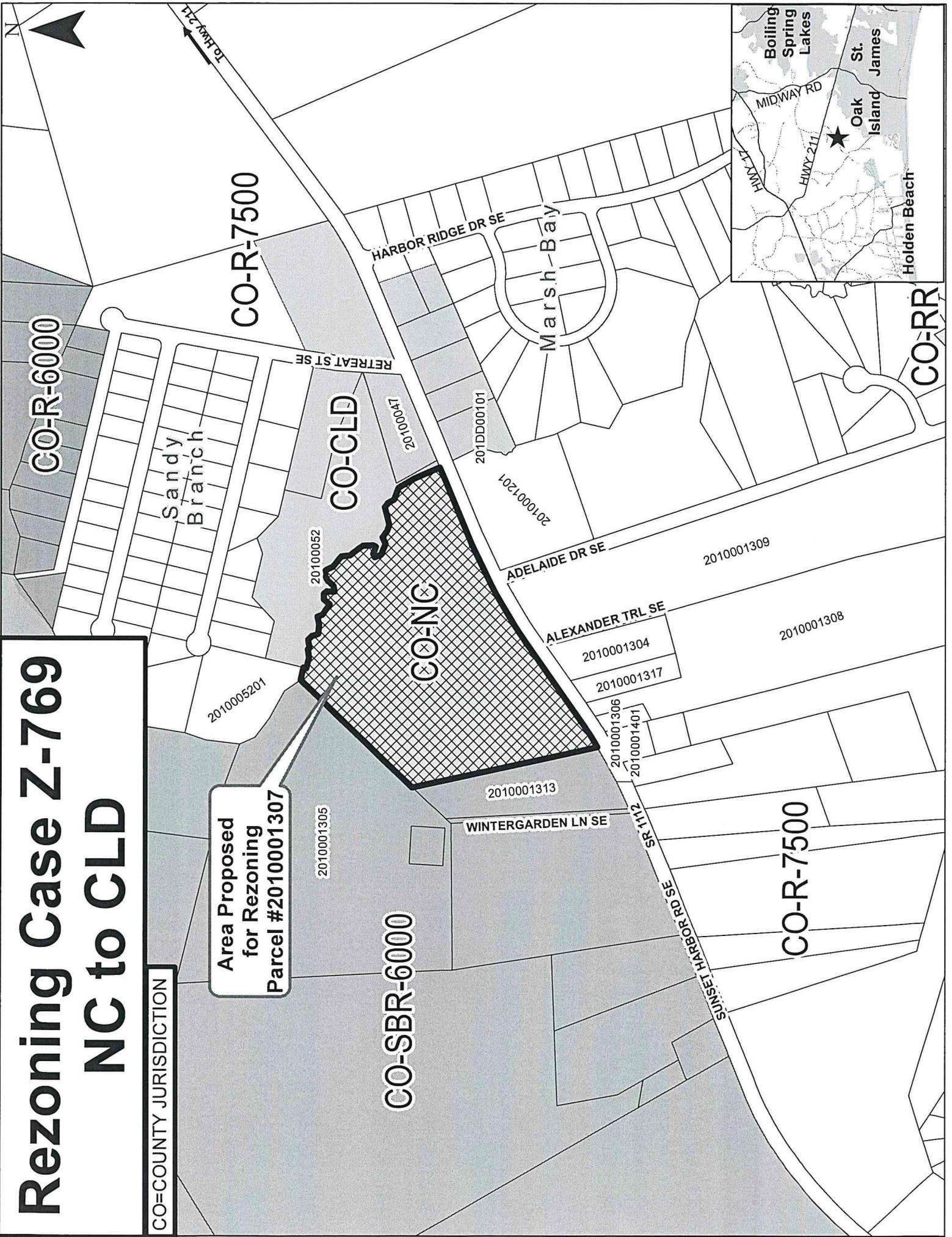
RECEIPT #: _____

- <5.00 acres (\$300)
- 5.00 to 49.99 acres (\$500)
- 50.00 to 99.99 acres (\$750)
- >100 acres (\$1,000)
- Land Use Plan Amendment
- Conditional Zoning

Rezoning Case Z-769 NC to CLD

CO=COUNTY JURISDICTION

Area Proposed
for Rezoning
Parcel #2010001307

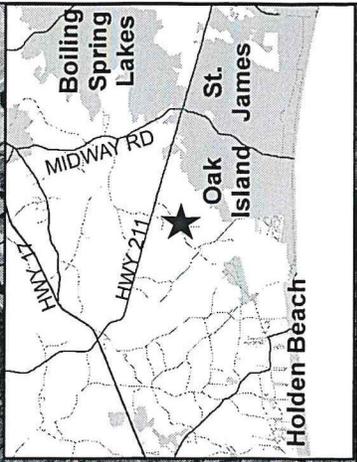
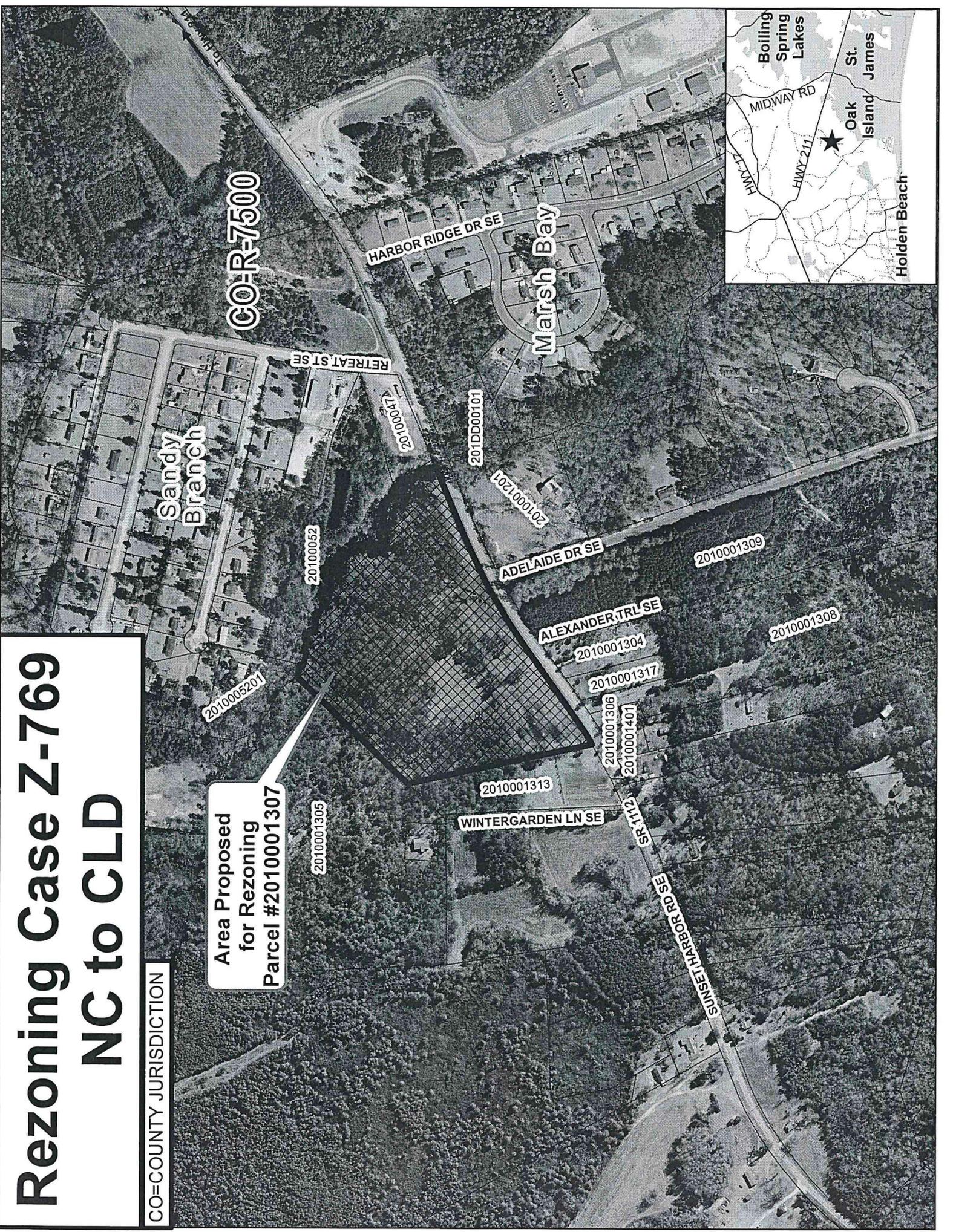


Rezoning Case Z-769 NC to CLD

CO-COUNTY JURISDICTION

Area Proposed
for Rezoning
Parcel #2010001307

CO-R-7500



HARBOR RIDGE DR SE

Marsh Bay

Sandy Branch

RETREAT ST SE

20100052

201DD00101

201001201

ADELAIDE DR SE

2010001309

ALEXANDER TRL SE

2010001304

2010001317

2010001308

2010005201

2010001306

2010001401

2010001313

WINTERGARDEN LN SE

2010001305

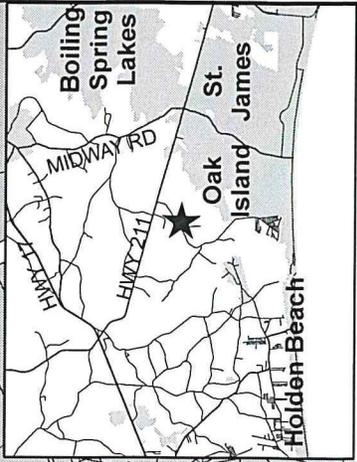
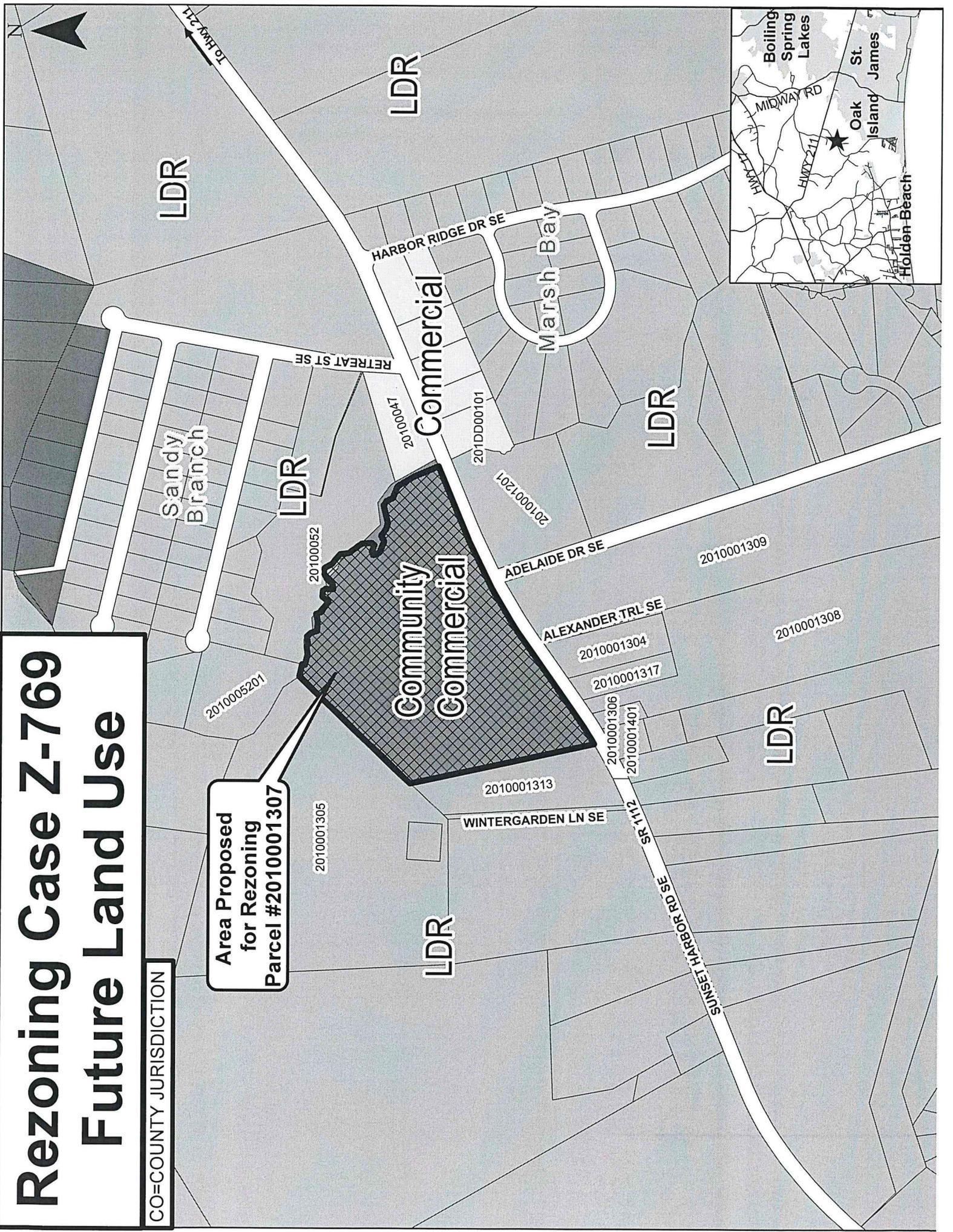
SR 1112

SUN HARBOR RD SE

Rezoning Case Z-769 Future Land Use

CO-COUNTY JURISDICTION

Area Proposed
for Rezoning
Parcel #2010001307



CASE Z-769

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2010001313	HUBBARD MICHAEL & CAROLYN HERRINGTO	2170 WINTER GARDEN LN SE	BOLIVIA	NC	28422
2010001201	VICKERS ADRIAN ET JANICE	1940 SUNSET HARBOR RD SE	BOLIVIA	NC	28422
2010001309	FRINK JAMES & LIZZIE FRINK HRS	2286 SMITHTOWN ROAD	BOLIVIA	NC	28422
20100052	FRANK MARSHALL J SR	106 MOCKINGBIRD DRIVE	HENDERSONVILLE	NC	28792
2010001305	HUBBARD MICHAEL R & CAROLYN H	2170 WINTER GARDEN LN SE	BOLIVIA	NC	28422
2010001401	BRYANT ALLENE H (LT)	401 SMITH RD	SUPPLY	NC	28462
201DD00101	WARNER PAMELA S ETVIR	1725 CORCUS FERRY ROAD	HAMPSTEAD	NC	28443
2010001306	CODY MALINDA	2050 SUNSET HARBOR RD SE	BOLIVIA	NC	28422
2010001308	BRYANT JOHNNIE III	259 EDENS LN	HAMPSTEAD	NC	28443-2612
20100047	ROBINSON ANGELA ETVIR	525 BAKER MILL RD	CLEVELAND	NC	27013-9425
2010001317	JACKSON CHAUVET SHAMEL ETUX	3090 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7942
2010005201	WEBBER PAUL M ETUX	1191 ZACK ST SE	BOLIVIA	NC	28422-8192
2010001304	JACKSON CHAUVET S ETUX	2030 SUNSET HARBOR RD SE	BOLIVIA	NC	28422-7910

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2010001307	DJC ENTERPRISES LLC	3623 RIVERVIEW LANE SW	SUPPLY	NC	28462

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2010001307	DJC ENTERPRISES LLC	3623 RIVERVIEW LANE SW	SUPPLY	NC	28462

SITE CONSIDERATIONS

Zoning History: The rezoning site and the surrounding area was rezoned to MR-3200 (High Density Site Built Residential) as part of the adoption of the Unified Development Ordinance in 2007. *Rezoning Case Z-623 rezoned the parcels in Pirate Shores to R-6000 September 2, 2008.*

Area Activities: This area was platted in 1982 as part of the Retha Varnum Plat (AKA Pirate Shores). The Holden Beach area has been experiencing growth based upon recent land development activities submitted to Brunswick County Planning Department.

Buffers: Per the site plan, the applicant has proposed both project boundary and street buffers around the Storage of Boats (Wet Boat Storage Only) use. The site plan denotes a 15 ft wide street buffer along Dal Street, Pirate Shores Drive, and part of Shane Street. It also denotes a 20 ft wide boundary buffer with a 6' wooden fence around the northern portion of the cul-de-sac. A 6-ft masonry wall within a 15 ft boundary buffer is proposed along the southern portion of the project screening the trail and boardwalk. Boundary buffers will meet the 0.6 opaque buffer requirement.

Traffic: Access to the rezoning site will be from Pirate Shores Drive, Dal Street, and Shane Street. Pirate Shores is private dirt road that is located off Seashore Rd (SR 1139). A portion of the Shane Street right-of-way will have to be abandoned. The Storage of Boats (Wet Boat Storage Only) use will have limited access from Pirate Shores Drive and Dal Street only. The use of Shane Street is proposed to be limited to emergency vehicles. The property owner has recorded a road maintenance agreement.

Utilities: Water is available from Brunswick County along Pirate Shores Drive from a 2-inch line. Sewer is not available. Water connection will require developer responsibility to connect to the water system. If the owner desires sewer, an application for septic suitability must be filed.

Schools: There are not any school capacity deficiencies at this time.

CIP Projects in Area: New Town Creek Middle School (FY 2019), North Brunswick Classroom Addition (FY 2021), West Brunswick Classroom Addition (FY 2021), New Early College Building (FY 2021), Waccamaw School K-2 Building Replacement (FY 2021), Lincoln Elementary School Classroom Additions (FY 2019), Town Creek Elementary School Classroom Additions (FY 2019), Brunswick Center at Supply (Prior 2018), and Brunswick Waterway Park (FY 2019 & 2020).

NCDOT Road Improvements in Area:

- Replace bridge No. 55 over Little Shallotte River on Oxpen Rd (Project B-5634) – Planning Phase (Anticipated Construction 2025).

Environmental Impacts:

- The rezoning is located within the Intracoastal Waterway and next to a saltwater marsh;
- The rezoning is located within a Flood Hazard Areas of VE, AE, and Shaded X; and
- Biodiversity & Wildlife Habitat Assessment Score: The rezoning site scored of 1 out of 10 due to location on the Intracoastal Waterway and within a Flood Hazard Areas. Therefore, this site is ideal for development because of the low score and that this site is not a high priority area for conservation and wildlife habitats.

ANALYSIS

"This District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway-oriented tourist business." Conditional Zoning is established to offer flexibility to meet project and community needs that are not accommodated by conventional zoning districts. These districts allow approval with individualized development standards adopted as part of the rezoning. Property is rezoned to these districts in response to and consistent with the applicants submitted site plan, list of uses, list of conditions, and any rules or regulations, that would govern development of the site. The property owner and Brunswick County must agree to all conditions. The applicant must hold at least one neighborhood meeting on the proposal prior to the Planning board's public hearing. These districts are potentially available in conjunction with any of the conventional zoning classifications the site.

CAMA Land Use Plan Classification: *LDR (Low Density Residential)*

- Proposed Zoning is NOT consistent with CAMA Land Use Plan
- Land Use Amendment (LUM-770) proposed from LDR to Commercial

Applicable CAMA Land Use Policies:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.17 states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.112 states that Brunswick County will encourage industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

STAFF RECOMMENDATION SUMMARY

Staff recommends ***APPROVAL TO CLD-CZ IN CONJUNCTION WITH THE SITE PLAN, THE LIST OF CONDITIONS AND LIST OF PERMITTED USES FOR TAX PARCELS 231LE02303, 231MA006, 231MA008 BASED*** upon the site plan, information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

Permitted Uses:

1. **Storage of Boats (Wet Boat Storage Only);**
2. **Single Family Detached Residential; and**
3. **Accessory Building.**

Conditions:

1. **Storage of Boats (Wet Boat Storage Only) may be located on the property and are subject to the following:**
 - a. **Combine existing Tax Parcels 231LE02303, 231MA006, and 231MA008 into one parcel and abandon a portion of the Shane Street right-of-way;**
 - b. **Maximum of 60 boat slips;**
 - c. **All vessels shall be used for non-commercial use. Commercial or charter vessels (including fisheries) are prohibited;**
 - d. **No permanent habitation (including live-a-boards) will be permitted within the wet boat storage area;**
 - e. **Boat storage maybe located on lifts within the Intra-Coastal Waterway within the Riparian Corridor;**
 - f. **No storage slips may be leased for vessels used for commercial purposes; and**
 - g. **Storage slips are limited to vessels no more than 30' in length.**
 - h. **Traffic will access from Pirate Shores Drive and Dal Street only.**
2. **Parking is limited to designated parking areas only and on-street parking is prohibited;**
3. **A formal Lighting Plan must be submitted and approved prior to the issuance of Building Permits. All lighting must meet the requirements for Outdoor Lighting as set forth in the Brunswick County Unified Development Ordinance including dark sky requirements;**
4. **Noise may not exceed the levels permissible within the Brunswick County Noise Ordinance;**
5. **Boundary buffers and street buffers shall be provided per the site plan, with the associated vegetation.**
6. **The property owner will assist with the road maintenance of Pirate Shores Drive SW, consistent with the agreement recorded at the Brunswick County Register of Deeds within Book 4097, Page 0572;**
7. **On-premise informational signage shall be provided to instruct visitors to contact the Brunswick County Sheriff's Department in the event of an emergency;**
8. **CAMA Permits must be issued prior to the issuance of any Brunswick County Development and Building Permits;**
9. **All applicable County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits;**
10. **All development shall comply with all applicable federal, state, and local requirements and with the Brunswick County Unified Development Ordinance (UDO) and shall conform to the site plan, the list of permitted uses (subject to all limited standards imposed by the UDO), and all design features as submitted, and approved as part of this conditional rezoning as kept on file by the Brunswick County Planning Department; and**
11. **All conditions listed have been agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.**

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: 2-770CZ



THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

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

APPROVED – 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 Planning Board further finds that the 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 Planning Board further finds that the proposed zoning amendment *is reasonable and in the public interest* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interest for the following reasons: _____

TABLED

- The Planning Board *TABLES* the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting** in _____ months.

Excerpt from N.C.G.S. § 153A-341:

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations shall be made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.



REZONING APPLICATION

For Office Use Only
 Planning Project #: _____
 Rezoning Case Z- 770CZ

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740
 Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): William Bryan Miller, Jr.	
Mailing Address: 2267 Dal Street SW Supply, NC 28462	
Phone: 704.991.5949	Email: bmillers00@live.com
PROPERTY OWNER INFORMATION (if different from above)	
Owner Name(s):	
Mailing Address:	
Phone:	Email:
PROPERTY INFORMATION	
Property Address and/or Description of Location: 2267 Dal St. SW located on ICW Supply, NC 28462	
Parcel Tax ID #(s): 231LE02302 (ID# 201617019466) 231MA006 (201617019563) 231MA008 (201617019751)	Total Site Acreage: 1.6
Current Zoning District(s): R60, R75 R-6000 R-7500	Proposed Zoning District(s): CLD
Conditional Zoning Request <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

The proposed conditional zoning would allow wet boat storage, reasonable to this area based on the proximity to the ICW. There will be no boat repair, service, maintenance or gasoline on site. All activity will conform to the existing character of the ICW. Conditionally, the rezoning of this property would allow a variety of uses to exist harmoniously together within the area. It would provide recreational use to the boating community as Brunswick County continues to grow.

LAND USE COMPATIBILITY

Future Land Use Map Classification: HDR

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: Willie Bryan Mills Jr.

Date: 08/03/2018

Owner Signature: Willie Bryan Mills Jr.

Date: 08/03/2018

Owner Signature: _____

Date: _____

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

OFFICE USE ONLY

DATE RECEIVED: 8/13/18

RECEIPT #: 023420

- <5.00 acres (\$300)
- 5.00 to 49.99 acres (\$500)
- 50.00 to 99.99 acres (\$750)
- >100 acres (\$1,000)
- Land Use Plan Amendment
- Conditional Zoning



Return to William Miller Type IS
 Total 26 Rev _____ Int. MC
 Ck \$ _____ Ck # _____ Cash \$ 00
 Refund 14 Cash \$ 0 Finance _____

- Portions of document are illegible due to condition of original.
- Document contains seals verified by original instrument that cannot be reproduced or copied.

August 21, 2018

Pirates Shores Wet Boat Storage/Agreement to Assist Maintaining Pirates Shores Dr., SW

There are two parts to the road "Pirates Shores Dr., SW" the northern part is owed by Harbor Town Investments. The southern part is in the community of Pirate Shores. Some of the residence of Pirate Shores pay collectively and hire services to maintain both parts of the road. The wet boat storage facility would like to help. Help/assist meaning and limited to road maintenance services hired by the residence of Pirates Shores.

The wet boat storage facility will pay to assist maintaining Pirate Shores Dr., SW as follows:

- a) When ¼ occupied will pay ¼ of road maintenance services hired by the community.
- b) When ½ fully occupied will pay ½ of road maintenance services hired by the community.

Pirate Shores Wet Boat Storage/Agreement to completely maintain the eastern part of Shane St., SW specifically from Pirate Shores Dr., SW to the end of the eastern end of Shane St., SW leading to the Wet Boat Storage facility docks. Completely maintain meaning and limited to keeping the road navigable by adding gravel when needed.

William Bryan Miller

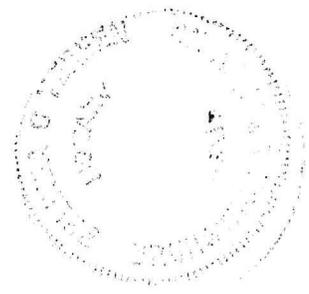
**STATE OF NORTH CAROLINA
 COUNTY OF BRUNSWICK**

I, a Notary Public of the County and State aforesaid do hereby certify that William Bryan Miller, William Bryan Miller personally appeared before me this day and knowledge the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this the 21st day of Aug, 2018.

Belinda Chereen
 Notary Public

My commission expires: 01/06/2023



NEIGHBORHOOD MEETING VERIFICATION FORM

DATE OF MEETING: August 21, 2018 CASE # OR PROJECT NAME: Z-770

LOCATION OF MEETING: 2829 Pirate shore Dr. SW Supply NC 28462

ATTENDEES

NUMBER OF ATTENDEES: 19

LIST OF ATTENDEES:

- | | |
|----------------------------------|---------------------------------|
| 1. <u>Kevin Peake</u> | 11. <u>Charles Purles</u> |
| 2. <u>KEVIN HENRY</u> | 12. <u>GTUlog</u> |
| 3. <u>Terry + Elena Blanks</u> | 13. <u>Bobby Miller</u> |
| 4. <u>Larry + Betty Reggitt</u> | 14. <u>Bryan Miller</u> |
| 5. <u>Harold + Linda Thelton</u> | 15. <u>Dana Lutheran (SEGi)</u> |
| 6. <u>Stephen Ross</u> | 16. <u>Charles Sapp</u> |
| 7. <u>Gene Smith</u> | 17. _____ |
| 8. <u>Tony Smith</u> | 18. _____ |
| 9. <u>Henry Hutcherson</u> | 19. _____ |
| 10. <u>Nancy Shevill</u> | 20. _____ |

MEETING SUMMARY (INCLUDE ALL ATTENDEES COMMENTS & RESPONSES):

The meeting can be summarized as, a good turnout, with many comments and responses. Public Safety and noise was a response from one neighbor. The Boat Storage facility will post local law enforcement contact information and the Counties noise ordinance. And will have recommended hours of operations. The roads giving access to the community and boat storage facility was a concern of a couple neighbors. The boat storage facility drafted an agreement to help maintain the road by giving financial consideration towards services hired to maintain the road. (agreement submitted) One neighbor commented that he would like to own one off the boat slips. The boat storage facility hasn't made a determination if the sale of slips will be an option, It has been considered. A question was asked by a neighbor if offshore fishing boats would be allowed? The storage facility will address in its rental terms that NO offshore fishing boats are to operate from the boat storage facility.

IF MORE SPACE IS NEEDED ADD ADDITIONAL SHEETS

NEIGHBORHOOD MEETING VERIFICATION FORM

DATE OF MEETING: August 21, 2018 CASE # OR PROJECT NAME: Z-770

LOCATION OF MEETING: 2829 Pirate shore Dr. SW Supply NC 28462

ATTENDEES

NUMBER OF ATTENDEES: _____ Summary continued...

LIST OF ATTENDEES:

- | | |
|-----------|-----------|
| 1. _____ | 11. _____ |
| 2. _____ | 12. _____ |
| 3. _____ | 13. _____ |
| 4. _____ | 14. _____ |
| 5. _____ | 15. _____ |
| 6. _____ | 16. _____ |
| 7. _____ | 17. _____ |
| 8. _____ | 18. _____ |
| 9. _____ | 19. _____ |
| 10. _____ | 20. _____ |

MEETING SUMMARY (INCLUDE ALL ATTENDEES COMMENTS & RESPONSES):

Several neighbors asked about lighting, parking, buffers. The boat storage facility responded the the facility will be built to code standards required by Brunswick Co.

A couple neighbors responded that they didn't have a problem with anything.

Generally the meeting was good and comments and responses provided good needs to be added to the boat storage facility

— examples of additions:

- Rental terms to NOT allow offshore fishing vessels.
- Post signs of local law enforcement and ordinance.
- Recommended hours of operation in Rental terms.

Rezoning Case Z-770CZ

R-6000 AND R-7500 TO CLD CONDITIONAL REZONING

CO=COUNTY JURISDICTION

CO-MR-3200

CO-R-6000

CO-SBR-6000

CO-R-6000

CO-R-7500

CO-R-7500

LORETTA ST SW

WILLIAM ST SW

PIRATE SHORES DR SW

PATRICK ST SW

DAL ST SW

DAL ST SW

SHANE ST SW

SHANE ST SW

FIELD ST SW

SEA VISTA DR SW

231LE02301

231MA009
231MA010

231MA01803
231MA01801

231MA00105

231MA002

231MA003

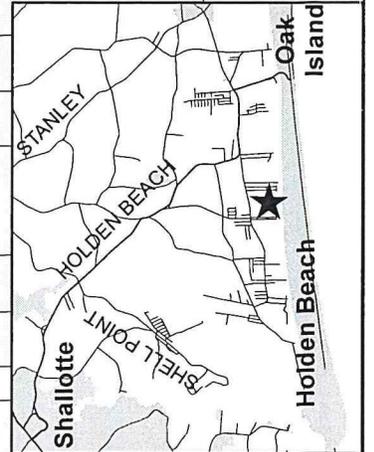
231MA004

231MA005

231LE023

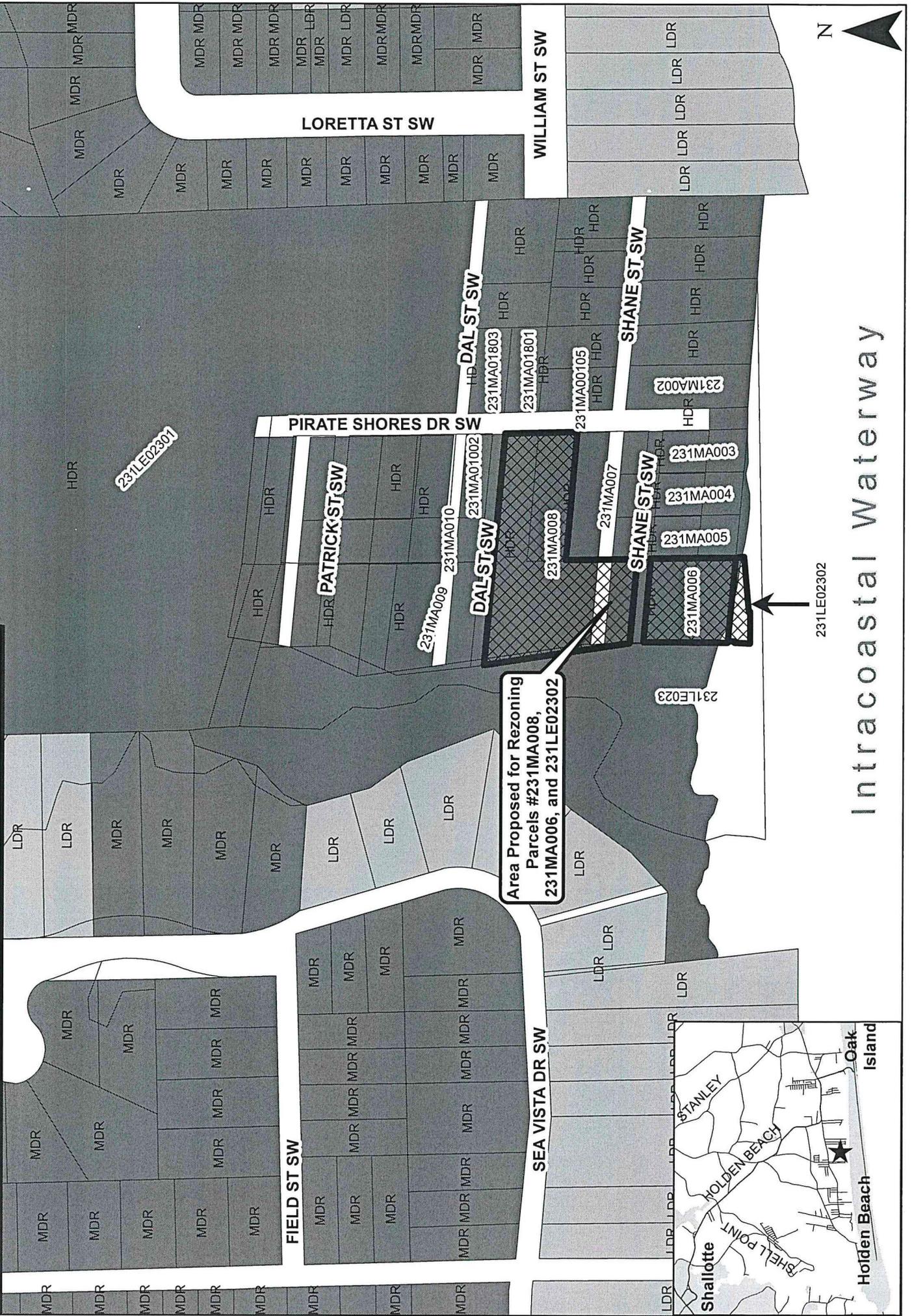
231LE02302

Area Proposed for Rezoning
Parcels #231MA008,
231MA006, and 231LE02302



Intracoastal Waterway

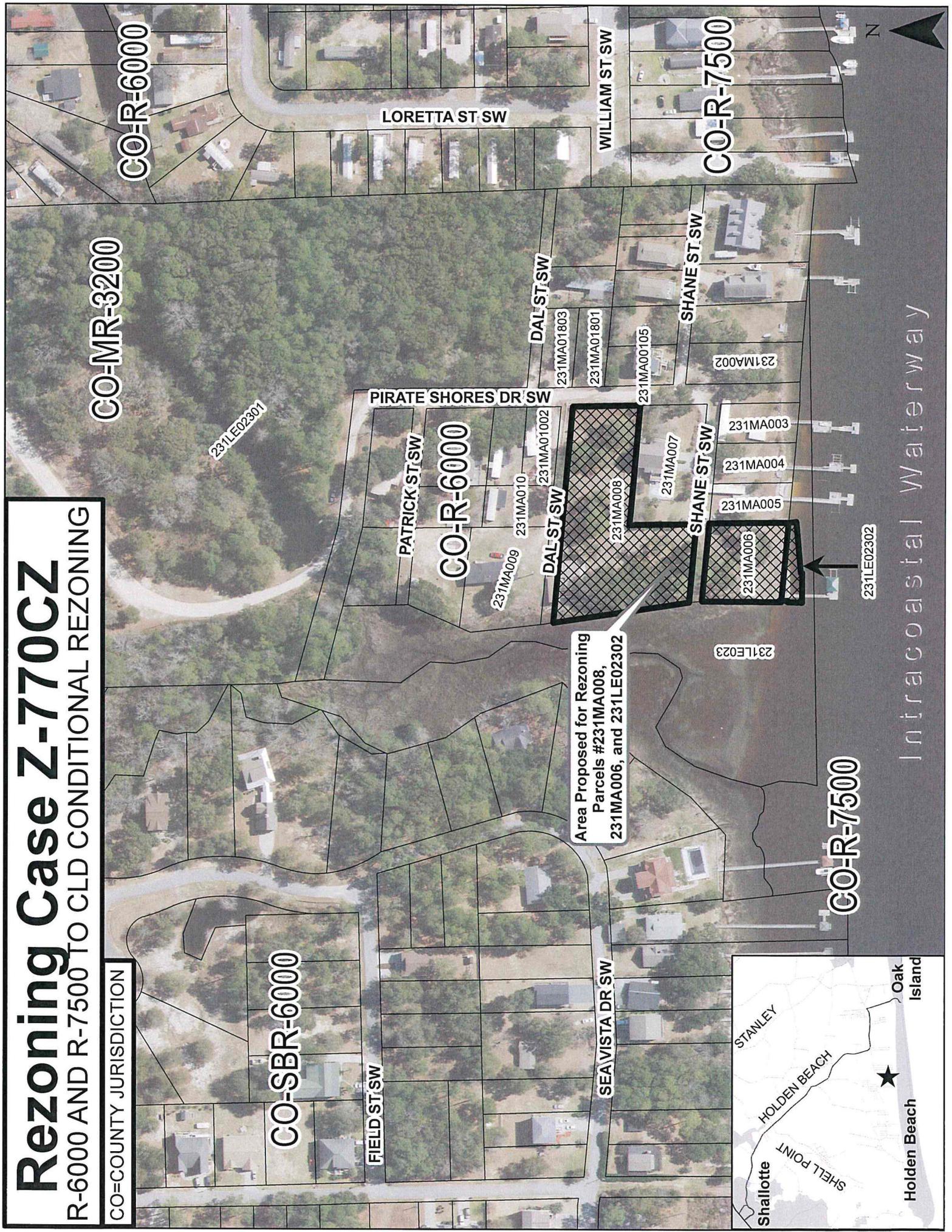
Rezoning Case Z-770CZ Land Use Plan



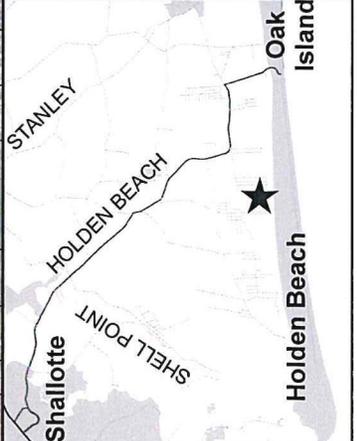
Rezoning Case Z-770CZ

R-6000 AND R-7500 TO CLD CONDITIONAL REZONING

CO=COUNTY JURISDICTION



Area Proposed for Rezoning
Parcels #231MA008,
231MA006, and 231LE02302



Intracoastal Waterway

CASE Z-770CZ

ADJACENT PROPERTY OWNER(S)

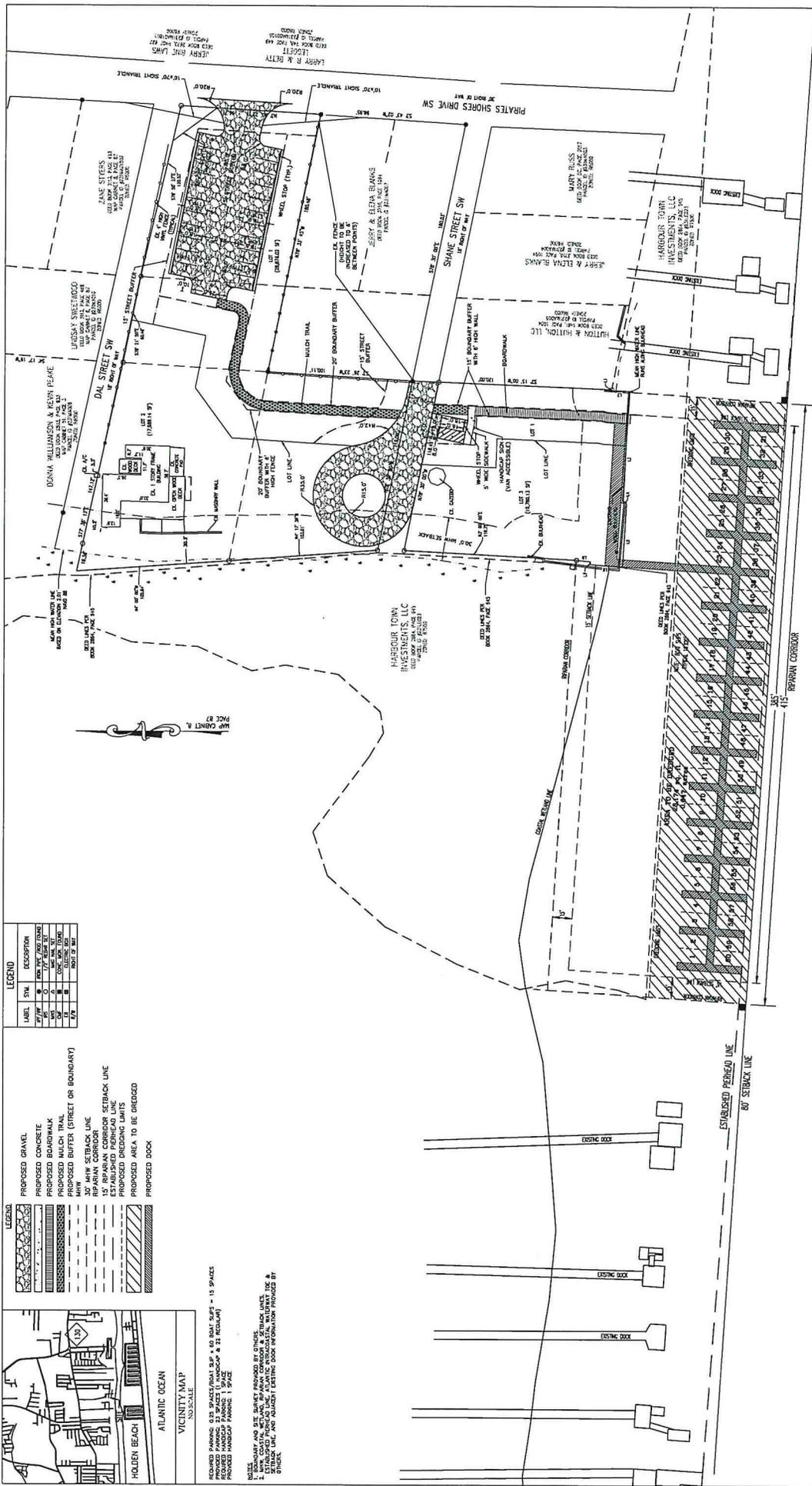
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
231MA00105	LEGGETT LARRY R ETUX	125 HOLLOW TRL	ROCKINGHAM	NC	28379-8728
231MA01803	DOSS DAVID ERIC AND	2812 LORI LN	YADKINVILLE	NC	27055-5651
231MA007	BLANKS JERRY M ETUX	2829 PIRATE SHORE DR SW	SUPPLY	NC	28462-2812
231MA004	BLANKS JERRY M ETUX	2829 PIRATE SHORE DR SW	SUPPLY	NC	28462-2812
231MA005	HUTTON RICHARD M	PO BOX 34	POLKTON	NC	28135-0034
231MA01801	LAWS JERRY BINE	208 WILDWOOD ROAD	LENOIR	NC	28645
231MA010	SWEETWOOD LINDSAY MORGAN FRYE	340 TRAVESAN DRIVE	HOLLY SPRINGS	NC	27540
231MA009	WILLIAMSON DONNA S AND	130 GRAYS LANE	WHITE LAKE	NC	28337
231LE023	HARBOUR TOWN INVESTMENTS LLC	STE 201	WILMINGTON	NC	28411-5300
231LE02301	HARBOUR TOWN INVESTMENTS LLC	STE 201	WILMINGTON	NC	28411-5300
231MA002	HARBOUR TOWN INVESTMENTS LLC	STE 201	WILMINGTON	NC	28411-5300
231MA003	RUSS MARY	630 CAROLINA BAY DR	WILMINGTON	NC	28403-2031
231MA01002	STYERS ZANE ALAN	136 NOTTINGHAM COURT	YOUNGSVILLE	NC	27596

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
231MA006	MILLER WILLIAM BRYAN JR ETUX	2267 DAL ST SW	SUPPLY	NC	28462-2801
231MA008	MILLER WILLIAM BRYAN JR ETUX	2267 DAL ST SW	SUPPLY	NC	28462-2801
231LE02302	MILLER WILLIAM BRYAN JR ETUX	2267 DAL ST SW	SUPPLY	NC	28462-2801

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
231MA006	MILLER WILLIAM BRYAN JR ETUX	2267 DAL ST SW	SUPPLY	NC	28462-2801
231MA008	MILLER WILLIAM BRYAN JR ETUX	2267 DAL ST SW	SUPPLY	NC	28462-2801
231LE02302	MILLER WILLIAM BRYAN JR ETUX	2267 DAL ST SW	SUPPLY	NC	28462-2801

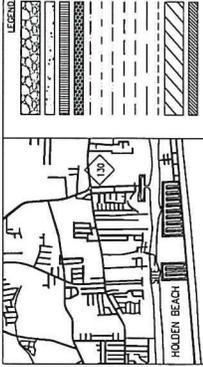


LEGEND

LABEL	SYMBOL	DESCRIPTION
PROPOSED GRAVEL	(Pattern)	PROPOSED GRAVEL
PROPOSED CONCRETE	(Pattern)	PROPOSED CONCRETE
PROPOSED BOARDWALK	(Pattern)	PROPOSED BOARDWALK
PROPOSED MUDCH TRAIL	(Pattern)	PROPOSED MUDCH TRAIL
PROPOSED BATTERY (STREET OR BOUNDARY)	(Pattern)	PROPOSED BATTERY (STREET OR BOUNDARY)
30' MHW SETBACK LINE	(Line)	30' MHW SETBACK LINE
15' BIPARTAN CORRIDOR SETBACK LINE	(Line)	15' BIPARTAN CORRIDOR SETBACK LINE
ESTABLISHED PERIFERAL LINE	(Line)	ESTABLISHED PERIFERAL LINE
PROPOSED DITCHING LIMITS	(Line)	PROPOSED DITCHING LIMITS
PROPOSED AREA TO BE DREDGED	(Line)	PROPOSED AREA TO BE DREDGED
PROPOSED DOCK	(Line)	PROPOSED DOCK

LEGEND

(Pattern)	PROPOSED GRAVEL
(Pattern)	PROPOSED CONCRETE
(Pattern)	PROPOSED BOARDWALK
(Pattern)	PROPOSED MUDCH TRAIL
(Pattern)	PROPOSED BATTERY (STREET OR BOUNDARY)
(Line)	30' MHW SETBACK LINE
(Line)	15' BIPARTAN CORRIDOR SETBACK LINE
(Line)	ESTABLISHED PERIFERAL LINE
(Line)	PROPOSED DITCHING LIMITS
(Line)	PROPOSED AREA TO BE DREDGED
(Line)	PROPOSED DOCK



ATLANTIC OCEAN
VICINITY MAP
NO SCALE

REQUIRED PARKING: 625 SPACES/10000 SQ. FT. BOAT STORAGE = 13 SPACES
 REQUIRED HANDICAPPED PARKING: 1 SPACE
 REQUIRED BIKE PARKING: 1 SPACE
 REQUIRED TRASH ENCLOSURE: 1 SPACE

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE PLANNING DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S DESIGN STANDARDS AND SPECIFICATIONS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE'S DESIGN STANDARDS AND SPECIFICATIONS.

BOUNDARY LINE TABLE

LINE	BOUNDARY	DATE
1	SHANE STREET SW	01/17/2017
2	SHANE STREET SW	01/17/2017
3	SHANE STREET SW	01/17/2017
4	SHANE STREET SW	01/17/2017
5	SHANE STREET SW	01/17/2017
6	SHANE STREET SW	01/17/2017
7	SHANE STREET SW	01/17/2017
8	SHANE STREET SW	01/17/2017
9	SHANE STREET SW	01/17/2017
10	SHANE STREET SW	01/17/2017

GRAPHIC SCALE
 1" = 50'
 1" = 100'

PRELIMINARY PLAT NOT FOR RECORDED CONVEYANCES, OR SALES

SHANE STREET WET BOAT STORAGE
 CHARLOTTE, NORTH CAROLINA
 HALLAS ENGINEERING & SURVEYING, P.C.
 PROJECT NO. 17-00000000000000000000
 DRAWING NO. C-0000
 SHEET NO. 1

REZONING STAFF REPORT



Prepared by Kirstie Dixon, Planning Director

Rezoning Case#: Z-771CZ

September 10, 2018

APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 18500013 from SBR-6000 (High Density Site Built Residential) to CLD-CZ (Commercial Low Density Conditional Zoning). This conditional rezoning is proposing to limit the uses to Contractors Office and Storage; Craft & Woodworking Shops & Similar Uses; Professional Offices; Commercial Parking Facility; Personal Service Establishments; Single Family Detached Residential; Self Service Storage Facility for RVs & Boats; Retail Sales Less than 10,000 sq. ft.; Accessory Building; All Home Occupations; and Planned Development (Subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance). The applicant held a Neighborhood Meeting on August 14, 2018. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. A site plan is provided, and conditions have been proposed and agreed upon by the owners.

Location
1201 Southport-Supply Road (NC 211) near Winding River Plantation

Tax Parcel
18500013

Current Zoning
SBR-6000 (High Density Site Built Residential)

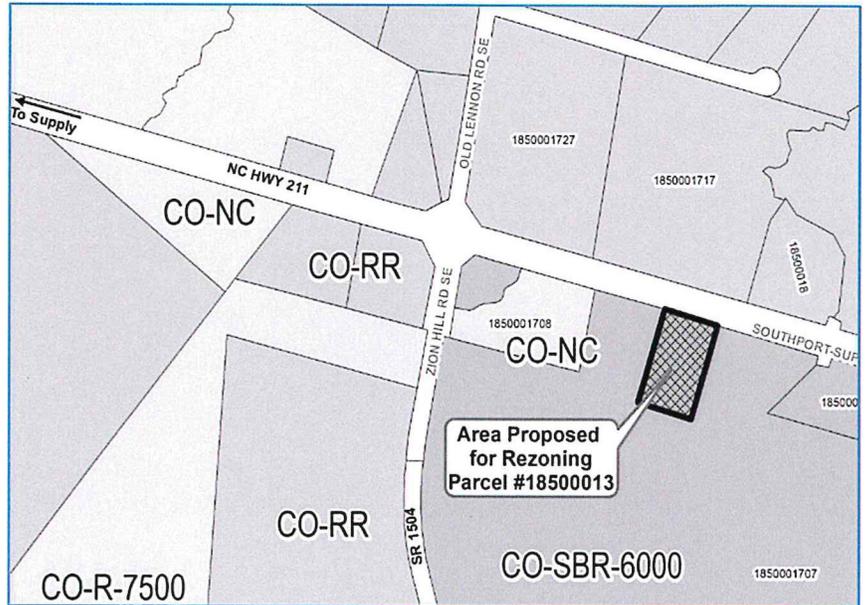
Proposed Zoning
CLD-CZ (Commercial Low Density Conditional Zoning)

Surrounding Zoning
SBR-6000 and RR

Current Use
Vacant Land

Surrounding Land Uses
Residential, Vacant Lands

Size
1.4 acres



SITE CONSIDERATIONS

Zoning History: The rezoning site and the surrounding area was rezoned from RU (Rural) to SBR-6000 (High Density Site Built Residential) as part of the adoption of the Unified Development Ordinance in 2007. There have been two conditional rezonings to RR-CZ in the area. Both rezonings were for sand mine operations and included portions of adjacent Tax Parcel 1850001707 (*Rezoning Case Z-730CZ was approved on October 19, 2015 and Rezoning Case Z-758CZ on December 18, 2017*).

Area Activities: The Southport-Supply Road (NC 211) Corridor has been experiencing growth based upon recent land development activities. Commercial growth has occurred near the intersection of Midway Rd (NC 906) & Southport-Supply Road (NC 211). Residential growth has been occurring throughout the NC 211 Corridor. Several existing residential developments and two sand mining operations are located within the area.

Buffers: Per the site plan, the applicant has proposed a 20-foot wide street buffer that will include 4 trees along the NC 211 and 20 ft wide boundary buffers along all other sides meeting the 40% opaque buffer requirement (or 0.4 opacity buffer). The applicant proposes to utilize existing vegetation where possible and supplement as needed to meet the 40% requirement.

Traffic: Access to the site will be limited to Southport-Supply Rd (NC 211). This section of Southport-Supply Road (NC 211) is near capacity. Other areas along the NC 211 are over capacity.

Utilities: Water & Sewer are both available from Brunswick County. Water is available from a 12-inch water line and Sewer is available from a 16-inch force main along Southport-Supply Road (NC 211). Note that the sewer line is located across NC 211 and the applicant must first try to utilize septic before obtaining permission to tap into the sewer line. Therefore, the project is currently proposed with septic. Water & Sewer connections will be the responsibility of the developer.

Schools: There are not any school capacity deficiencies at this time.

CIP Projects in Area: New Town Creek Middle School (FY 2019), North Brunswick Classroom Addition (FY 2021), West Brunswick Classroom Addition (FY 2021), New Early College Building (FY 2021), Waccamaw School K-2 Building Replacement (FY 2021), Lincoln Elementary School Classroom Additions (FY 2019), Town Creek Elementary School Classroom Additions (FY 2019), Brunswick Center at Supply (Prior 2018), Hwy 211 R-5021 NCDOT Utility Relocation (FY 2019), NCDOT Hwy 211 Water Expansion (FY 2019), and Sunset Harbor Rd Water Project (FY 2019).

NCDOT Road Improvements in Area:

- Widen NC 211 from Midway Road (NC 906) to NC 87 to 4-lane (Project R-B-5640). Currently in the pre-Construction Phase (Anticipated Construction 2018 - 2021).
- Widen NC 211 from Midway Road (NC 906) to NC 87 to 4-lane (Project R-5021) – Pre-Construction Phase (Anticipated Construction 2025). Anticipated Construction 2025.
- Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

Environmental Impacts:

- Located along in the Lockwood Folly Watershed.
- Scotts Branch is located near the rezoning site.
- Biodiversity & Wildlife Habitat Assessment Score: The rezoning site scored 0 out of 10 and therefore ideal for development because the site is not a high priority area for conservation and wildlife habitats.

Other Considerations:

- Located within 1/2 mile of a Voluntary Agricultural District (VAD).

ANALYSIS

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

Conditional Zoning is established to offer flexibility to meet project and community needs that are not accommodated by conventional zoning districts. These districts allow approval with individualized development standards adopted as part of the rezoning. Property is rezoned to these districts in response to and consistent with the applicants submitted site

plan, list of uses, list of conditions, and any rules or regulations, that would govern development of the site. The property owner and Brunswick County must agree to all conditions. The applicant must hold at least one neighborhood meeting on the proposal prior to the Planning board's public hearing. These districts are potentially available in conjunction with any of the conventional zoning classifications the site.

CAMA Land Use Plan Classification: LDR (Low Density Residential)

- Proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-771) proposed from LDR to Commercial.

Applicable CAMA Land Use Policies:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.17 states that Brunswick County encourages/supports commercial development (nodes) at the intersections of major roads consistent with the County's future land use map.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.86 states that Brunswick County supports state and local efforts to restore the water quality of the Lockwood Folly River, as well as other estuarine waters in the County, to a water quality level deserving of ORW designation.
- P.112 states that Brunswick County will encourages industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO CLD-CZ in conjunction with the submitted Site Plan, the list of permitted uses, and list of conditions for Tax Parcel 18500013 based upon the site plan, information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

Permitted Uses:

- 1. Contractors Office & Storage;**
- 2. Craft & Woodworking Shops & Similar Uses;**
- 3. Professional Office;**
- 4. Commercial Parking Facility;**
- 5. Personal Service Establishments;**
- 6. Single Family Detached Residential;**
- 7. Self-Service Storage Facility for RV & Boat;**
- 8. Retail Sales less than 10,000 square feet;**
- 9. Accessory Building;**
- 10. Home Occupation**
- 11. Parks & Open Spaces**
- 12. Planned Development (*Subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance*)**

STAFF RECOMMENDATION SUMMARY CONT...

Conditions:

- 1. Contractor's Office and Storage operations activities may be located on the parcel subject to the following:**
 - a. When adjacent to residences, outside storage of equipment, construction materials or other goods shall be screened by means of a solid wall or slated fence. A vegetative row shall also be provided on the exterior of the wall or fence.**
 - b. When adjacent to a public roadway, outdoor storage of equipment, construction materials or other goods shall be screened by a perimeter vegetative buffer row, such buffer to be installed on the exterior of walls or fences, if any.**
 - c. The vegetative buffer shall reach a minimum of 0.6 opacity and a height of eight feet within five years.**
 - d. Screening shall not be required for portions of the operation adjacent to expansive water features, wetland areas, natural areas, utilities or industrial uses.**
- 2. Craft & Woodworking Shops and Similar Uses activities may be located on the parcel subject to the following:**
 - a. Outside processing or compounding treatment shall not be permitted.**
- 3. Use of a dustless gravel parking lot is permitted for the first phase (Unit #1). The entire front parking lot must be converted to asphalt prior to the construction of Phase 2 (Unit/Building #2 & #3).**
- 4. Project boundary buffers and street buffers shall be provided per the site plan.**
- 5. All development shall comply with all applicable federal, state, and local requirements and with the Brunswick County Unified Development Ordinance (UDO) and shall conform to the site plan, the list of permitted uses (subject to all limited standards imposed by the UDO), and all design features as submitted, and approved as part of this conditional rezoning as kept on file by the Brunswick County Planning Department.**
- 6. All applicable County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits.**
- 7. All conditions listed have been agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.**

REVISED: 8/31/2018

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: 2-771CZ



THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

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

APPROVED – 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 Planning Board further finds that the 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 Planning Board further finds that the proposed zoning amendment *is reasonable and in the public interest* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

• The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interest for the following reasons: _____

TABLED

• The Planning Board *TABLES* the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting** in _____ months.

Excerpt from N.C.G.S. § 153A-341:

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations shall be made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.



REZONING APPLICATION

For Office Use Only

Planning Project #: _____
 Rezoning Case Z- 771 CZ

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740
 Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>ALLAN D. YUHASZ</u>	
Mailing Address: <u>PO BOX 227 SUPPLY, NC 28462</u>	
Phone: <u>910 443-2416</u>	Email: <u>AL@QRI CORP. COM</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>KATHLEEN M. YUHASZ</u>	
Mailing Address: <u>557 RIVERWOOD DR. SE BOLIVIA, NC 28422</u>	
Phone: <u>910 755-6203</u>	Email: <u>KATHY@QRI CORP. COM</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>1205 SOUTHPORT-SUPPLY RD. JUST SOUTHEAST OF ZION HILL ROAD ON ROUTE 211</u>	
Parcel Tax ID #(s): <u>18500013</u>	Total Site Acreage: <u>1.54 A.C.</u>
Current Zoning District(s): <u>DR SBR-4000</u>	Proposed Zoning District(s): <u>C-LOCAL</u>
Conditional Zoning Request <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <small>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.</small>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

THE ZONING WILL PROVIDE CONTRACTOR OFFICE SPACE, STORAGE AND WORK SHOP FOR 3 BUILDINGS. OUTDOOR STORAGE AREA IN BACK OF THE PROPERTY, FOR FUTURE DEVELOPMENT OF THE AREA.

LAND USE COMPATIBILITY

Future Land Use Map Classification: LOR

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 AREA IS GROWING AND THERE IS A NEED FOR BUSINESS TO HELP MAKE IT GROW.

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: 8-9-2018

Owner Signature: [Signature]

Date: 8/4/18

Owner Signature: _____

Date: _____

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

OFFICE USE ONLY

DATE RECEIVED: August 10, 2018

RECEIPT #: 023 021

<5.00 acres (\$300)

5.00 to 49.99 acres (\$500)

50.00 to 99.99 acres (\$750)

>100 acres (\$1,000)

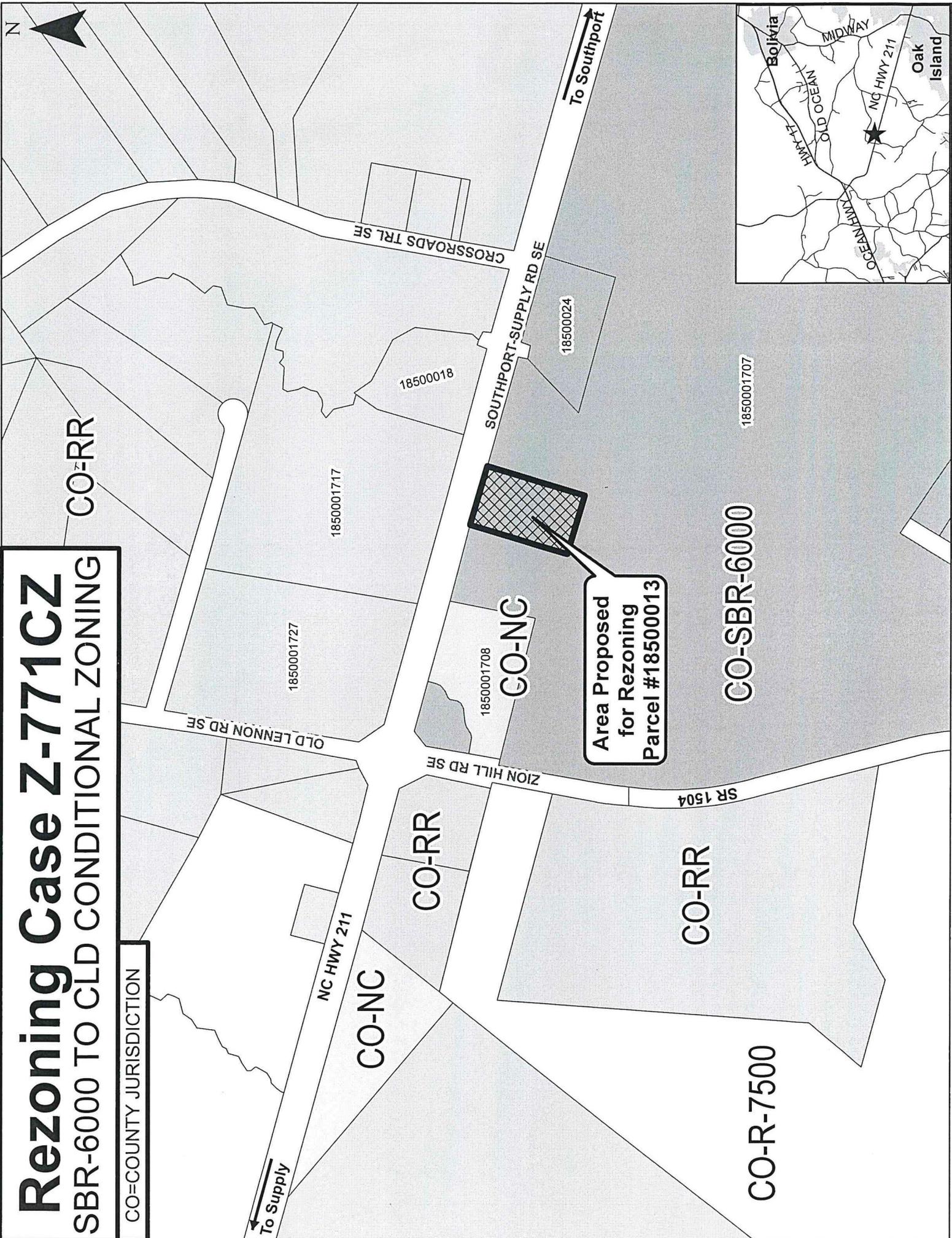
Land Use Plan Amendment

Conditional Zoning

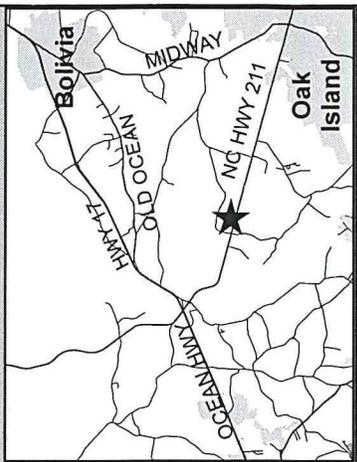
Rezoning Case Z-771CZ

SBR-6000 TO CLD CONDITIONAL ZONING

CO=COUNTY JURISDICTION



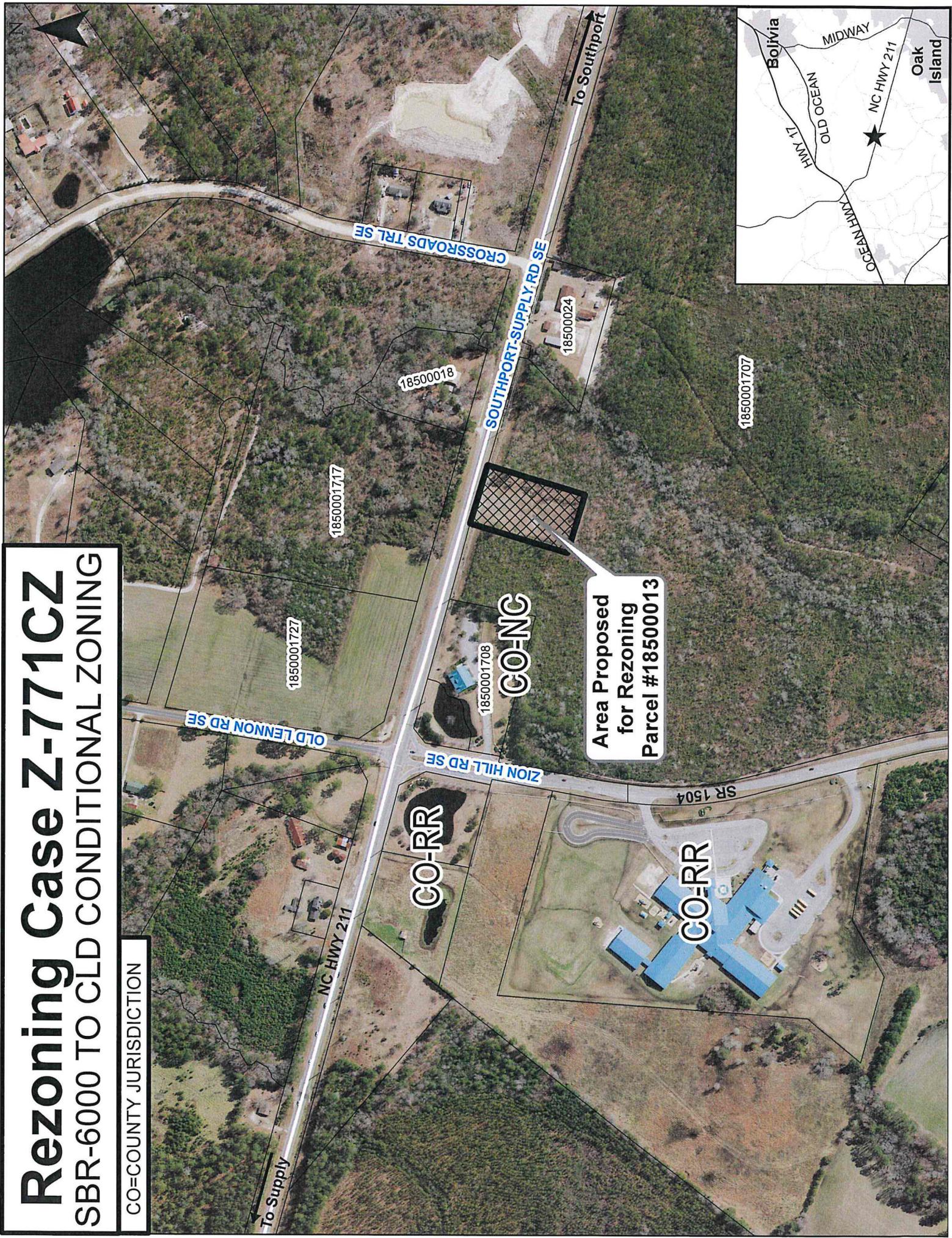
Area Proposed
for Rezoning
Parcel #18500013



Rezoning Case Z-771CZ

SBR-6000 TO CLD CONDITIONAL ZONING

CO=COUNTY JURISDICTION



Area Proposed
for Rezoning
Parcel #18500013

CO-RR

CO-NC

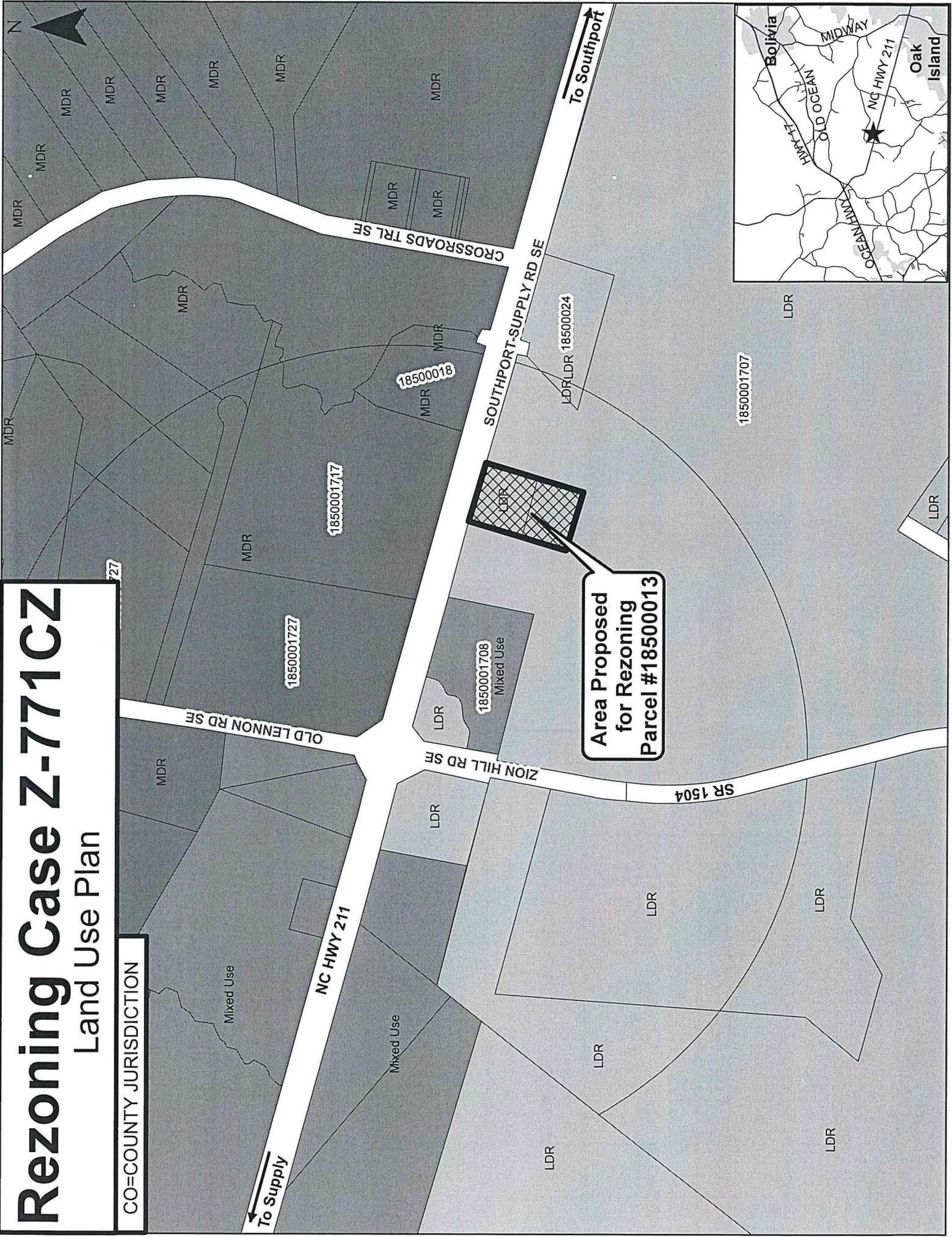
CO=RR



Rezoning Case Z-771CZ

Land Use Plan

CO=COUNTY JURISDICTION



Area Proposed
for Rezoning
Parcel #18500013

CASE Z-771CZ

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18500024	MOORE LAWRENCE R	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1850001708	MARLES PROPERTIES LLC	131 CHESTNUT ST	LYNBROOK	NY	11563
1850001707	CLEMMONS JUNE L & NANCY L MOORE	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1850001727	CLEMMONS JUNE L & NANCY L MOORE	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
18500018	MOORE NANCY L	1255 SOUTHPORT SUPPLY RD	BOLIVIA	NC	28422
1850001717	SUPPLY MISSIONARY BAPTIST CHURCH INC	PO BOX 15	SUPPLY	NC	28462

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18500013	ONE STEP PROPERTIES LLC	3530 RIVERSIDE DR APT C	GREENSBORO	NC	27406-5026

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18500013	ALLAN D YUHASZ	PO BOX 227	SUPPLY	NC	28462

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-772

September 10, 2018

APPLICATION SUMMARY

The applicant requests to rezone Tax Parcels 1110002202, 1110002203, 1110002205 and 1110002206 from RR (Rural Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Ocean Hwy E (US 17)

Tax Parcels

1110002202, 1110002203,
1110002205 and 1110002206

Current Zoning

RR

Proposed Zoning

CLD

Surrounding Zoning

RR, CLD

Current Use

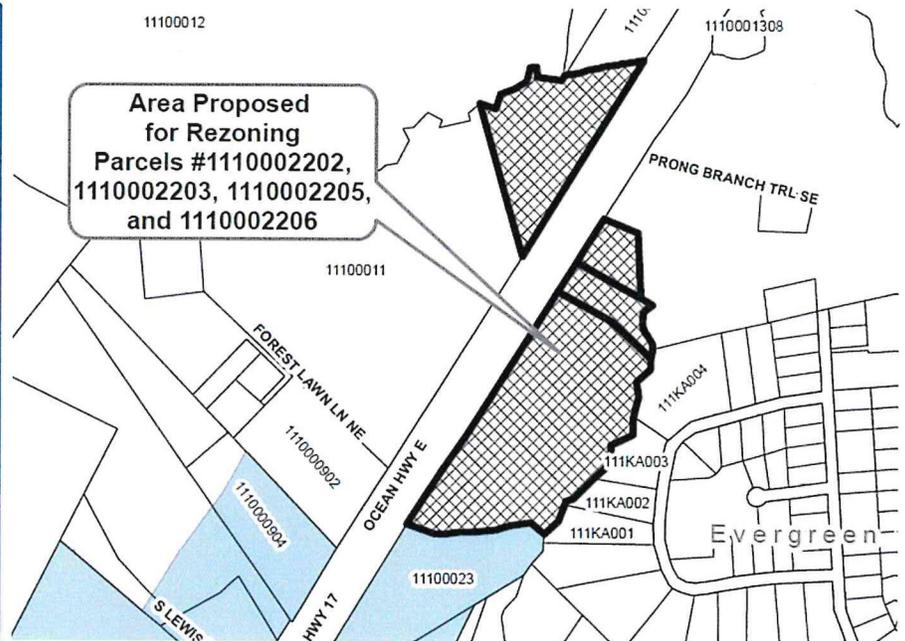
Vacant, Agricultural

Surrounding Land Uses

Residential, Agricultural, Vacant
Lands

Size

30.87 acres



SITE CONSIDERATIONS

Zoning History: There are not any known zoning changes to the rezoning site since introduction of zoning in 1994. Adjacent Tax Parcels 11100023 and 1110002301 to the south were rezoned from RR to CLD as part of Rezoning Case Z-311 on September 4, 2001.

Buffers: If rezoned to CLD, all non-residential uses will require a 0.6 (vacant) or 0.8 (developed) opacity buffer to properties zoned RR. A buffer is not required for non-residential uses zoned CLD unless there is existing residential. When adjacent to a residential use, a 0.4 opacity buffer will be required.

Traffic: There are no capacity deficiencies for this section of Ocean Hwy East (US 17) The average annual daily traffic count for this section of Ocean Hwy East is 28,000 vehicle trips per day.

Utilities: Water is available from Brunswick County along Ocean Hwy East. Sewer availability is limited to a Brunswick County force main. Water and sewer connections will require developer responsibility to connect to the system.

Schools: Bolivia Elementary School & South Brunswick Middle School have adequate capacity. South Brunswick High School is near capacity.

CIP Projects in Area: New Town Creek Middle School (FY 2019), North Brunswick Classroom Addition (FY 2021), West Brunswick Classroom Addition (FY 2021), New Early College Building (FY 2021), Waccamaw School K-2 Building Replacement (FY 2021), Lincoln Elementary School Classroom Additions (FY 2019), Town Creek Elementary School Classroom Additions (FY 2019)

NCDOT Road Improvements in Area: Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: Small portions of the rezoning site score a 6 or 7 out of 10 due to wetlands classified as substantial.

ANALYSIS

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

CAMA Land Use Plan Classification: LDR (Low Density Residential).

- Proposed Zoning is not consistent with CAMA Land Use Plan.
- Associated Land Use Plan Amendment (LUM-772):
Request to amend Tax Parcels 1110002202, 1110002203, 1110002205 and 1110002206 from LDR to Commercial.

Applicable CAMA Land Use Policies:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.112 states that Brunswick County will encourages industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCELS 1110002202, 1110002203, 1110002205 AND 1110002206** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-772



THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

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

APPROVED – 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 Planning Board further finds that the 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 Planning Board further finds that the proposed zoning amendment *is reasonable and in the public interest* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment is is not consistent with the CAMA Land Use Plan (Comprehensive Plan) and is is not in the public interest for the following reasons: _____

TABLED

- The Planning Board *TABLES* the proposed zoning amendment to Next Planning Board Meeting A Future Planning Board Meeting in _____ months.

Excerpt from N.C.G.S. § 153A-341:

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration as to, among other things, the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. In addition, the regulations shall be made with reasonable consideration to expansion and development of any cities within the county, so as to provide for their orderly growth and development.

* SEE ATTACHED *



REZONING APPLICATION

<i>For Office Use Only</i>	
Planning Project #:	<u>301215</u>
Rezoning Case Z-	<u>772</u>

Brunswick County Planning • PO Box 249, Bolivia, NC 28422 • Phone: (910) 253-2025/1-800-621-0609 • Fax: (910) 754-2740
Complete the following application. This form must be completely filled out. Incomplete applications will result in a delay of this application and slow down the rezoning process.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)

Applicant Name(s): DON HARLEY + ANNE ADAMS

Mailing Address: 1430 COMMONWEALTH DR., STE. 102
WILMINGTON, NC 28403

Phone: DON: 910-262-3148 Email: ANNE: DON.HARLEY@CBSUNCOAST.COM
910-538-2453 ANNE.ADAMS@CBSUNCOAST.COM

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): NOMLAS REALTY, LLC
BILL SLAUGHTER

Mailing Address: 1125 EMERALD COAST PARKWAY, STE. 6-136
MIRAMAR BEACH, FLA. 32550

Phone: (520)-400-0002 Email: MOSORISER@ICLOUD.COM

PROPERTY INFORMATION

Property Address and/or Description of Location: 4981 OCEAN HWY E. BOLIVIA NC 28422
LOCATED ON WEST SIDE OF US HWY 17 SOUTH, CLOSE TO INTERSECTION
WITH OLD OCEAN HWY

Parcel Tax ID #(s): 1110002203,
1110002202, 1110002205
1110002206 (MP)

Total Site Acreage: 9.18
30.87 (MP)

Current Zoning District(s): RR

Proposed Zoning District(s): CLD

Conditional Zoning Request YES NO
Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

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

STATEMENT OF REASONABLENESS

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

HAVING THIS PARCEL REZONED TO 'CLD' WILL OPEN IT TO MORE COMMERCIAL USES, PARCEL IS LOCATED ON 17 IN CLOSE PROXIMITY TO OTHER COMMERCIAL PROSECTS. WE WOULD LIKE TO USE THIS PARCEL FOR ITS HIGHEST AND BEST USE.

LAND USE COMPATIBILITY

Future Land Use Map Classification: LDR (LOW DENSITY RESIDENTIAL)

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

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

THE PARCEL IS LOCATED ON HWY. 17, THE AREA IS BECOMING MORE COMMERCIAL AND DEVELOPED.

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: Anne Adams

Date: 7/27/18

Owner Signature: [Signature]

Date: 7/31/18

Owner Signature: _____

Date: _____

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

OFFICE USE ONLY

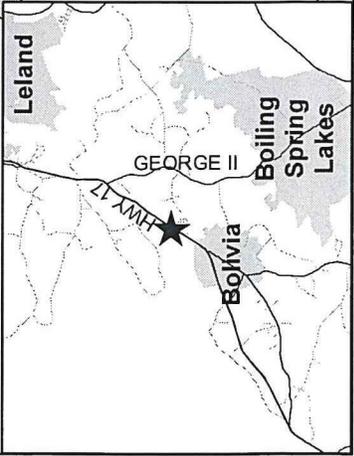
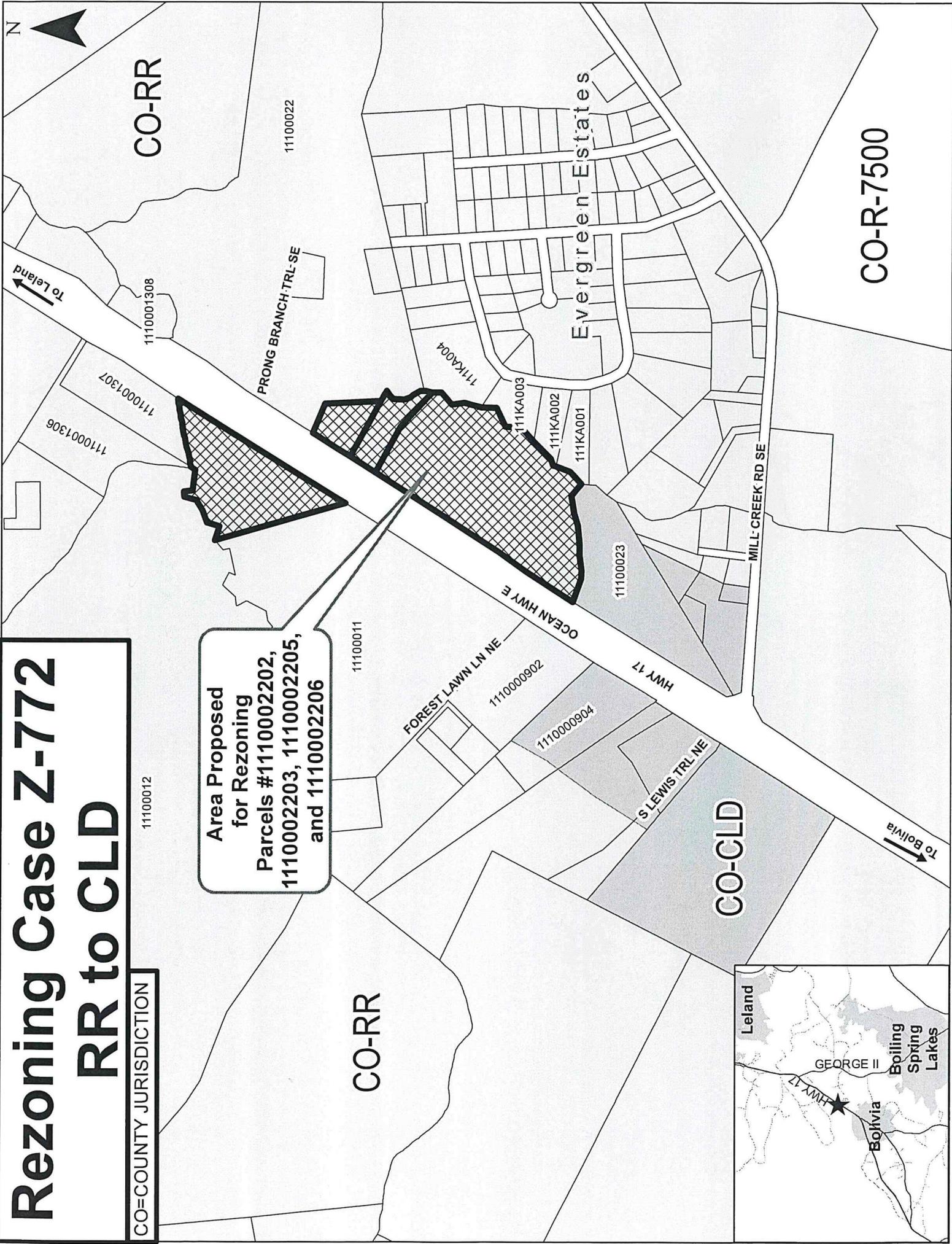
DATE RECEIVED: _____ RECEIPT #: _____

- <5.00 acres (\$300)
- 5.00 to 49.99 acres (\$500)
- 50.00 to 99.99 acres (\$750)
- >100 acres (\$1,000)
- Land Use Plan Amendment
- Conditional Zoning

Rezoning Case Z-772 RR to CLD

CO=COUNTY JURISDICTION

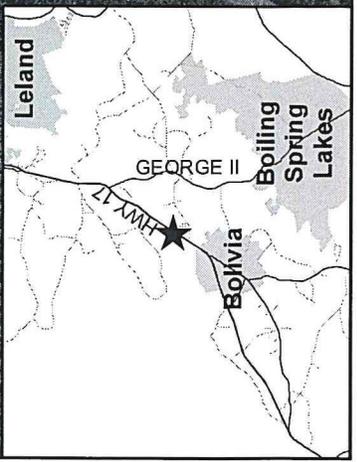
Area Proposed
for Rezoning
for Parcels #1110002202,
1110002203, 1110002205,
and 1110002206



Rezoning Case Z-772 RR to CLD

CO=COUNTY JURISDICTION

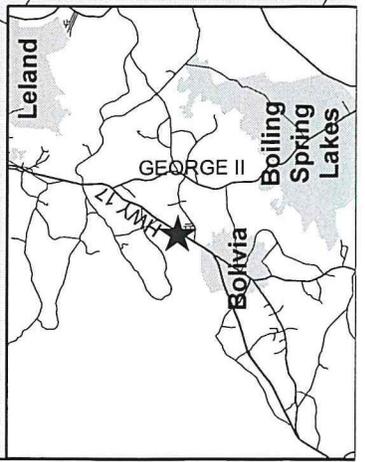
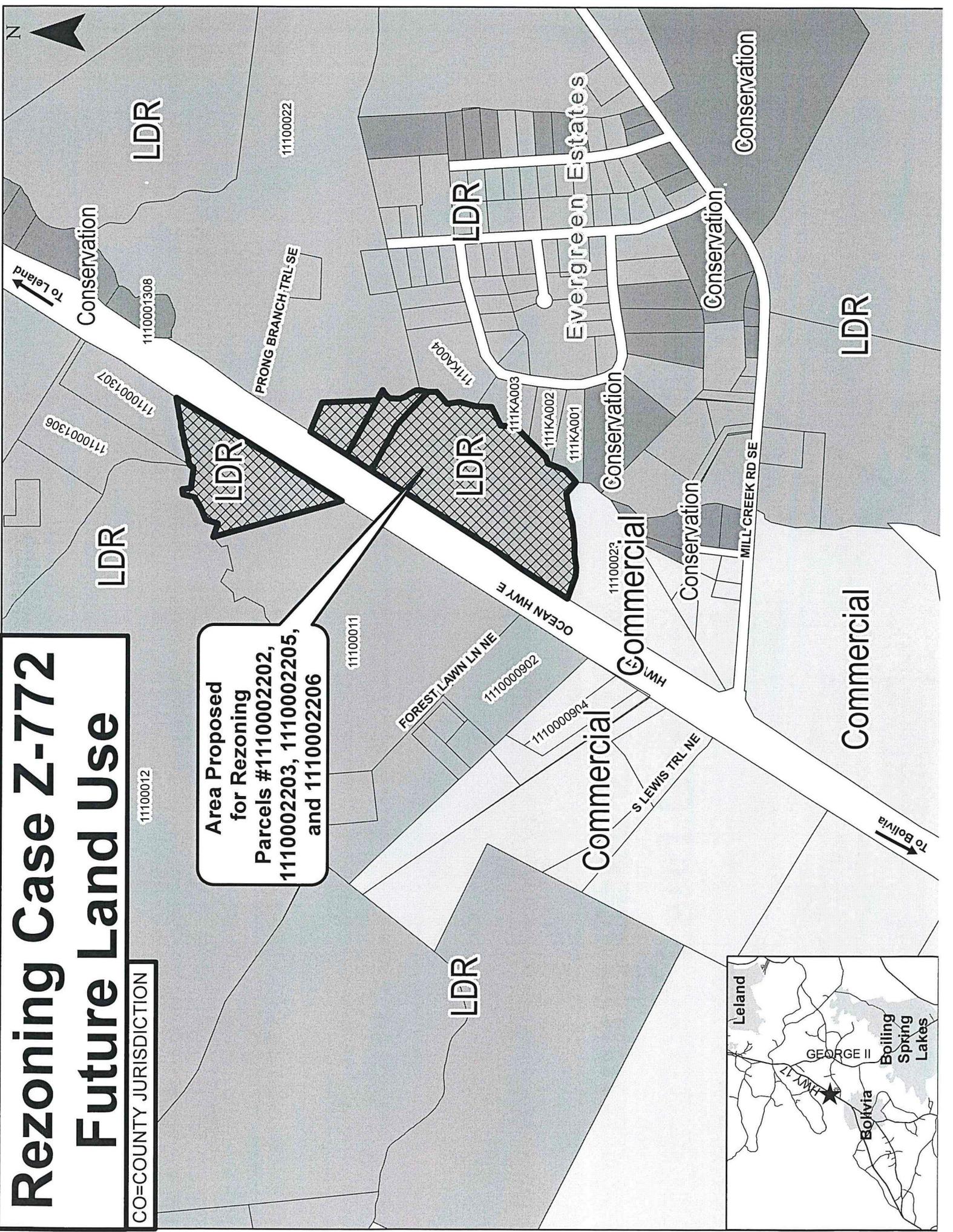
Area Proposed
for Rezoning
for Parcels #1110002202,
1110002203, 1110002205,
and 1110002206



Rezoning Case Z-772 Future Land Use

CO=COUNTY JURISDICTION

Area Proposed
for Rezoning
Parcels #1110002202,
1110002203, 1110002205,
and 1110002206



CASE Z-772

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1110000902	YUSUF ABDALLAH & NIZAR	4603 CROSSCURRENT PL	WILMINGTON	NC	28409
111000023	LEWIS JUDY B	1023 BONHAM AVE	WILMINGTON	NC	28403
111000011	MERCER WILLIAM WORTH	4855 OCEAN HWY E	BOLIVIA	NC	28422
111000012	SWAIN GREGORY R	6271 FUNSTON RD SE	WINNABOW	NC	28479
11100001306	REYNOLDS BONNIE	799 SILVER GROVE WAY SW	SHALLOTTE	NC	28470
1110000904	BRUNSWICK ELECTRIC MEM CORP	PO BOX 826	SHALLOTTE	NC	28459
11100001307	HEWETT TERESA REYNOLDS ETVIR	1292 GEORGE II HWY SE	BOLIVIA	NC	28422-8546
11100001308	HEWETT TERESA REYNOLDS ETVIR	1292 GEORGE II HWY SE	BOLIVIA	NC	28422-8546
111KA003	ROCKENHAUSER JANET TAPP	214 LONG LEAF HILLS DR SE	BOLIVIA	NC	28422
111KA004	WILSON ROBERT P JR	190 LONG LEAF HILLS DR SE	BOLIVIA	NC	28422
111KA001	BEASON DIANNIA	19715 TOWNSHIP ROAD 76B	COSHOCTON	OH	43812-8933
111KA002	BEASON DIANNIA	19715 TOWNSHIP ROAD 76B	COSHOCTON	OH	43812-8933
111000022	JULIA CUMBEE KNOX INDIVIDUAL LIVING REV TRUST	45 PRONG BRANCH TRL SE	BOLIVIA	NC	28422-8628

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1110002205	NOMLAS REALTY LLC	613 W MARKHAM AVE	DURHAM	NC	27701
1110002206	NOMLAS REALTY LLC	613 W MARKHAM AVE	DURHAM	NC	27701
1110002202	NOMLAS REALTY LLC	613 W MARKHAM AVE	DURHAM	NC	27701
1110002203	NOMLAS REALTY LLC	613 W MARKHAM AVE	DURHAM	NC	27701

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1110002205	Don Harley & Anne Adams	1430 Commonwealth Dr, Ste 102	Wilmington	NC	28403
1110002206	Don Harley & Anne Adams	1430 Commonwealth Dr, Ste 102	Wilmington	NC	28403
1110002202	Don Harley & Anne Adams	1430 Commonwealth Dr, Ste 102	Wilmington	NC	28403
1110002203	Don Harley & Anne Adams	1430 Commonwealth Dr, Ste 102	Wilmington	NC	28403

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-15

Applicant: Ed Burnett

Project Name: Country Walk Planned Development

Property Location: Bell Swamp Connection (SR 1407)

Parcel Number: A Portion of 11100014

Zoning District: CLD

Surrounding Zoning **North:** RR **South:** CLD and RR **East:** CLD and CI
West: CLD and RR

Proposed Use: Country Walk is a proposed planned development consisting of 92 Single Family Lots on a gross site of 37.61 acres creating an overall density of 2.45 dwelling units per acre.

Approval Criteria

- The majority of the surrounding uses consists of single family residential, agricultural, commercial and vacant land. The farmers market "Go Chicken Coop" is currently located on the southern portion of the same parcel. The 2007 Future Land Use Map denotes this area as Commercial.
- A 30-foot peripheral buffer with a 0.6 visual opacity is proposed for the project. Existing vegetation will serve as a visual buffer and will be supplemented by native landscaping where necessary. A 20-foot street buffer adjacent to Bell Swamp Connection is proposed for the project.
- The proposed project meets minimum vehicular access point requirements.
- The Exceptional Design elements to be included in the project are as follows:
 1. Non-vehicular trail.
 2. All wetland areas will be outside of the recorded lots.
 3. Numerous pocket parks.
 4. The developer is proposing 8.4 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 25% or **9.4** acres of the total project area. The developer is proposing a total of **17.8** acres of open space. The developer is also proposing **1.41** acres of recreational open space of which **1.41** 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 August 16, 2018.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Bell Swamp Connection or Ocean Hwy East (US 17). NCDOT driveway permits shall be required prior to recording of the individual lots.

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.

NT# 18020



Planned Development (PD)

Application and Checklist

Fee: \$500

Brunswick County Planning and Community Development Dept.
910-253-2056

For Office Use Only	
File #	AD-15 Receipt #
Date Submitted:	7/18/18

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 Brunswick County Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

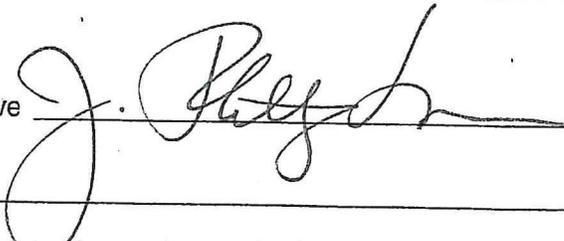
Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	Ed Burnett	Phone	910-209-5051
	Address	4028 Barnes Bluff Dr. SE	Fax	
	City, St, Zip	Southport, NC, 28461	Email	elbiii@ec.cc.com

Applicant or Representative	Name	J. Phillip Norris, P.E. / Norris & Tunstall	Phone	910-287-5900
	Address	1429 Ash-Little River Rd NW	Fax	910-287-5902
	City, St, Zip	Ash, NC, 28420	Email	jnorris@ntengineers.com

Property Information	Address	
	Tax Parcel(s)	11100014
	Acreage	66.20 ac
	Current Zoning	CLD
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

Project Information	Project Name	Country Walk Subdivision		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	57.91	Lots	92
	Multi-Family Acres	0	Units	0
	Commercial Acres	0		

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature 	Date 7/02/18

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

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

<u>DEPARTMENT</u>	<u>REPRESENTATIVE</u>
NCDOT	_____
Brunswick Electric Membership Corp.	<u>Wesley Thomas</u>
Atlantic Telephone Membership Corp.	<u>Glen Phelps</u>
Bell-South AT&T	<u>JAY WILCOX</u>
Progress Energy	_____
Engineering & Utilities	<u>Amy Aycock</u>
Stormwater	<u>Brigit Hana</u>
Wildlife Resources	_____
GIS	_____
Building Inspections	_____
County Emergency Management/Fire Marshal	_____
Parks & Recreation	_____
Environmental Health	<u>DANNY THORNTON</u>
Brunswick County Planning Board	_____
County Board of Education	_____
Soil and Water Conservation District	_____
Solid Waste (Operations Services)	_____
Town of St. James Representative	_____
Planning Department	<u>M. Pagez, Bill Bittenbender</u>
Other(s)	<u>T. Scheetz N&T Engineers</u>
	<u>B. Russ, all</u>



Brunswick County Economic Development & Planning
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia, NC 28422
(910) 253-2025

August 17, 2018

Norris and Tunstall Consulting Engineers
C/o Tommy Scheetz
1429 Ash-Little River Road
Ash, NC 28420

**RE: Country Walk Planned Development
File # PD-15**

Dear Mr. Scheetz,

The Technical Review Committee (TRC) at their August 16, 2018 meeting reviewed the preliminary plans for the above referenced project.

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

- Begin discussions for the Driveway Permit and utility easement process from NCDOT. Please contact Angel Hammers with NCDOT for additional details – 251-2655 or akhammers@ncdot.gov.
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- Please indicate or note a 0.2 opacity 20' street buffer for properties directly adjacent to Bell Swamp Connection.
- Please note that existing vegetation will be used for the buffer requirements where possible but will be supplemented with additional plantings where necessary.
- Please indicate the required and proposed open space. Note that the required open space for the CLD zone is 25% of the gross acreage.
- Please indicate the required and proposed recreation space acreage and hatch all recreation space areas. Be sure to specify the recreational use of each area.
- Please indicate the average lot size.
- Please indicate the lot widths for the lots adjacent to the hammerheads.
- Please provide a street detail for the subdivision streets with dimensions.
- Please add a note that there are no heritage trees on site.
- Please list or exhibit any Exceptional Design elements to be utilized within the project such as LID, green building, wildlife considerations, wetlands preservation, etc.
- Please note or indicate a 10' non-county easement adjacent to all interior roads.

- Please be aware that some of the street names are duplicates and need to be changed. Contact Jan Clemmons with Brunswick County GIS at 910-253-2392 to reserve new street names.
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.
- Please provide a property owner signature on the PD application.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 24, 2018. Please accompany the paper plans with a digital set as well. This may be in the form of a CD or via e-mail. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,

A handwritten signature in cursive script that reads "Marc C. Pages". The signature is written in black ink and is positioned above the typed name.

Marc Pages
Senior Planner

Brunswick County Planning Board Country Walk Planned Development Case PD-15

CO=COUNTY JURISDICTION

CO-RR

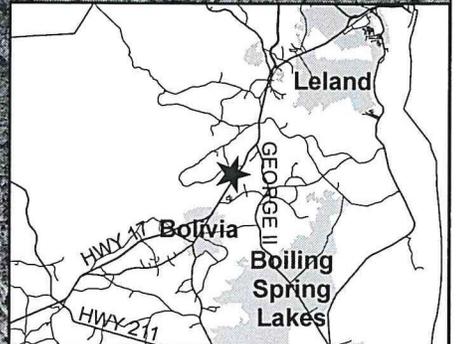
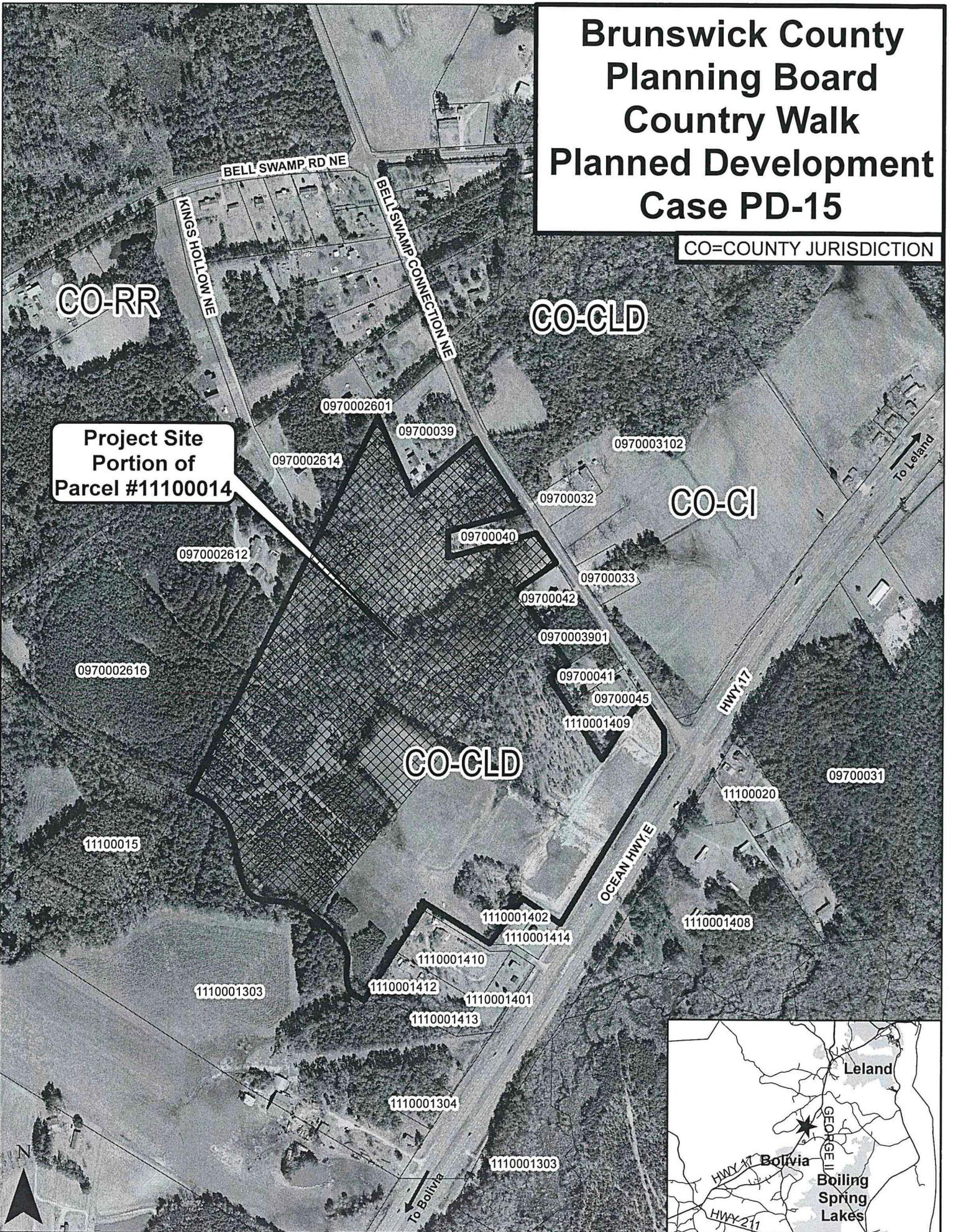
CO-CLD

Project Site
Portion of
Parcel #11100014

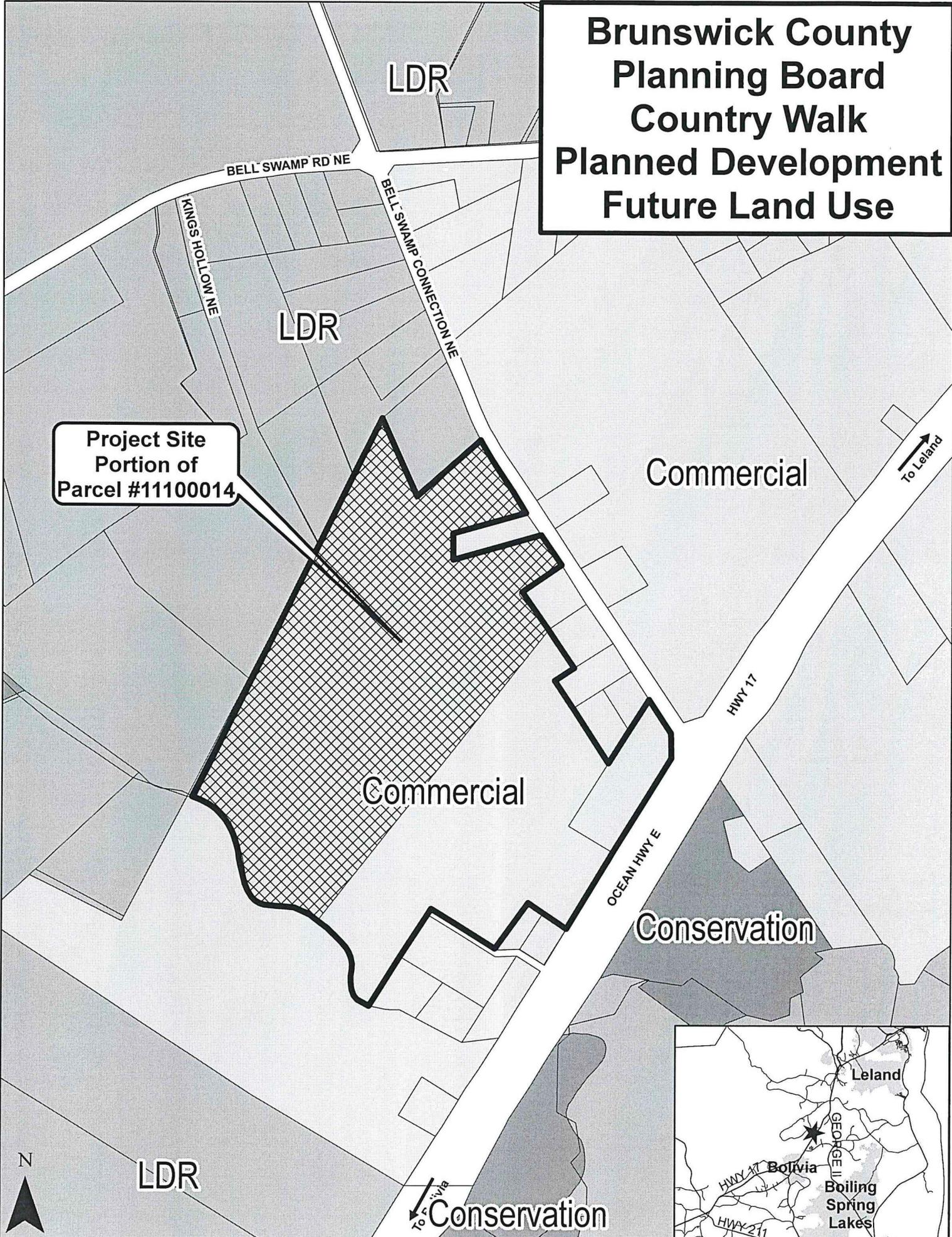
CO-CI

CO-CLD

CO-CI



Brunswick County Planning Board Country Walk Planned Development Future Land Use



Project Site
Portion of
Parcel #11100014



LDR

LDR

LDR

Commercial

Commercial

Conservation

Conservation



PD-15

ADJACENT PROPERTY OWNER(S)

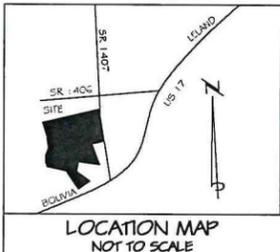
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1110001413	JOHNSON JUDY A	15 NE KENTUCKY AVE	WINNABOW	NC	28479
970003901	BRANCH DANIEL ET INEZ	PO BOX 32	BRIDGETON	NJ	8302
9700040	REYNOLD CEMETERY				
9700041	GALLOWAY CLARA & JAMES	25 BELL SWAMP RD	WINNABOW	NC	28479
9700042	WALTON MAURICE VAN ET ALISON D	39 BELL SWAMP CONNECTION	WINNABOW	NC	28479
1110001402	FRANKS WILLIE LEON ET MARY PALMORE	P O BOX 98	WINNABOW	NC	28479
1110001408	SANDERS RITA SUE	5340 OCEAN HIGHWAY EAST	WINNABOW	NC	28479
970002601	GILBERT CLARK O ET STEPHANIE	157 BELL SWAMP CONN	WINNABOW	NC	28479
970002612	KING DANNY R & HELEN A KING	155 KINGS HOLLOW	WINNABOW	NC	28479
9700032	CAUDILL BOBBY G	80 BELL SWAMP CONN NW	WINNABOW	NC	28479
9700039	HARDWICK CHARLES T	P O BOX 264	WINNABOW	NC	28479
1110001410	JOHNSON ROBERT ET DONNA	13 NE KENTUCKY AVE	WINNABOW	NC	28479
1110001412	JOHNSON ROBERT VIRGIL	15 NE KENTUCKY AVE	WINNABOW	NC	28479
11100015	ELLIS JAMES HRS	3014 MOSS SIDE AVE	RICHMOND	VA	23222-2522
970002616	BELLAMY ARTHUR	515 BELL SWAMP RD	WINNABOW	NC	28479
1110001414	FRANKS DENOTRA L	PO BOX 350	WINNABOW	NC	28479
1110001303	CLEMMONS JAMES LEROY JR	5181 OCEAN HWY E	WINNABOW	NC	28479-0350
1110001304	CARLISLE BENITA SUE G ET	3145 ASH LITTLE RIVER RD NW	ASH	NC	28479-5445
970002614	KING DANNY RAY ETUX HELEN ALLEN	155 KINGS HOLLOW	WINNABOW	NC	28420-2803
1110001401	MALPASS DAVID D	1627 GREEN LEWIS RD SE	BOLIVIA	NC	28479
9700045	THOMAS ALICE D	13 BELL SWAMP CONNECTION	WINNABOW	NC	28422
1110001409	CLARK JANICE	PO BOX 131	RIEGELWOOD	NC	28479
11100020	VALLENDER LINDA	5350 OCEAN HWY EAST	WINNABOW	NC	28456
9700033	GARRIS KATHY A	1316 HONOR LANE	WILMINGTON	NC	28479
970003102	FEP LLC	1316 HONOR LN	WILMINGTON	NC	28412-3645
9700031	POTTER IRA A JR & KATHY A P GARRIS	1316 HONOR LN	WILMINGTON	NC	28412-3645

OWNER(S)

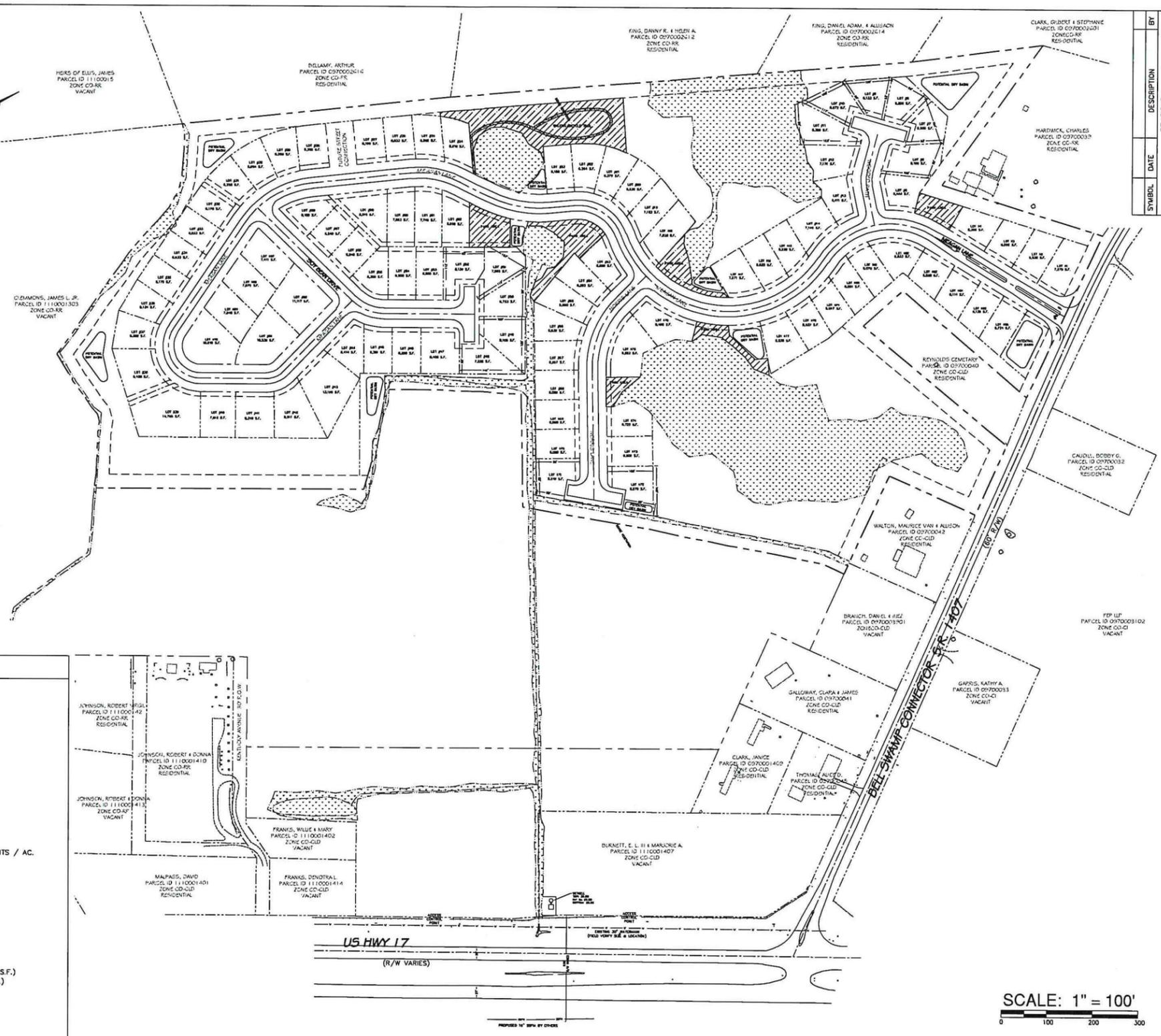
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
11100014	ELB FAMILY LP	8601 E OAK ISLAND DR	OAK ISLAND	NC	28465-8048

APPLICANT(S)

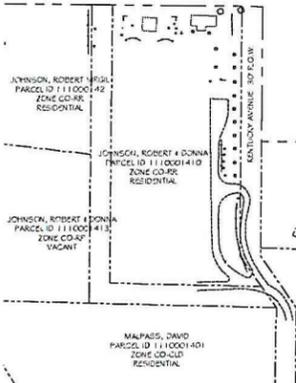
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
11100014	J. PHILLIP NORRIS/NORRIS & TUNSTALL	1429 ASH-LITTLE RIVER RD NW	ASH	NC	28420



- NOTES:**
1. ALL RESIDENTIAL STRUCTURES SHALL BE SINGLE FAMILY HOMES.
 2. ALL MAINTENANCE OF OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE ESTABLISHED H.O.A.
 3. ROADS SHALL BE BUILT TO NC DOT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS.
 4. ALL ROADS SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE H.O.A.
 5. PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
 6. DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS AND COMMON AREAS.
 7. HOME OWNERS ASSOCIATION SHALL BE FORMED PRIOR TO THE SALE OF LOTS. MEMBERSHIP SHALL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT.
 8. THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THESE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERTY IS PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE U.S. ARMY CORPS OF ENGINEERS.
 9. COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING PERMITS.
 10. WATER AND SEWER SERVICE SHALL BE PROVIDED BY BRUNSWICK COUNTY PUBLIC UTILITIES. INSTALLATION SHALL BE BY OTHERS AND SHALL BE TO BRUNSWICK COUNTY DESIGN STANDARDS.
 11. ALL ROADS SHALL BE BUILT TO NC DOT MINIMUM DESIGN STANDARDS FOR SUBDIVISION ROADS.
 12. ALL STREET LIGHTING SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 8.8.4. OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
 13. PROPERTY OWNER'S ASSOCIATION SHALL COMPLY WITH THE CONDITIONS SET FORTH IN SECTION 8.9.24. OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
 14. USE EXISTING VEGETATION FOR BUFFER REQUIREMENTS WHERE POSSIBLE. SUPPLEMENT WITH ADDITIONAL PLANTINGS WHERE NECESSARY.
 15. THERE ARE NO HERITAGE TREES PRESENT ON THE SITE.
 16. 10' NON-COUNTY EASEMENT ADJACENT TO ALL INTERIOR ROADS.
 17. EXCEPTIONAL DESIGN ELEMENTS TO BE UTILIZED WITHIN THE PROJECT. PRESERVATION OF WETLANDS.
 18. PROPERTIES DIRECTLY ADJACENT TO BELL SWAMP CONNECTION REQUIRE 0.2 DENSITY 20' STREET BUFFERS.



SITE DATA	
TOTAL PARCEL AREA:	2,522,782.44 S.F. (57.91 AC.)
PROJECT BOUNDARY:	1,638,476 S.F. (37.61 AC.)
TOTAL WETLANDS AREA:	274,843.02 S.F. (6.31 AC.)
PARCEL ID:	11100014 (PORTION OF)
ZONING:	CO-CLD - PUD
SETBACKS:	
FRONT:	15'
REAR:	10'
SIDE:	5'
SIDE (R/W):	15'
MINIMUM LOT SIZE:	6,000 S.F.
(WITH WATER & SEWER)	
DENSITY CALCULATIONS:	
LOTS PROPOSED:	92 UNITS
PROJECT DENSITY:	92 UNITS / 37.61 AC. = 2.45 UNITS / AC.
AVERAGE LOT SIZE:	7,110 S.F.
SMALLEST LOT SIZE:	6,000 S.F.
IMPERVIOUS CALCULATIONS:	
ALLOWED PER LOT:	3,049 S.F.
ALLOTTED TOTAL (92 LOTS x 3,049 S.F.)	280,508 S.F.
TOTAL BUILDINGS / LOTS:	280,508 S.F.
STREETS / ROADS:	112,683 S.F.
TOTAL PROPOSED IMPERVIOUS:	393,191 S.F.
IMPERVIOUS COVERAGE:	24.0%
OPEN SPACE CALCULATIONS:	
REQUIRED OVERALL OPEN SPACE: 25%	.25 x 37.61 = 9.40 AC (409,484 S.F.)
REQUIRED ACTIVE OPEN SPACE:	.15 x 9.40 = 1.41 AC (61,420 S.F.)
(15% OVERALL OPEN SPACE)	
PROVIDED ACTIVE OPEN SPACE:	61,473 S.F.
PROVIDED PASSIVE OPEN SPACE:	714,053 S.F.
(INCLUDES WETLANDS)	
TOTAL OPEN SPACE:	775,913 S.F.



US HWY 17
(R/W VARIES)

SCALE: 1" = 100'

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

OVERVIEW
COUNTRY WALK SUBDIVISION
TOWN CREEK TOWNSHIP
BRUNSWICK COUNTY, N.C.

OWNER:
SOY BEAN, LLC
8001 QUINN BLVD., UNIT J
FEDERAL HILLS, NC 28641
TEL: (919) 664-7300

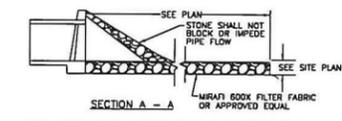
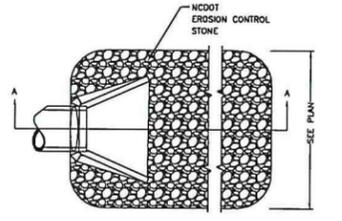
NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
1429 ASH LITTLE RIVER RD. NW
WILMINGTON, NC 28401
PHONE: (919) 345-5900

Licence #C-3641
18020

DESIGNED BY: JPN
CHECKED BY: JPN
DRAWN BY: EDB
DATE: 08/21/18

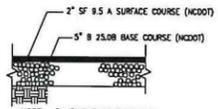
C-0

TEMPORARY SILT FENCE MAINTENANCE
 INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



NOTE: FILTER FABRIC AND STONE SHALL BE TIED UNDER FLARED END SECTION

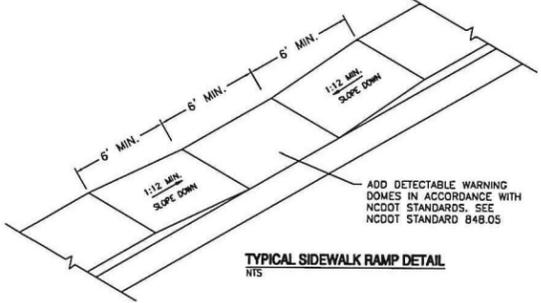
ENERGY DISSIPATOR
NTS



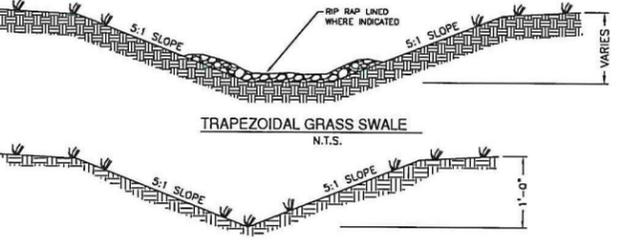
NOTE: PAVEMENT SECTION MAY VARY DEPENDING UPON FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE WITH OWNER & GEOTECHNICAL ENGINEER TO DETERMINE ACTUAL PAVEMENT SECTION.

PAVEMENT SECTION (NCDOT)
NTS

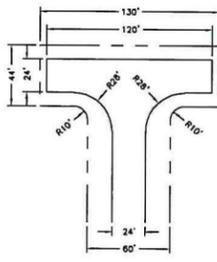
GRAVEL CONSTRUCTION ENTRANCE
 CONSTRUCTION SPECIFICATION:
 1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND PROPERLY GRADE IT.
 2. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
 3. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
 4. USE GEOTEXTILE FABRICS BECAUSE THEY IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.
 MAINTENANCE:
 MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2 INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.



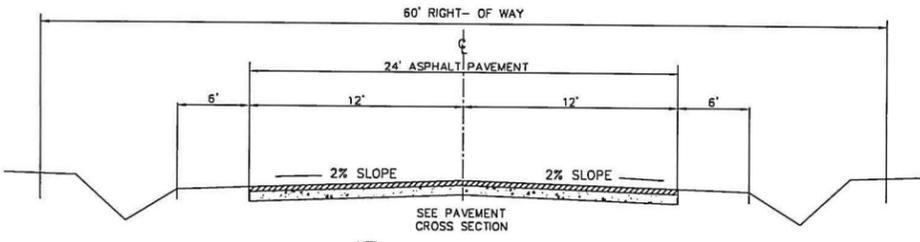
TYPICAL SIDEWALK RAMP DETAIL
NTS



TYPICAL GRASS SWALE
N.T.S.



TYPICAL HAMMERHEAD SECTION
NTS



TYPICAL STREET SECTION
NTS

TEMPORARY/PERMANENT GRASS SPECIFICATION

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
- RR THE ENTIRE AREA TO A 6 INCH DEPTH.
- REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACES SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LIME AND FERTILIZER UNIFORMLY AND MIX WITH SOIL. LIME: 45 LBS. PER 1000 S.F. FERTILIZER: 17 LBS. PER 1000 S.F.
- CONTINUE RELEASE UNTIL A WELL PLAYERIZED, FIRM, UNIFORM SEED BED IS PREPARED 4-8 INCHES DEEP.
- SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY. 2 - 3 LBS PER 1000 S.F. (SEE MIXTURE BELOW)
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH. GRASS STRAW IN MAY AT 75 TO 100 LBS PER 1000 S.F. WOOD CHIPS AT 500 LBS. PER 1000 S.F. MULCH AS PER MANUFACTURER'S
- ASPHALT FOR ANCHORING MULCH SHALL BE TYPE SS-1 EMULSION AND APPLIED AT A RATE OF 1000 GAL. PER ACRE FOR SLOPE STABILIZATION, AND 150 GAL. PER TON OF STRAW FOR ANCHORING STRAW.
- INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS OR RESEED WITHIN THE PLANTING SEASON, IF POSSIBLE. IF GRASS STAND SHOULD BE OVER 90% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- CONSULT CONSERVATION INSPECTOR ON MAINTENANCE, TREATMENT, AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- SEED FOR TEMPORARY AND PERMANENT APPLICATIONS SHALL BE:
 20% CARPET GRASS
 24% BERBERIS GRASS
 20% TURF FESCUE
 10% CREEPING RED FESCUE
 24% ANNUAL RYE GRASS
 *BERBERIS SEED SHALL BE HALLED FOR WARM WEATHER PLANTING. PURITY OF SEED SHALL BE A MIN. OF 98% AND GERMINATION SHALL BE A MIN. OF 85%.

NPDES STABILIZATION TIMEFRAMES

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SHALLS, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HOW ZONES

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL
 SEEDING MIXTURE
 RATE (lb/acre)
 SPECIES
 RYE (GRAIN)
 120
 SEEDING DATES
 MOUNTAINS - AUG. 15 - DEC. 15
 COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC. 15
 SOIL AMENDMENTS
 FOLLOW SOIL TEST OR APPLY 2,000 lb/acre GROUND AGRICULTURAL LIME AND 1,000 lb/acre 10-10-10 FERTILIZER.
 MULCH
 APPLY 4,000 lb/acre STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
 MAINTENANCE
 REPAIR AND REFERTILIZE DAMAGE AREAS IMMEDIATELY. TOP DRESS WITH 50 lb/acre OF NITROGEN IN MARCH, IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 lb/acre KOBE (PIEDMONT AND COASTAL PLAIN) OR KORAN (MOUNTAINS) LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER
 SEEDING MIXTURE
 RATE (lb/acre)
 SPECIES
 GERMAN MILLET
 40
 IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 lb/acre.
 SEEDING DATES
 MOUNTAINS - MAY 15 - AUG. 15
 PIEDMONT - MAY 1 - AUG. 15
 COASTAL PLAIN - APR. 15 - AUG. 15
 SOIL AMENDMENTS
 FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/acre GROUND AGRICULTURAL LIME AND 750 lb/acre 10-10-10 FERTILIZER.
 MULCH
 APPLY 4,000 lb/acre STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.
 MAINTENANCE
 REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

SITE WORK NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIARIZED WITH FIELD CONSTRUCTION CONDITIONS.
- THE CONTRACTOR SHALL COORDINATE WORK WITHIN NCDOT AND LOCAL RIGHT OF WAYS WITH PROPER AUTHORITIES AND SHALL MEET ANY REQUIREMENTS AS TO TRAFFIC CONTROL AND CONNECTION TO EXISTING STREETS.
- CLEARING AND GRUBBING: REMOVE ALL TREES AS REQUIRED UNLESS OTHERWISE NOTED TO REMAIN. STUMPS, ROOTS, SHRUBBERY, ASPHALT, CONCRETE, STRUCTURES, BURIED UTILITIES, STORAGE TANKS, ETC. WITHIN LIMITS OF CONSTRUCTION.
- STRIPPING: BEFORE EXCAVATING OR FILLING, REMOVE ALL TOPSOIL, WOOD, LEAVES, AND ANY OTHER UNSUITABLE MATERIAL.
- MUCKING: REMOVE ANY SOFT, ORGANIC SILT MATERIALS AND EXISTING BURIED CONSTRUCTION DEBRIS AS REQUIRED AND FILL TO SUBGRADE ELEVATIONS WITH A CLEAN SELECT-FILL COMPACTED AS SPECIFIED.
- DISPOSAL: CLEARED, GRUBBED, STRIPPED OR EXCAVATED SPOIL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES.
- BORROW MATERIAL: THE SITE WORK CONTRACTOR SHALL FURNISH BORROW MATERIAL REQUIRED FROM OFF SITE AND OBTAIN ALL REQUIRED PERMITS ASSOCIATED WITH BORROW OPERATIONS.
- FILL AND COMPACTION: AFTER STRIPPING, THOSE AREAS DESIGNATED TO RECEIVE FILL SHOULD BE PROFILESSED WITH A 10-TON VIBRATORY STEEL WHEELED ROLLER TO COMPACT THE TOP 8" TO AT LEAST 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. ANY AREA WHICH PUMPS OR RUTS EXCESSIVELY SHOULD BE UNDERCUT AND REPLACED WITH A CLEAN, SILTY OR CLAYEY SAND HAVING A UNIFIED SOIL CLASSIFICATION OF SP, SM, OR SC. FILL MATERIAL 5' OUTSIDE OF BUILDING AREAS SHALL THEN BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) WITH THE UPPER 12 INCHES OF SUBGRADE BEING COMPACTED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. FILL MATERIALS WITHIN BUILDING AREAS TO A LINE OUTSIDE THE BUILDING AREAS SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IN AREAS WHERE NO STRUCTURAL FILL IS TO BE PLACED THE UPPER 12 INCHES OF IN-PLACE SUBGRADE SHOULD BE COMPACTED TO AT 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. IF THE MATERIAL IS TOO DRY TO COMPACT TO THE REQUIRED DENSITY REPEATEDLY OR OTHERWISE AERATED WITH SUITABLE EQUIPMENT UNTIL OPTIMUM MOISTURE CONTENT IS OBTAINED. FILL SHALL BE PLACED IN SUCH A MANNER THAT THE SURFACE WILL DRAIN READILY AT ALL TIMES. SEE STRUCTURAL NOTES AND SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
- LAYOUT: THE CONTRACTOR SHALL PROVIDE ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION.
- EXISTING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY INFORMATION FROM SURVEY BY OTHERS, AND PROVIDED BY OWNER.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF RELOCATION OR DISCONNECTION OF ALL EXISTING UTILITIES WITH APPLICABLE AGENCIES AND AUTHORITIES.
- ALL PAVEMENT AND BASE MATERIALS AND WORKMANSHIP SHALL CONFORM TO NCDOT STANDARDS.
- WATER AND SEWER SERVICES SHALL BE INSTALLED TO MEET LOCAL AND STATE PLUMBING CODES. METER AND TAPS SHALL MEET ALL LOCAL REQUIREMENTS.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL NOTE THAT EARTHWORK QUANTITIES ARE HIS RESPONSIBILITY. PLANS DO NOT REPRESENT A BALANCED EARTHWORK CONDITION.

EROSION CONTROL NOTES AND MAINTENANCE PLAN:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- INSTALL EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION OR AS SOON THEREAFTER AS POSSIBLE. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- MAINTAIN THE GRAVEL CONSTRUCTION ENTRANCES IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCES ON A DAILY BASIS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL NO. 4 STONE. ANY OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS SHALL BE REMOVED IMMEDIATELY.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 0.5 FT. DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- NO CUT OR FILL SLOPES SHALL EXCEED A SIDE SLOPE OF 1 VERTICAL TO 4 HORIZONTAL UNLESS OTHERWISE SPECIFIED ON THE PLAN. ALL SLOPES SHALL BE SEEDED AND STABILIZED WITHIN 15 DAYS.
- THE SEDIMENT BASIN WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 2.0 FT. BELOW THE TOP. GRAVEL WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
- ALL DISTURBED AREAS SHALL BE SEEDING WITHIN 15 DAYS OF DISTURBANCE. ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- MORE STRINGENT MEASURES SHALL BE USED TO HALT EROSION IF THOSE SHOWN ON THIS PLAN ARE NOT EFFECTIVE.
- ALL EROSION SHALL BE CONTROLLED INCLUDING SIDE SLOPES BEFORE THE PROJECT IS COMPLETED.
- REMOVE TEMPORARY MEASURES UPON COMPLETION OF PROJECT. ALL PERMANENT MEASURES WILL BE WELL ESTABLISHED BEFORE PROJECT CLOSEOUT.

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

© 2018 NORRIS & TUNSTALL
DETAILS
COUNTRY WALK SUBDIVISION
TOWN CREEK TOWNSHIP
BRUNSWICK COUNTY, N.C.

OWNER:
 SOY BEAN, LLC
 5001 OQUINN BLVD., UNIT J
 SOUTHPORT, N.C. 28461
 TEL. (910) 454-7300

NORRIS & TUNSTALL
 CONSULTING ENGINEERS P.C.
 902 MARKET STREET
 1429 ASH LITTLE RIVER RD., NW
 PHONE (910) 385-5900
 PHONE (910) 143-9653

Licensor #C-3641
18020
 DESIGNED BY: JPN
 CHECKED BY: JPN
 DRAWN BY: EDB
 DATE: 08/21/18



C-4

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-19

Applicant: TRS Holdings LLC

Project Name: Leland Commercial Planned Development

Property Location: Ocean Highway East (US 17) and Carol Lynn Drive (SR 1732)

Parcel Number(s): 04600040, 04600041, 0460004601, 04600046, and 046LA061

Zoning District: R-7500 and CLD

Surrounding Zoning **North:** SBR-6000 **South:** CLD **East:** SBR-6000 and CLD
West: CLD

Proposed Use: Leland Commercial is a proposed planned development consisting of 123 townhome units and 11.29 acres of Commercial on a gross site of 30.17 acres creating an overall density of 4.08 dwelling units per acre.

Approval Criteria

- The majority of the surrounding uses consists of single family residential, commercial and vacant land. The 2007 Future Land Use Map denotes this area as Commercial.
- A 20 to 30-foot peripheral buffer with a 0.6 visual opacity is proposed for the project. Buffer areas with a 20-foot buffer will include a 6-foot 100% visually opaque fence. Existing vegetation will serve as a visual buffer and will be supplemented by native landscaping where necessary. A 20-foot street buffer adjacent to Carol Lynn Drive and Ocean Hwy East is proposed for the project.
- The proposed project meets minimum vehicular access point requirements.
- The Exceptional Design elements to be included in the project are as follows:
 1. Existing abandoned cemetery to be fenced and setback from any structure by a minimum of 25 feet.
 2. Non-vehicular trail.
 3. All wetland areas will be outside of the recorded lots.
 4. 10' Greenway easement to be reserved adjacent to Ocean Highway East.
 5. The developer is proposing .5 additional recreation space acres over what is required by the UDO.
- Proposed infrastructure will include:
 1. **Water and Sewer** will be provided by Brunswick Regional Water and Sewer (H2GO).
 2. **Roads** will be private.

- **Open Space** is required at 25% or **7.54** acres of the total project area. The developer is proposing a total of **7.88** acres of open space. The developer is also proposing **1.63** acres of recreational open space of which **1.13** 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 August 16, 2018.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Ocean Hwy East (US 17). NCDOT driveway permits shall be required prior to recording of the individual lots.
- The proposed commercial areas 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.
3. Indicate the proposed project density on the site plan.
4. Indicate the 0.6 project boundary buffer surrounding Tax Parcel 0460003903.



Planned Development (PD)

Application and Checklist

Fee: \$500

Brunswick County Planning and Community Development Dept.
910-253-2056

For Office Use Only	
File # <u>PD-19</u>	Receipt # _____
Date Submitted: <u>8/6/18</u>	

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 Brunswick County Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

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

Property Owner	Name	<u>SEE ATTACHED PAGE</u>	Phone	_____
	Address	_____	Fax	_____
	City, St, Zip	_____	Email	_____

Applicant or Representative	Name	<u>TRS Holdings, LLC</u>	Phone	<u>914-562-4511</u>
	Address	<u>420 Beasley Road</u>	Fax	_____
	City, St, Zip	<u>Wilmington, NC 28409</u>	Email	<u>trsmithms@gmail.com</u>

Property Information	Address	_____
	Tax Parcel(s)	<u>04600040, 04600041, 0460004601, 0460046 & 046LA061</u>
	Acreage	<u>28.97</u>
	Current Zoning	<u>C-LD</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	<u>Leland Commercial</u>
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	_____ Lots _____
	Multi-Family Acres	<u>18.57</u> Units <u>126</u>
	Commercial Acres	<u>10.40</u>

Authorization	Property Owner Signature _____	Date _____
	Applicant/Representative Signature <u>Thomas R Smith</u>	Date <u>8-6-18</u>

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



Brunswick County Economic Development & Planning
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia, NC 28422
(910) 253-2025

July 17, 2018

Port City Consulting Engineers
C/o Mark Hargrove
6216 Stonebridge Road
Wilmington, NC 28409

RE: Leland Commercial Planned Development
File # PD-19

Dear Mr. Hargrove,

The Technical Review Committee (TRC) at their August 16, 2018 meeting reviewed the preliminary plans for the above referenced project.

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

- Begin discussions for the Driveway Permit and utility easement process from NCDOT. Please contact Angel Hammers with NCDOT for additional details – 251-2655 or akhammers@ncdot.gov.
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- If possible, please provide a project phasing schedule/order and include the any amenities in the timeline.
- Please indicate the existing cemetery on the site and maintain a 25' minimum clearance for any proposed structures.
- Please indicate or note the 30' 0.6 peripheral buffer.
- Please indicate or note a 0.2 opacity 20' street buffer for properties directly adjacent to US 17 and Carol Lyn Drive.
- Please note that existing vegetation will be used for the buffer requirements where possible but will supplemented with additional plantings where necessary.
- Please indicate the required and proposed open space. Note that the required open space for the CLD zone is 25% of the gross acreage.
- Please indicate the required and proposed recreation space acreage and hatch all recreation space areas. Be sure to specify the recreational use of each area.
- Please indicate that the townhomes will be subdivided into lots and provide a lot number for each unit.
- Please indicate the lot widths and proposed distances between buildings.
- Please provide a street detail for the subdivision streets with dimensions.

- Please ensure there is enough clearance on the hammerhead for vehicles exiting their driveways.
- Please revise the residential area in the site data to exclude the wetlands.
- Please provide a Heritage Tree Survey consistent with UDO Section 6.1.3.
- Please provide proposed minimum setbacks for the townhomes.
- Please provide a letter from H2GO indicating there is adequate capacity to serve the project.
- Please list or exhibit any Exceptional Design elements to be utilized within the project such as LID, green building, wildlife considerations, wetlands preservation, etc.
- Please note that the non-residential areas will be subject to site specific review.
- Please note or indicate a 10' non-county easement adjacent to all interior roads.
- Please be aware that street names will need to be secured prior to the recording of final plats. Contact Jan Clemmons with Brunswick County GIS at 910-253-2392 to reserve street names.
- Please add a note indicating the HOA will be responsible for all road, stormwater and open space maintenance.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO"
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.
- Please provide a property owner signature on the PD application.
- Please review the attached comments from County Engineering, Code Administration and Stormwater for your reference.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on August 24, 2018. Please accompany the paper plans with a digital set as well. This may be in the form of a CD or via e-mail. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,



Marc Pages
Senior Planner

Brunswick Regional
H₂GO
Water and Sewer

August 23, 2018

Mark N. Hargrove, PE
Port City Consulting Engineers, PLLC
6216 Stonebridge Road
Wilmington, NC 28409

RE: Leland Commercial Site
NW Intersection Carol Lynn Drive & US17
H2GO Available Public Water & Sewer Services

Mr. Hargrove,

Please allow this letter to serve as official correspondence that Brunswick Regional Water & Sewer H2GO does own and operate public water and sewer services, available to the above described site. H2GO has sufficient water and sewer capacity to accommodate the planned mixed-use development.

If you have any questions or require additional information, please contact me.

Sincerely,



Bob Walker
Executive Director
Brunswick Regional Water & Sewer H2GO
Office: 910-371-9949, ext 106
Fax: 910-371-6441
Mobile: 910-279-4581

TECHNICAL REVIEW COMMITTEE MEETING

August 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)

Wesley Thomas

Glen Phelps

JAY WILCOX

Amy Aycock

Brigit Hana

DANNY THORNTON

M. Pagez, Bill Bittenbender

T. Scheetz N+T Engineers

B. Ross, all

Brunswick County Planning Board Leland Commercial Planned Development Case PD-19

CO=COUNTY JURISDICTION
LE=LELAND JURISDICTION

Project Site
Parcels 04600040
04600041, 0460004601,
04600046, & 046LA061

CAROL LYNN ESTATES

CO-RR

CO-SBR-6000

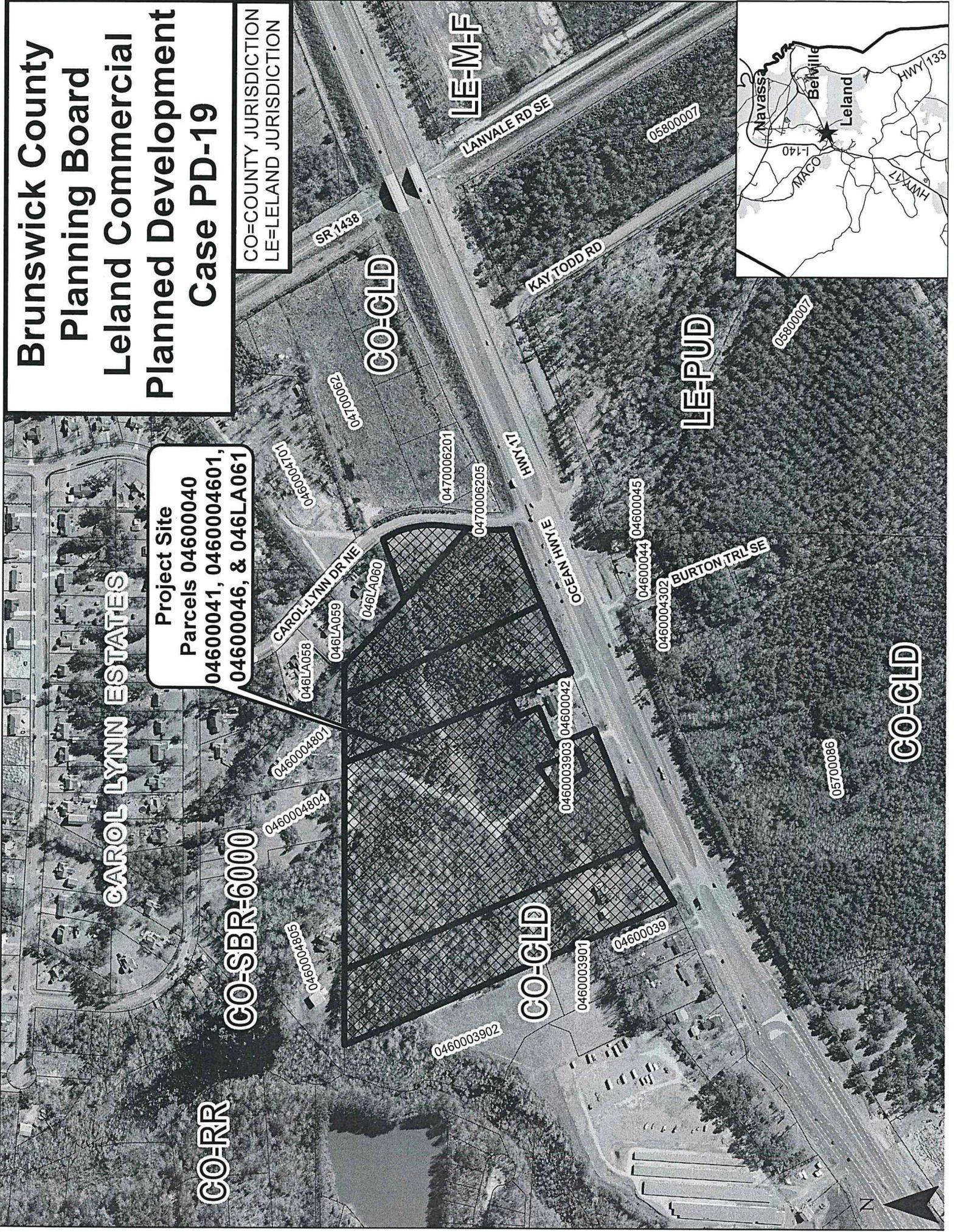
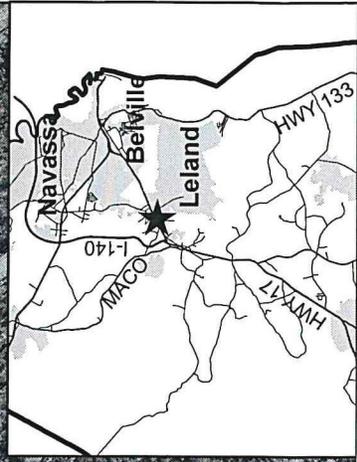
CO-CLD

CO-CLD

LE-PUD

LE-MHF

CO-CLD



046004701
046LA058
046LA059
046LA060
0460004801
0460004804
0460004805

SR 1438

047006201
0470006205

0460003902
0460003901
0460003903
04600042
04600044
04600045
0460004302

HWY 17

KAY TODD RD

OCEAN HWY E

05800007

05800007

BURTON TRL SE

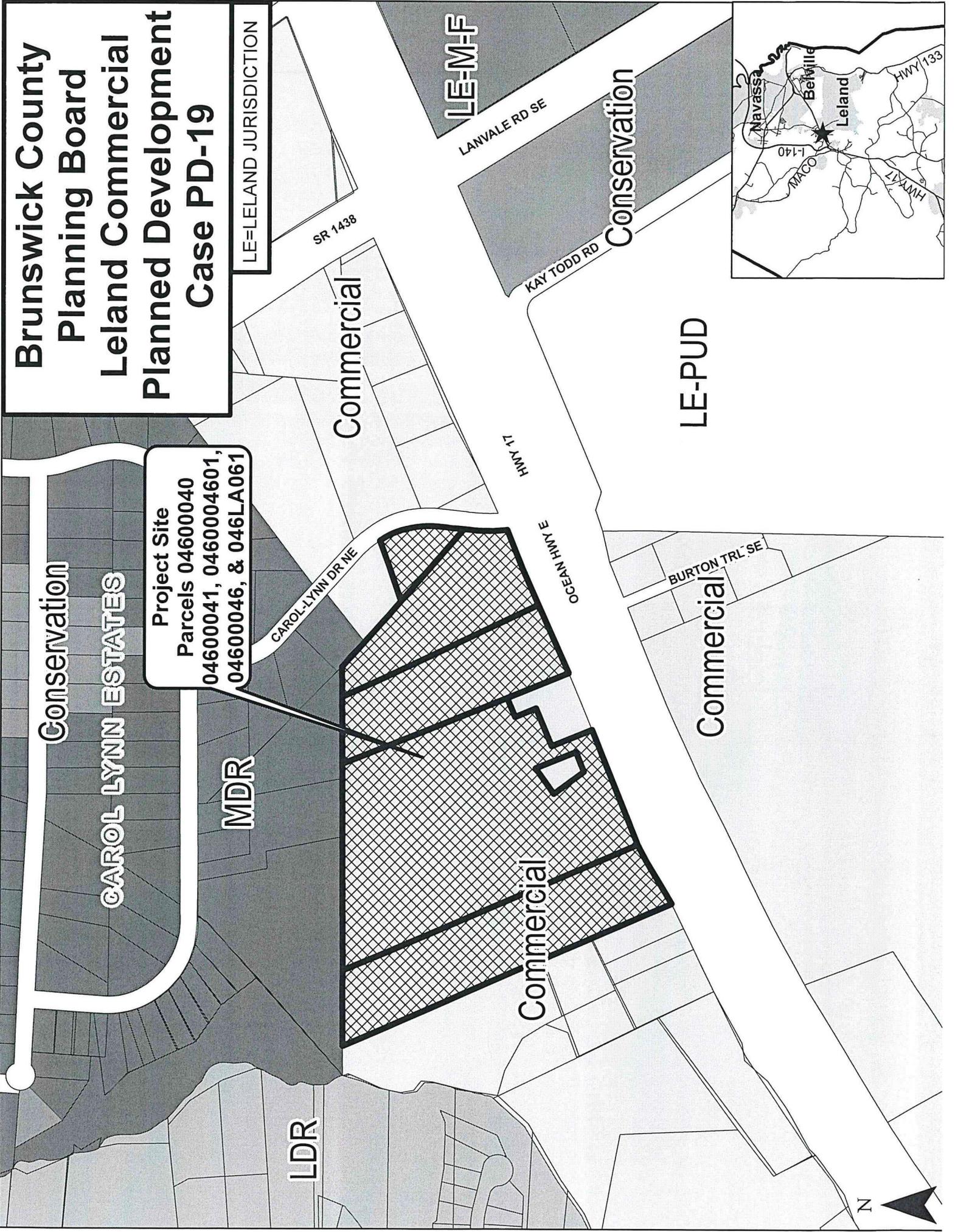
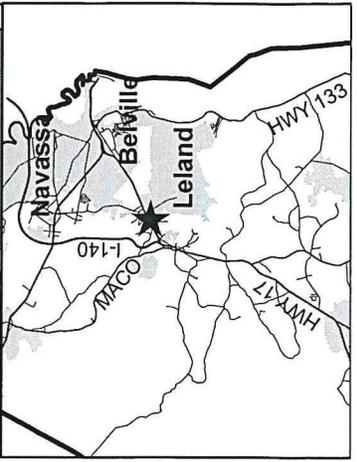
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**Brunswick County
Planning Board
Leland Commercial
Planned Development
Case PD-19**

LE=LELAND JURISDICTION

Project Site
Parcels 04600040
04600041, 0460004601,
04600046, & 046LA061



Conservation
CAROL LYNN ESTATES

MDR

LDR

Commercial

LE-M-F

Commercial

Conservation

LE-PUD

Commercial

SR 1438

LANVALE RD SE

KAY TODD RD

HWY 17

OCEAN HWY E

BURTON TRL SE

N

CASE PD-19

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
460004302	STANLEY JOHN WAYNE	8010 OCEAN HWY EAST	LELAND	NC	28451
4600042	LOCKLEAR SUZANNE EVANS	8001 OCEAN HWY E	LELAND	NC	28451
460004701	LIVING WORD FULL GOSPEL FELLOWSHIP	46 CAROL LYNN DRIVE NE	LELAND	NC	28451
460004801	SIMMONS BETTY H (LT)	7981 OCEAN HWY E	LELAND	NC	28451
4600045	MINTER KIMBERLY GORE TRUSTEE	39 HARVEST MOON CT	BLYTHEWOOD	SC	29016
460004805	DUFFY EUGENE KEVIN ETUX	8050 RACHEL WYND RD NE	LELAND	NC	28451-7583
470006201	BAKER17 LLC	5224 DRIFTWOOD LN	MOREHEAD CITY	NC	28557-2576
470006205	BAKER17 LLC	5224 DRIFTWOOD LN	MOREHEAD CITY	NC	28557-2576
4700062	BAKER17 LLC	5224 DRIFTWOOD LN	MOREHEAD CITY	NC	28557-2576
460004804	WEISS EREZ	8054 RACHEL WYND RD NE	LELAND	NC	28451-7583
5800007	FUNSTON LAND & TIMBER LLC	1007 EVANGELINE DR	LELAND	NC	28451-7992
4600039	PINTO ANNE F	7917 OCEAN HWY E	LELAND	NC	28451
046LA058	MITCHELL JA & JENNIFER	71 CAROL LYNN DRIVE	LELAND	NC	28451
046LA059	SNOWDEN MARK	17419 WATERVIEW DRIVE	MONTGOMERY	TX	77356
046LA060	FOWLER KIMBERLY J	49 CAROL LYNN DR NE	LELAND	NC	28451
460003903	JC RENTALS LLC	107 VELLA LANE	WILMINGTON	NC	28411
460003901	JC RENTALS LLC	107 VELLA LANE	WILMINGTON	NC	28411
460003902	JC RENTALS LLC	107 VELLA LANE	WILMINGTON	NC	28411
4600044	ROSS FRED ET ANNIE	1428 SANDY RIDGE WAY	LELAND	NC	28451
5700086	ERH INVESTMENTS LLC	816 FOX RIDGE LANE	WILMINGTON	NC	28405

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
4600046	KNOX JOSEPH C JR	4224 TILLSON ROAD	WILMINGTON	NC	28412
460004601	PARTRIDGE NANCY KNOX	13434 PT PLEASANT DR	CHANTILLY	VA	22021
4600040	KNOX FAMILY PROPERTIES LLC	4530 W CASCADE RD	WILMINGTON	NC	28412-6825
4600041	GALLOWAY GERTRUDE K ETVIR	4530 W CASCADE RD	WILMINGTON	NC	28412-6825
046LA061	BEE INVESTMENT CORP	P O BOX 157	LELAND	NC	28451

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
4600046	TRS HOLDINGS	420 BEASLEY ROAD	WILMINGTON	NC	28409
460004601	TRS HOLDINGS	420 BEASLEY ROAD	WILMINGTON	NC	28409
4600040	TRS HOLDINGS	420 BEASLEY ROAD	WILMINGTON	NC	28409
4600041	TRS HOLDINGS	420 BEASLEY ROAD	WILMINGTON	NC	28409
046LA061	TRS HOLDINGS	420 BEASLEY ROAD	WILMINGTON	NC	28409

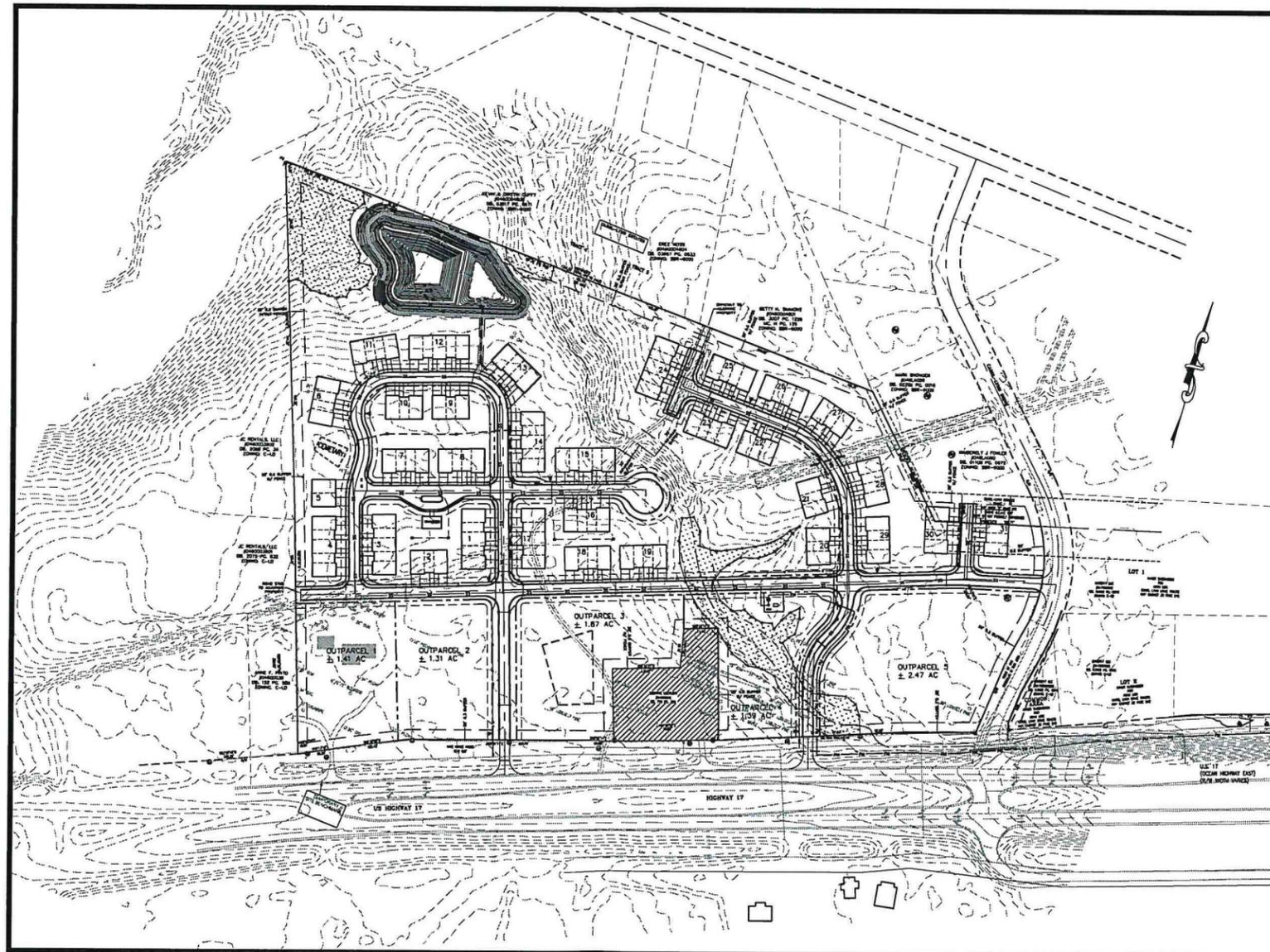
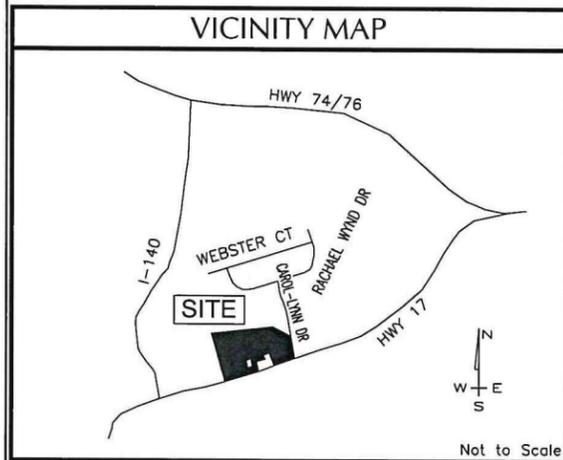
SITE DEVELOPMENT FOR

LELAND COMMERCIAL

TRC SUBMITTAL

BRUNSWICK COUNTY, NORTH CAROLINA

AUGUST, 2018



INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	EXISTING CONDITIONS
SHT C-2	PRELIMINARY SITE PLAN
SHT C-3	PRELIMINARY SITE PLAN - OPEN SPACE

SITE DATA TABLE

EXISTING SITE DATA:

- ZONING: C-LD
- TOTAL PROJECT AREA: 1,314,369 SF ~ 30.17 AC ±
- TAX PARCEL No's: 04600040, 04600041, 0460004601, 0460046, 046LA061

PROJECT BREAKDOWN:

- MULTI-FAMILY ACREAGE: 17.74 AC (DOES NOT INCLUDE WETLANDS)
- COMMERCIAL ACREAGE: 11.29 AC
- REQUIRED OPEN SPACE: 7.54 ACRES
PROVIDED OPEN SPACE: 7.88 ACRES
- REQUIRED RECREATION SPACE (15% OF OPEN SPACE): 1.13 ACRES
PROVIDED RECREATION SPACE: 1.63 ACRES
- WETLAND ACREAGE: 1.84 AC

PROJECT SITE DATA:

IMPERVIOUS AREA:

BLDG:	150,000 SF
PAVEMENT:	122,000 SF
DRIVEWAY:	52,000 SF
COMMERCIAL LOTS IMPERVIOUS AREA (80%):	286,350 SF
	590,350 SF

SETBACKS: 20' FRONT PROVIDED
10' REAR PROVIDED
10' SIDE PROVIDED

NUMBER OF BUILDINGS: 31
NUMBER OF TOWNHOME UNITS: 123
MINIMUM BUILDING SEPARATION: 20 FT
PERIPHERY BUFFER: 20' & 30' 0.6 OPAQITY BUFFERS PROVIDED
STREET BUFFERS: 20' 0.2 OPAQITY PROVIDED
ALL ROADS TO BE PRIVATE
WATER PROVIDED BY BRUNSWICK COUNTY
SEWER PROVIDED BY H2GO

NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH BRUNSWICK COUNTY, H2GO & THE STATE OF NORTH CAROLINA

LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	--- ---	---
5' CONTOUR INTERVAL	-----	-----
PROPERTY LINE	=====	=====
ROADWAY CENTERLINE	=====	=====
RIGHT OF WAY LIMITS	=====	=====
EASEMENT LINE	-----	-----
CURB & GUTTER	-----	-----
SANITARY SEWER FACILITIES	---○---	---●---
STORM SEWER FACILITIES	---■---	---■---
WATERLINE	---v---	---v---
FIRE HYDRANT ASSEMBLY	⊕	⊕
STREET SIGN	⊕	⊕
REUSE LINE	---	---SSR---
SANITARY SEWER FORCE MAIN	---	---FM---
ROCK CHECK DAM	---	---RCD---
ROCK PIPE INLET PROTECTOR	---	---RPIP---
SILT FENCE	---	---SF---
DISTURBED LIMITS	---	---DL---
INLET PROTECTION	---	---IP---

N.T.S.

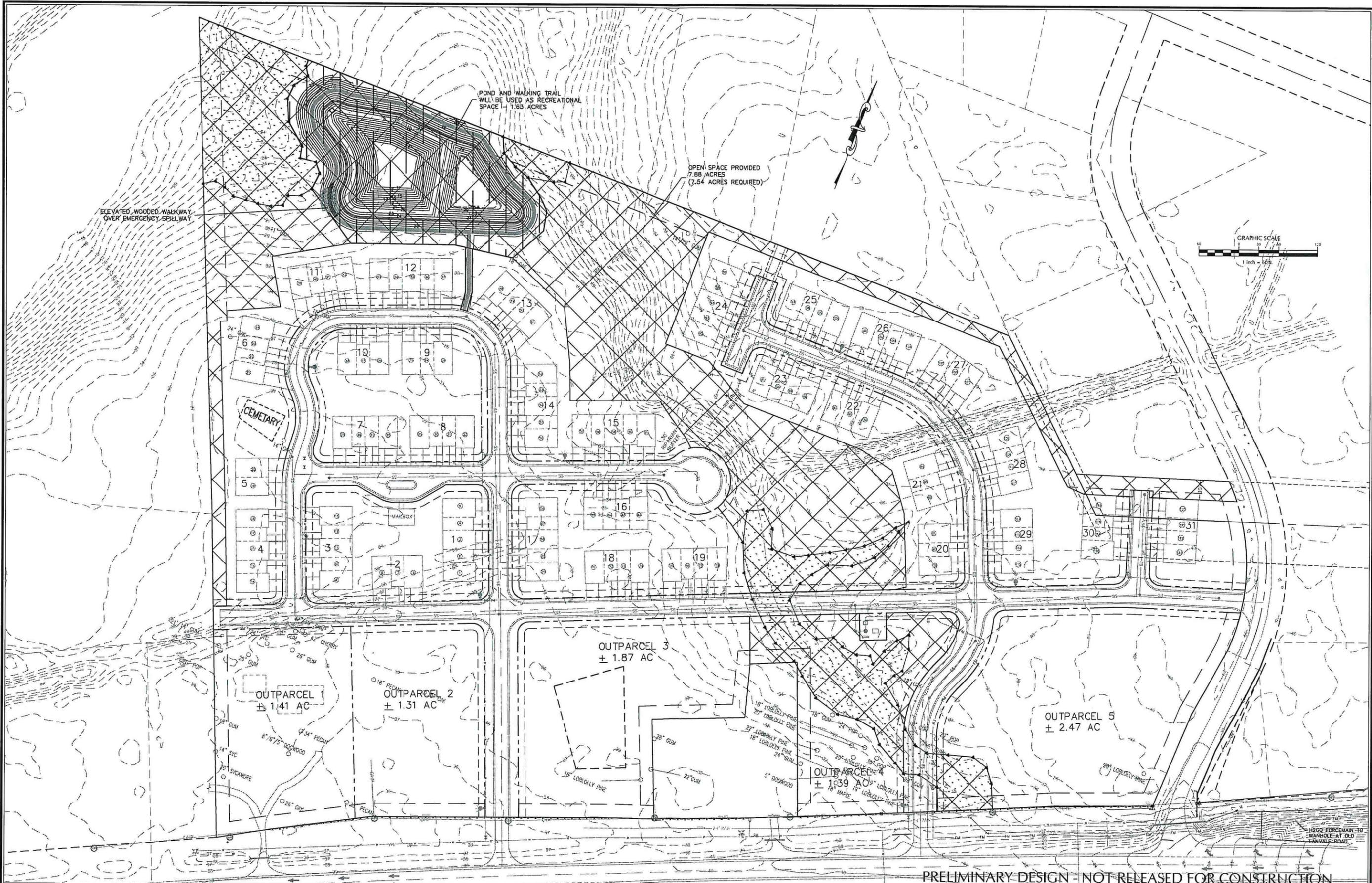
PREPARED BY:

PORT CITY CONSULTING ENGINEERS, PLLC
6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
PHONE: (910) 599-1744 mhargrove@ec.rr.com
LICENSE NO. P-1032

DEVELOPER

TRS HOLDINGS, LLC
420 BEASLEY ROAD
WILMINGTON, NC 28409
PHONE: (914) 562-4511 trsmithms@gmail.com

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	AUGUST, 2018
Checked By	MNH	Job No.	

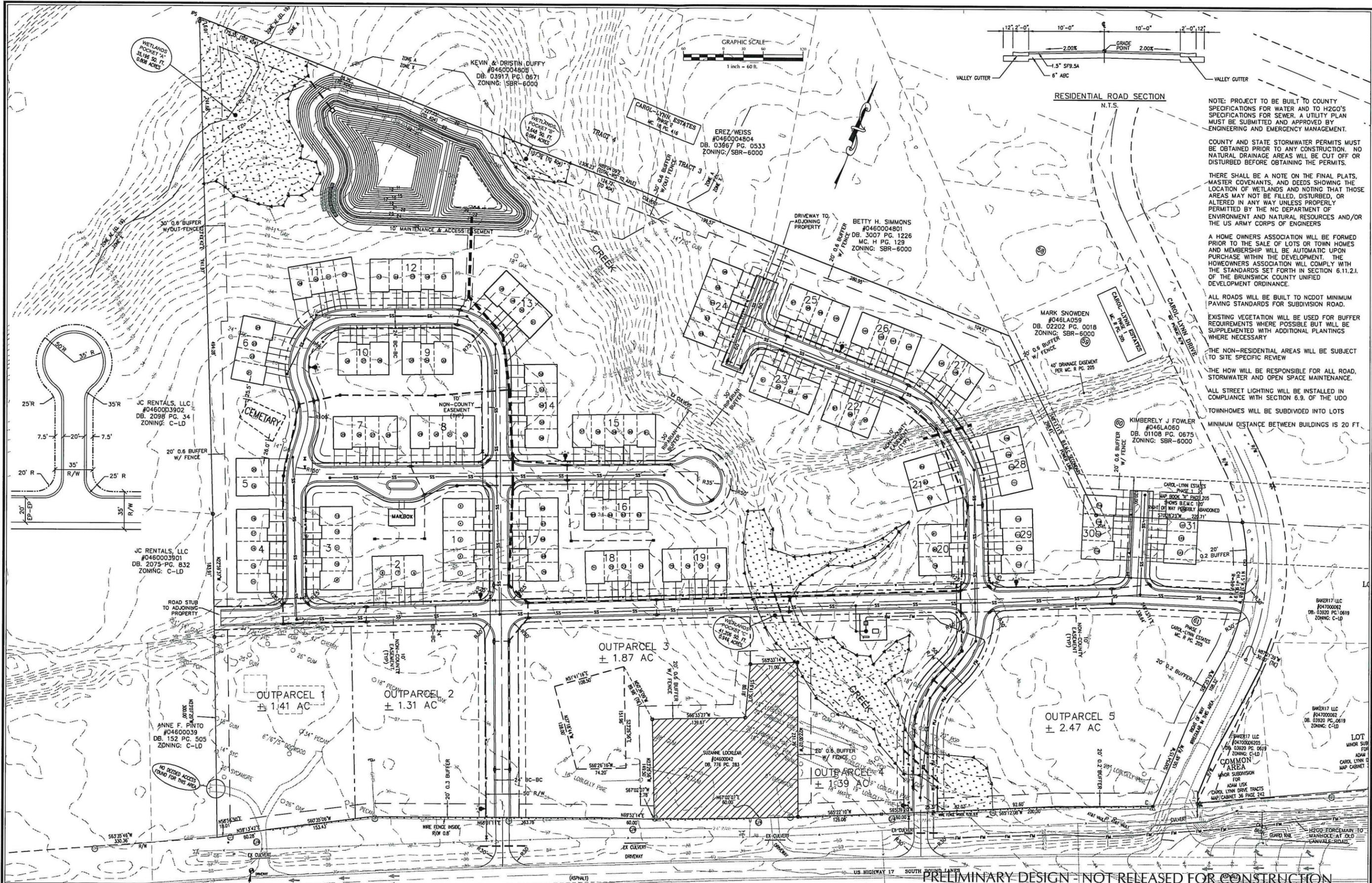
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6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
910-599-1744 LICENSE No. P-1032

PRELIMINARY SITE PLAN - OPEN SPACE
TRC SUBMITTAL

Sheet No.
C-3



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

No.	Revision	Date	By

Designer	MNH	Scale	AS SHOWN
Drawn By	MNH	Date	AUGUST, 2018
Checked By	MNH	Job No.	

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BRUNSWICK COUNTY
NORTH CAROLINA

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PRELIMINARY SITE PLAN
TRC SUBMITTAL

Sheet No.
C-2