



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
January 14, 2019**

**Commissioners Chambers  
David R. Sandifer Administration Bldg.  
Brunswick County Government Center**

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of Minutes of the December 10, 2018 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings.
  - A. Rezoning Z-777 – Jason Caines  
Proposed rezoning of approximately 3.58 acres located off Acres Lane SE from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcels 205PA04006 and 205PA04009.
  - B. Major Subdivision Plan Approval - SS-268

Name:	Paramounte Major Subdivision
Applicant:	Steve Shuttleworth
Tax Parcels:	18500021
Location:	Located off Southport-Supply Road SE (NC 211)
Description:	Paramounte is a proposed Major Subdivision consisting of 103 single family lots on a gross site of 53.76 acres creating an overall density of 1.92 units per acre.
- 8) Other Business.
  - Planning Board Case Update.
  - North Carolina School of Government Training Video.
- 9) Adjournment.

**MINUTES**  
**PLANNING BOARD**  
**BRUNSWICK COUNTY, NC**

**6:00 P.M. Tuesday**  
**December 10, 2018**

**Second Floor Training Room**  
**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  
Alvin Nobles  
Troy Price  
William Bittenbender

MEMBERS ABSENT

Tom Simmons

STAFF PRESENT

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

OTHERS PRESENT

Tim Butler  
Brad Sedgwick  
Brenda Albright  
David Lurix

Owen Metts  
John Hankins  
Sean Lennon

I. CALL TO ORDER.

The Chair called the meeting to order at 6:01 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. Tom Simmons was absent.

IV. CONSIDERATION OF MINUTES OF THE 22-OCT-18 AND 13-NOV-18 MEETINGS.

Mr. Bittenbender made a motion to approve the 22-Oct-18 and 13-Nov-18 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. Rezoning Z-773 – Tim Butler

Request to rezone approximately 8.97 acres located off Whiteville Road NW (NC 130) near Shallotte from RR (Rural Low Density Residential) to IG (Industrial General) for a portion of Tax 16400029.

Land Use Plan Map Amendment LUM-773:

Request to amend a portion of Tax Parcel 16400029 located off Whiteville Road NW (NC 130) from Conservation to Industrial.

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

Mr. Hackney said staff recommends approval from RR (Rural Low Density Residential) to IG (Industrial General) for a portion of Tax Parcel 16400029 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Industrial for a portion of Tax Parcel 16400029.

Mr. Dunham clarified that the zoning change will be adjacent to the applicant's and/or the Town of Shallotte's zoning, which is currently heavy industrial. Ms. Easley asked staff if the hatched area of the subject property will be subdivided with a different tax parcel number and staff concurred. Ms. Dixon said the subdivision of the current parcel is not a condition of the zoning change, but the applicant submitted a survey map indicating the subdivided portion for consideration to be rezoned.

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

Mr. Tim Butler, applicant, made himself available for questions and there were no questions from the Board.

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

Mr. Price made a motion to recommend to the Board of Commissioners to approve a portion of Tax Parcel 16400029 to IG (Industrial General) in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Industrial for a portion of Tax Parcel 16400029 and the motion was unanimously carried.

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

**APPROVAL – The proposed zoning amendment is APPROVED**

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

The proposed zoning amendment is not consistent with the Comprehensive Plan (CAMA Land Use Plan). The proposed zoning amendment is currently zoned RR (Rural Low Density Residential) and classified as Conservation in the CAMA Land Use Plan. However, a CAMA Land Use Plan Map amendment has been requested.

- 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 proposed portion of the parcel to be rezoned is adjacent to similar zoning (Heavy Industrial) in the Town of Shallotte's jurisdiction.

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

The proposed zoning amendment is adjacent to a major thoroughfare with existing infrastructure for industrial development.

B. Rezoning Z-774 – Owen Metts

Request to rezone approximately 19.27 acres located off Randolphville Road NE (SR 1402) near Bolivia from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcels 139AA007, 139AA025, 139AA027, 139AA030, 139AA031, 139AA008, 139AA019, 139AA020, 139AA011, 139AA001, 139AA029, 139AA032, 139AA004, 139AA016, 139AA002, 139AA015, 139AA003, 139AA017, 139AA022, 139AA02201, 139AA02202, 139AA018, 139AA021, 139AA005, 139AA026, 139AA02601, 139AA013, 139AA010, 139AA009, 139AA006, 139AA028, 139AA012, 139AA023, and 139AA014.

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

Mr. Pages said staff recommends approval from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) for Tax Parcels 139AA007, 139AA025, 139AA027, 139AA030, 139AA031, 139AA008, 139AA019, 139AA020, 139AA011, 139AA001, 139AA029, 139AA032, 139AA004, 139AA016, 139AA002, 139AA015, 139AA003, 139AA017, 139AA022, 139AA02201, 139AA02202, 139AA018, 139AA021, 139AA005, 139AA026, 193AA02601, 139AA013, 139AA010, 139AA009, 139AA006, 139AA028, 139AA012, 139AA023, and 139AA014.

Ms. Dixon stated that an administrative adjustment was allowed for Tax Parcel 139AA004 to ensure the minimum setbacks could be met to accommodate a single family dwelling in the current zoning district.

Mr. Dunham asked staff about the property being zoned commercial for a residential development. Mr. Pages stated that single family dwellings are permitted in the NC and C-LD zoning districts. He further stated that the minimum setbacks are larger in the NC zoning district (25' front and rear yards) than the C-LD zoning district (25' front yard and 6' rear yard). Mr. Dunham expressed concern about the property being developed for residential purposes in a commercial zoning district. Ms. Easley interjected that there are other residential dwellings in the area that are not part of this subdivision that are currently zoned commercial.

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

Mr. Owen Metts addressed the Board. Mr. Metts made himself available for questions. Mr. Dunham asked why the zoning change is being requested? Mr. Metts said the zoning change was requested to ensure minimum setbacks for a residential dwelling can be met as they are less in the C-LD zoning district than the current zoning designation.

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

Mr. Bittenbender made a motion to recommend to the Board of Commissioners to approve from NC (Neighborhood Commercial) to C-LD (Commercial Low Density) Tax Parcels 139AA007, 139AA025, 139AA027, 139AA030, 139AA031, 139AA008, 139AA019, 139AA020, 139AA011, 139AA001, 139AA029, 139AA032, 139AA004, 139AA016, 139AA002, 139AA015, 139AA003, 139AA017, 139AA022, 139AA02201, 139AA02202, 139AA018, 139AA021, 139AA005, 139AA026, 193AA02601, 139AA013, 139AA010, 139AA009, 139AA006, 139AA028, 139AA012, 139AA023, and 139AA014 and the motion was unanimously carried.

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

**APPROVAL – The proposed zoning amendment is APPROVED**

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

The proposed zoning amendment is consistent with the Comprehensive Plan (CAMA Land Use Plan) as it is within a commercial node.

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

The zoning change is consistent with nearby zoning and all lot owners in the subdivision are in favor of the zoning change.

C. Planned Development Approval – PD-21

Name: Autumn Trail Planned Development  
Applicant: JBS Consulting  
Tax Parcel: 1680011002, 16800112 and 1680011201  
Location: Southport-Supply Road SE (NC 211)  
Description: Autumn Trail is a proposed planned development consisting of 74 townhome units on a gross site of 24.39 acres creating an overall density of 3.03 units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). He stated that the developer intends to place the 404 wetlands into a conservation easement, but he is not prepared to commit to doing so at this time. Mr. Pages identified the proposed area on a visual map.

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the 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.

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

Mr. Brad Sedgwick, JBS Consulting, addressed the Board on behalf of Atrium Homes. He made himself available for questions. Mr. Leary asked Mr. Sedgwick why the developer is not willing to commit to placing 404 wetlands in a conservation easement? Mr. Sedgwick said they are working with the Coastal Federation about placing the 404 wetlands in a conservation easement, but they have been busy due to Hurricane Florence and the actual details have not be worked out. He further stated that there is an open space area to the north of the retention pond and they are proposing a pedestrian access and picnic tables in that location for this community.

Ms. Brenda Albright, 620 Southport-Supply Road SE, addressed the Board. Ms. Albright asked if the proposed 6' opaque fence could be higher? Mr. Pages said the fence height could be increased to 8' with an administrative adjustment via a request from the developer. He further stated that the fence will be extended up to the stormwater pond(s). Mr. Pages clarified that fencing will not be in the open space area where the walking trail and picnic areas are proposed. Ms. Albright was concerned with trespassers on her property because her family hunts on their property. She was fearful of inadvertently causing harm to a trespasser while they are hunting on their property. Ms. Dixon suggested that signs be erected on Ms. Albright's property informing potential trespassers that hunting occurs on the property to ensure no harm comes to a person walking nearby.

Mr. Sean Lennon, 810 Old Lennon Road SE, addressed the Board. Mr. Lennon was also concerned with the proposed development interfering with him hunting on his property. He felt that a berm should be placed in the area where the walking trail and picnic areas are proposed rather than a 6' opaque fence because pedestrians will likely trespass on his property as well as

Ms. Albright's property. Mr. Pages said the developer would have to cross a wetland to erect fencing in that particular area. Mr. Lennon was not opposed to the developer erecting the proposed fence up to the wetlands. Mr. Lennon felt that "no trespassing" signs will not keep people off his property unless he catches the trespasser.

Mr. David Lurix, 703 Creekway Circle SE, addressed the Board. Mr. Lurix was concerned with the entrance to the subject property potentially creating a traffic congestion issue. Mr. Pages said the developer is required to obtain a North Carolina Department of Transportation (NCDOT) permit and NCDOT is requiring access to the project be directly across from RiverSea Plantation Planned Unit Development. He further stated that NCDOT may require some intersection road improvements such as a deceleration lane. Mr. Lurix asked if Southport-Supply Road SE (NC 211) will be widened in this area? Mr. Pages stated that there are plans to widen NC 211 in the future, but he was unsure of the exact location at this time. Mr. Lurix asked the number of stories of the townhomes and Mr. Sedgwick said 1 ½ stories. Mr. Lurix asked Mr. Sedgwick if there will be a gate at the front entrance of the proposed development? Mr. Sedgwick replied, no. Mr. Lurix asked if a traffic light will be installed and Mr. Pages said NCDOT will determine if a traffic light is necessary.

With no further comments, Mr. Price made a motion to close the Public Hearing and the motion was unanimously carried. Mr. Dunham asked staff how the subject property was zoned C-LD in the middle of RR zoning? Mr. Pages said the subject property was previously owned by a church and they wanted to build a retreat so the property was rezoned approximately 7 years ago to accommodate the intended use. Ms. Dixon added that townhomes are allowed in the current zoning district through administrative review and approval, but a planned development encourages exceptional design features and the developer is proposing such in this project.

Mr. Price made a motion to approve Autumn Trail Planned Development with the noted conditions and the motion was unanimously approved.

#### VIII. OTHER BUSINESS.

- Planning Board 2019 Schedule

Ms. Dixon addressed the Board. She stated that staff previously provided a copy of the 2019 Planning Board meeting schedule as well as the project deadline schedule to the Board to reserve the dates.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that there are several zoning cases and text amendments regarding Campgrounds and RV Resorts that will be presented at the Board of Commissioners' Monday 17-Dec-18 meeting for consideration.

#### IX. ADJOURNMENT.

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

# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-777

January 14, 2019

## APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 205PA04006 and 205PA04009 from R-7500 (Medium Density Residential) 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

Acres Lane

### Tax Parcel(s)

205PA04006 and 205PA04009

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

CLD (Commercial Low Density)

### Surrounding Zoning

R-7500, CLD, SP-HC (Southport Jurisdiction – Highway Commercial District)

### Current Use

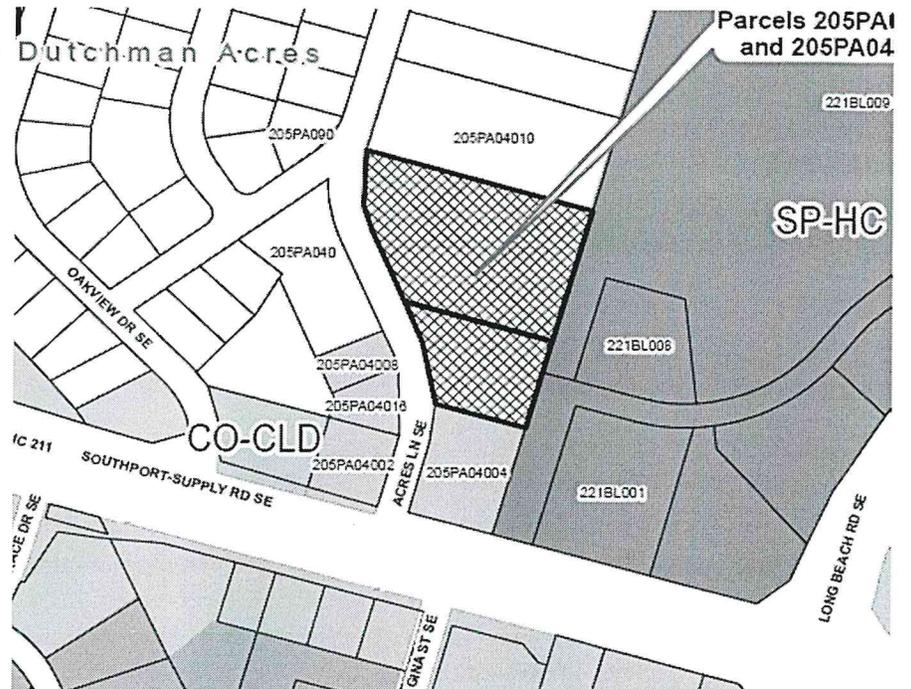
Vacant Land

### Surrounding Land Uses

Residential, Commercial, Vacant Lands

### Size

3.58 acres



## SITE CONSIDERATIONS

**Zoning History:** There has been no known rezoning activity on the site since 1994. Adjacent Tax Parcels 205PA04008 and 205PA04016 were rezoned from R-7500 to CLD as part of Rezoning Case Z-252 on May 19, 1999.

**Area Activities:** The Southport-Supply Rd (NC 211) Corridor has been experiencing growth based upon recent land development activities. Rapid commercial growth is occurring in the immediate vicinity along Southport Supply Road and Long Beach Road. Residential development has also 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 R-7500 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 currently capacity deficiencies for this section of Southport-Supply Road (NC 211) but efforts to widen NC 211 to a multilane facility are in the early stages of construction by NCDOT.

**Utilities:** Water & Sewer is available from Brunswick County along Southport-Supply Road and from the adjacent Southport Crossing Development. Water & Sewer connection will require developer responsibility to connect to the water and sewer system.

**Schools:** There are no current school capacity deficiencies in the vicinity.

**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), Southport WWT Expansion (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: Portions of rezoning site scores 5 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:** *Mixed Use*

- 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.

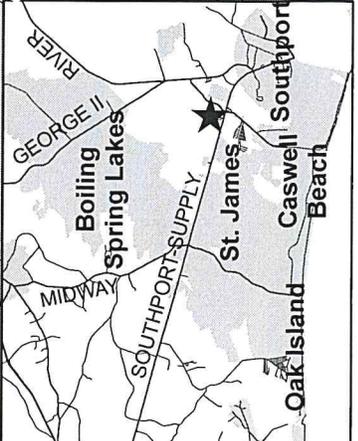
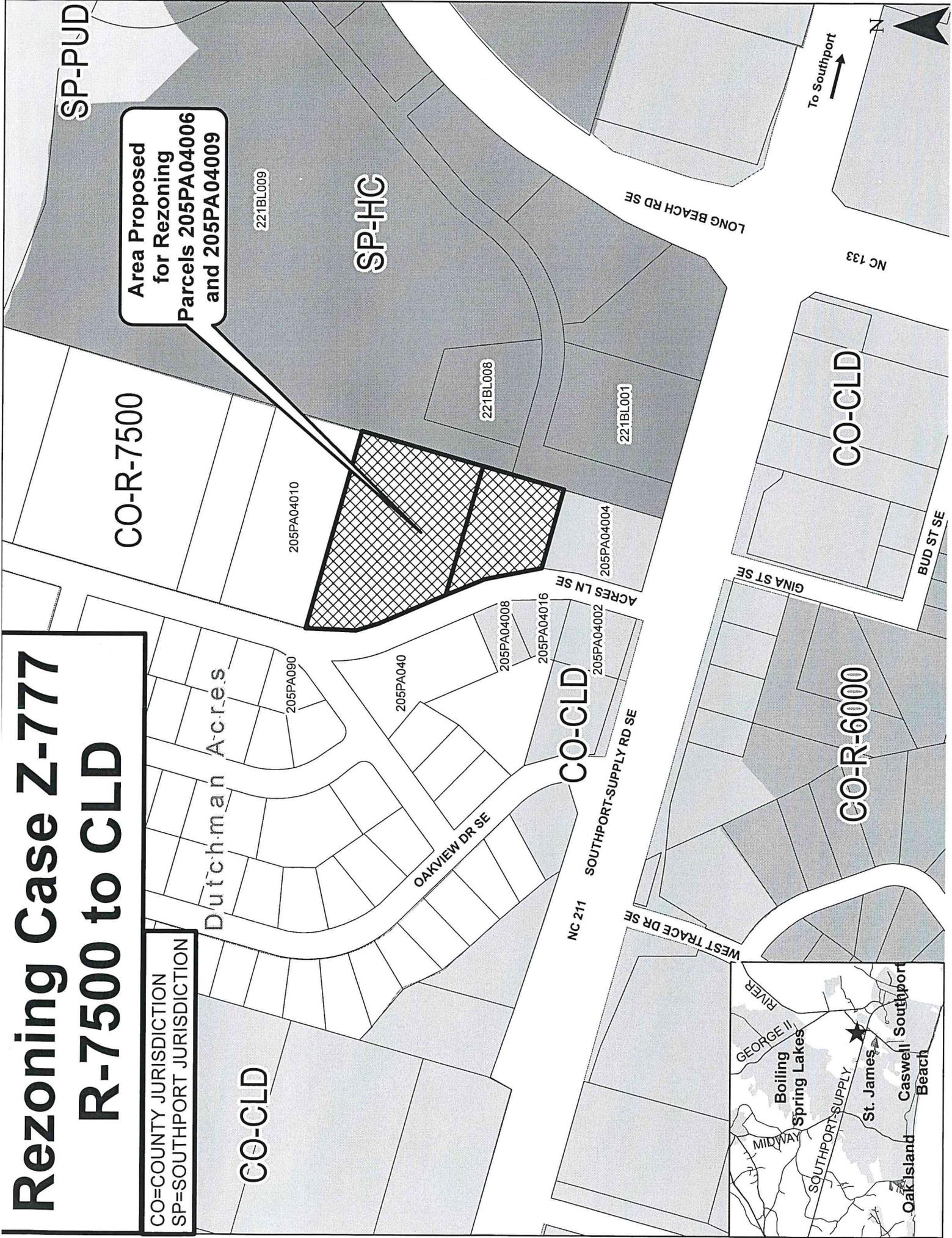
## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD FOR TAX PARCELS 205PA04006 AND 205PA04009** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# Rezoning Case Z-777 R-7500 to CLD

CO=COUNTY JURISDICTION  
SP=SOUTHPORT JURISDICTION

Area Proposed  
for Rezoning  
Parcels 205PA04006  
and 205PA04009

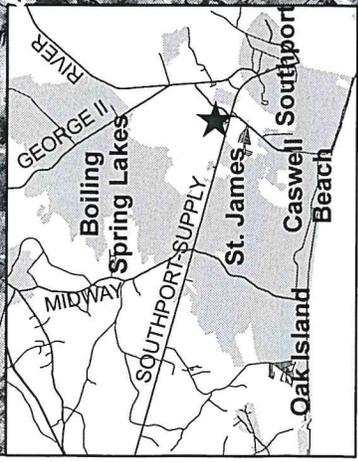
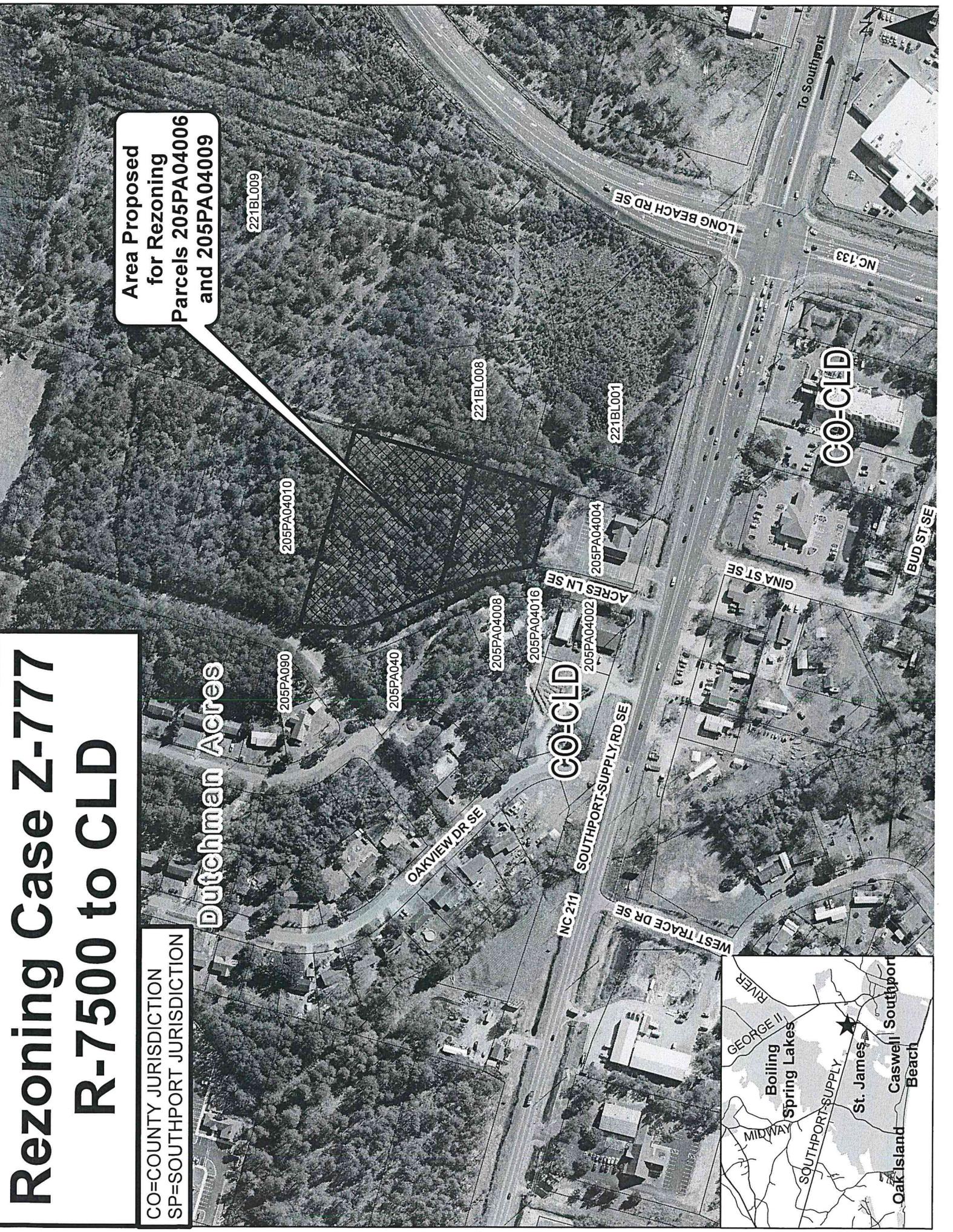


# Rezoning Case Z-777 R-7500 to CLD

CO=COUNTY JURISDICTION  
SP=SOUTHPORT JURISDICTION

Area Proposed  
for Rezoning  
Parcels 205PA04006  
and 205PA04009

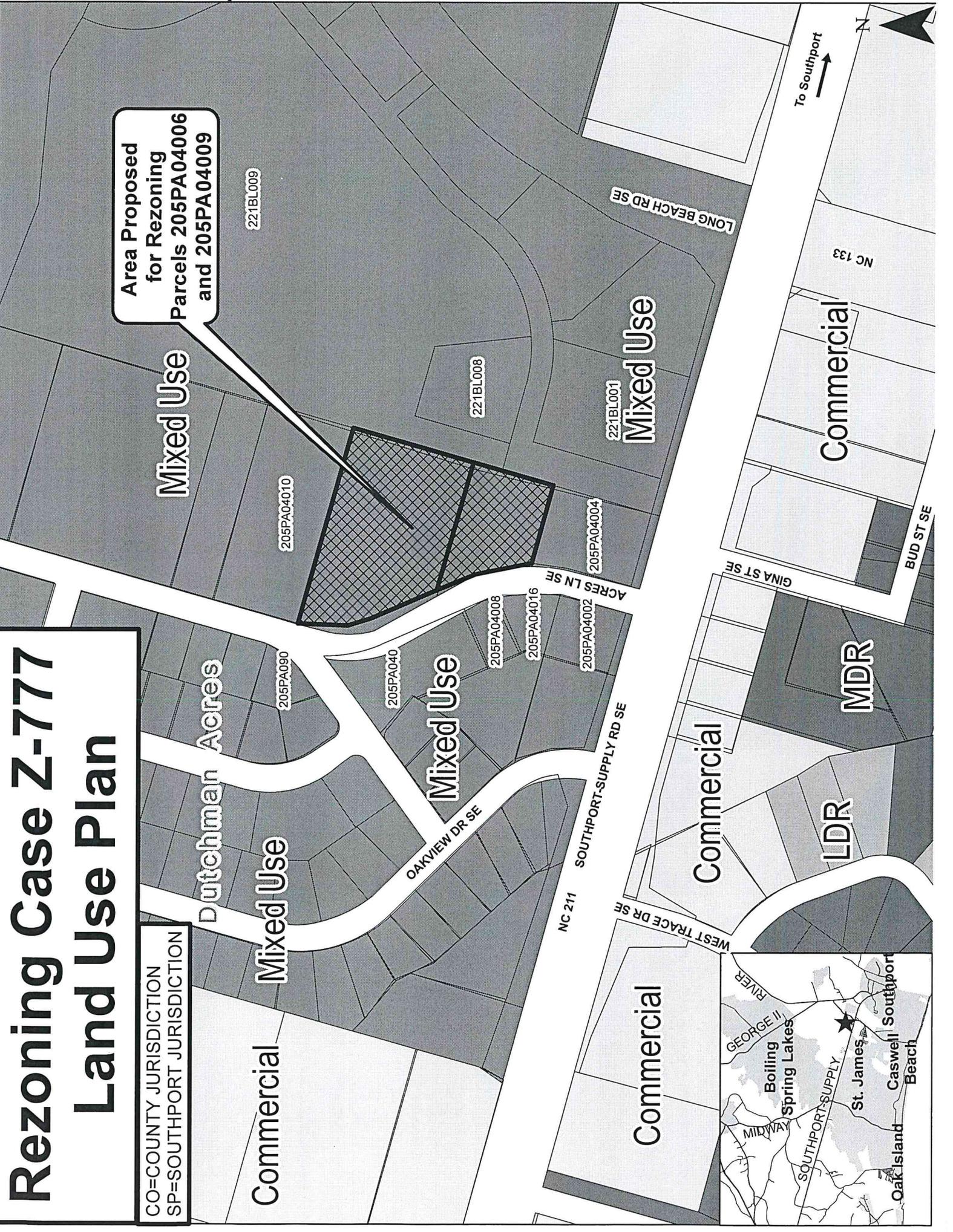
Dutchman Acres



# Rezoning Case Z-777 Land Use Plan

CO=COUNTY JURISDICTION  
SP=SOUTHPORT JURISDICTION

Area Proposed  
for Rezoning  
Parcels 205PA04006  
and 205PA04009



Commercial

Mixed Use

Dutchman Acres

Mixed Use

Mixed Use

Commercial

Commercial

LDR

MDR

Commercial

Mixed Use

221BL008

221BL001

221BL009

205PA04010

205PA090

205PA040

205PA04008

205PA04016

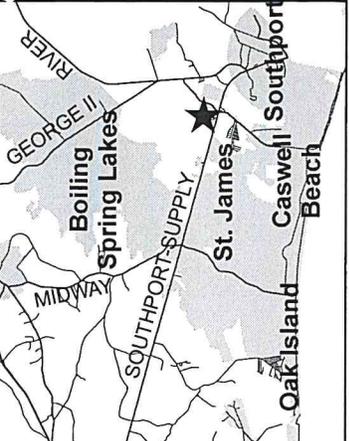
205PA04002

205PA04004

NC 133

To Southport

N





# REZONING APPLICATION

*For Office Use Only*  
 Planning Project #: 301270  
 Rezoning Case Z- 777

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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Jason E. Caines</u>	
Mailing Address: <u>P.O. Box 866</u> <u>Trinity NC, 27370</u>	
Phone: <u>336 689 5672</u>	Email: <u>dynamicdesignsco@gmail.com</u>
<b>PROPERTY OWNER INFORMATION</b> (if different from above)	
Owner Name(s): <u>same</u>	
Mailing Address: <u>same</u>	
Phone: <u>same</u>	Email: <u>same</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>Dutchman Acres Parcel 205 PA 04006</u> <u>205 PA 04009</u>	
Parcel Tax ID #(s): <u>208711763039</u> <u>208711753854</u>	Total Site Acreage: <u>2,550 AC</u>
Current Zoning District(s): <u>R75</u>	Proposed Zoning District(s): <u>CO-CLD</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" 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>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

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

Both parcels of land are adjoining other Commercial property.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Mixed - Use

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: Jason E. Canis Date: 11/14/18  
Owner Signature: Jason E. Canis Date: 11/14/18  
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: 11/14/18 RECEIPT #: 23678

- <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

# CASE Z-777

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
221BL001	MDI MANAGEMENT LLC	120 4TH ST SW	HICKORY	NC	28602-2947
221BL008	MDI MANAGEMENT LLC	120 4TH ST SW	HICKORY	NC	28602-2947
221BL009	MDI MANAGEMENT LLC	120 4TH ST SW	HICKORY	NC	28602-2947
205PA04010	CAINES JASON	PO BOX 866	TRINITY	NC	27370-0866
205PA040	ROBISON WILLIAM	6002 LIBERTY ROAD	CLIMAX	NC	27233
205PA090	AYCOCK M CATHLEEN SMITH	1937 MADALYN COURT NE	KEIZER	OR	97303
205PA04002	GRACE CHRISTIAN FELLOWSHIP & MINIST	4928 SOUTHPORT SUPPLY RD	SOUTHPORT	NC	28461
205PA04004	BRUNSWICK CHURCH OF CHRIST	PO BOX 11032	SOUTHPORT	NC	28461
205PA04008	MANELLI JULIAN R	205 E JOPPA RD	TOWSON	MD	21286
205PA04016	MANELLI JULIAN R	205 E JOPPA RD	TOWSON	MD	21286

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
205PA04009	CAINES JASON	PO BOX 866	TRINITY	NC	27370-0866
205PA04006	CAINES JASON	PO BOX 866	TRINITY	NC	27370-0866

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
205PA04009	CAINES JASON	PO BOX 866	TRINITY	NC	27370-0866
205PA04006	CAINES JASON	PO BOX 866	TRINITY	NC	27370-0866

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. SS-268  
Applicant: Steve Shuttleworth  
Project Name: Paramounte Major Subdivision  
Property Location: Located on Southport-Supply Road (NC 211)  
Parcel Number: 18500021  
Zoning District: R-6000 (High Density Residential)  
Surrounding Zoning **North:** R-6000 **South:** SBR-6000 (Site Built High Density Residential) and CI (Commercial Intensive) **East:** R-6000 **West:** R-6000  
Proposed Use: Paramounte is a proposed major subdivision consisting of 103 single-family lots on a gross site of 53.76 acres creating an overall density of 1.92 units per acre.

**Approval Criteria**

- The minimum residential lot size in the R-6000 zone with water and sewer is 6,000 square feet. The average lot within the development size is 9,746 square feet.
- A 20-foot street buffer will be installed adjacent to Southport-Supply Road (NC 211). Existing vegetation will serve as a visual buffer and will be supplemented by additional landscaping where necessary. Within the street buffer will be a 10-foot easement for a future greenway.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for this section of Southport-Supply Road. The 103 proposed lots will generate approximately 985 vehicle trips per 24-hour weekday volume.
- Parking will be off-street and the proposed project meets the minimum vehicular access point requirements.
- 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 7% of the total project area. The developer is proposing **23.57** acres of total open space of which **3.76** acres is required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing **.79** acres of recreational open space of which **.56** acres is required.
- Surrounding uses consist of single family residential and vacant land.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on December 13, 2018.

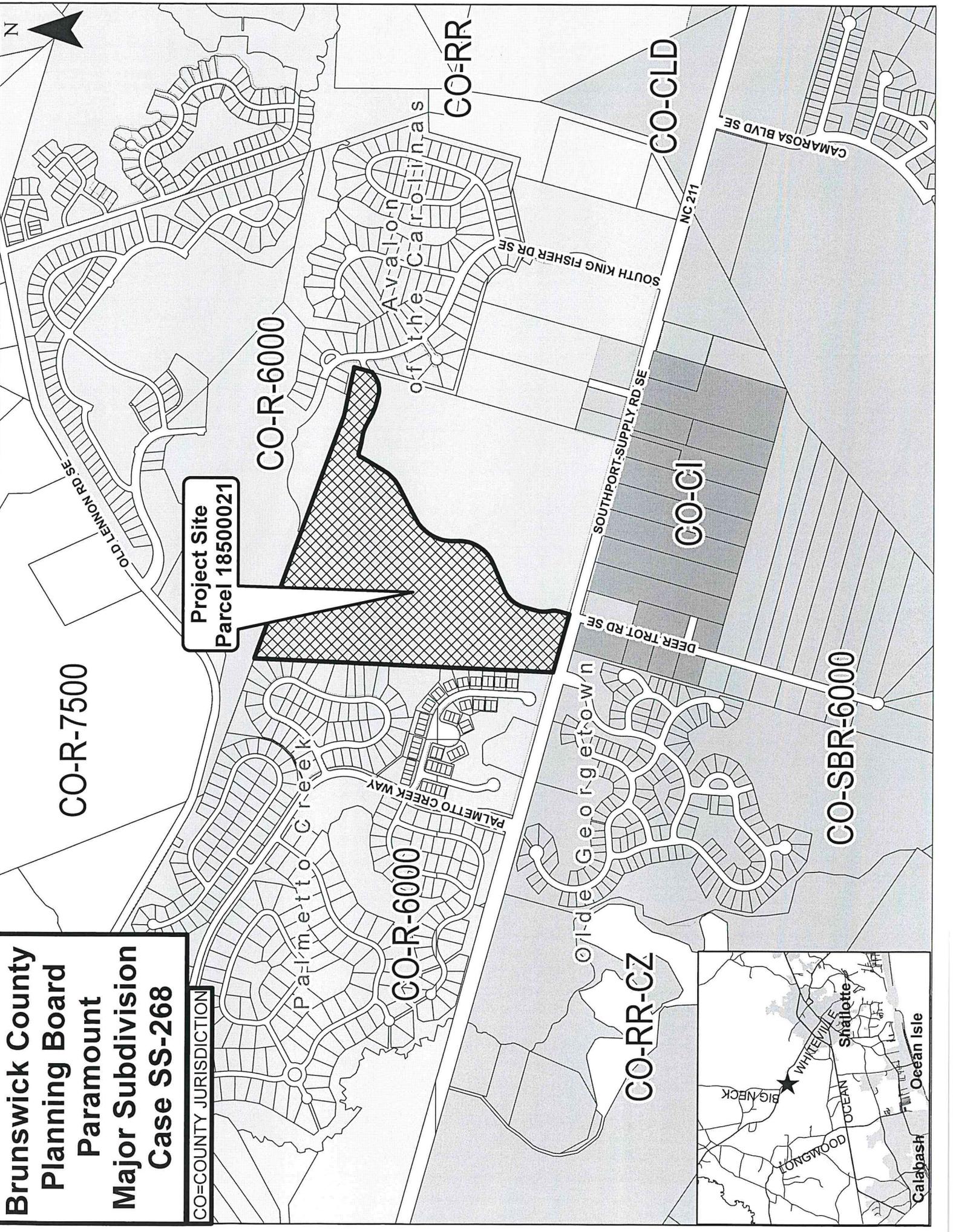
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

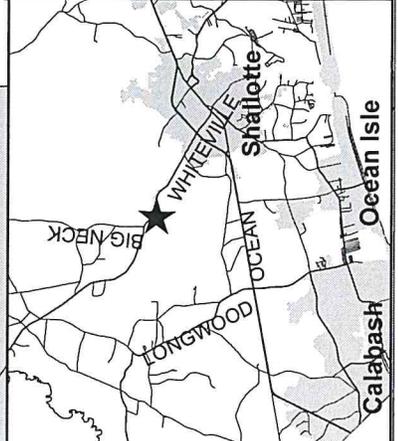
1. That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.

**Brunswick County  
Planning Board  
Paramount  
Major Subdivision  
Case SS-268**

CO=COUNTY JURISDICTION



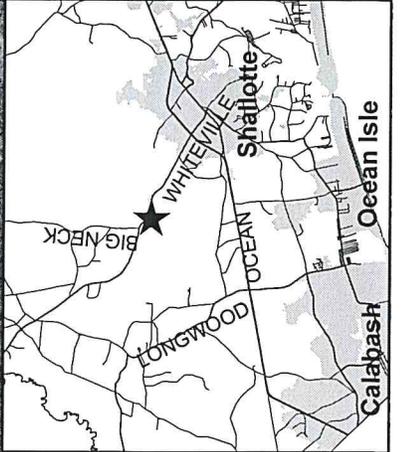
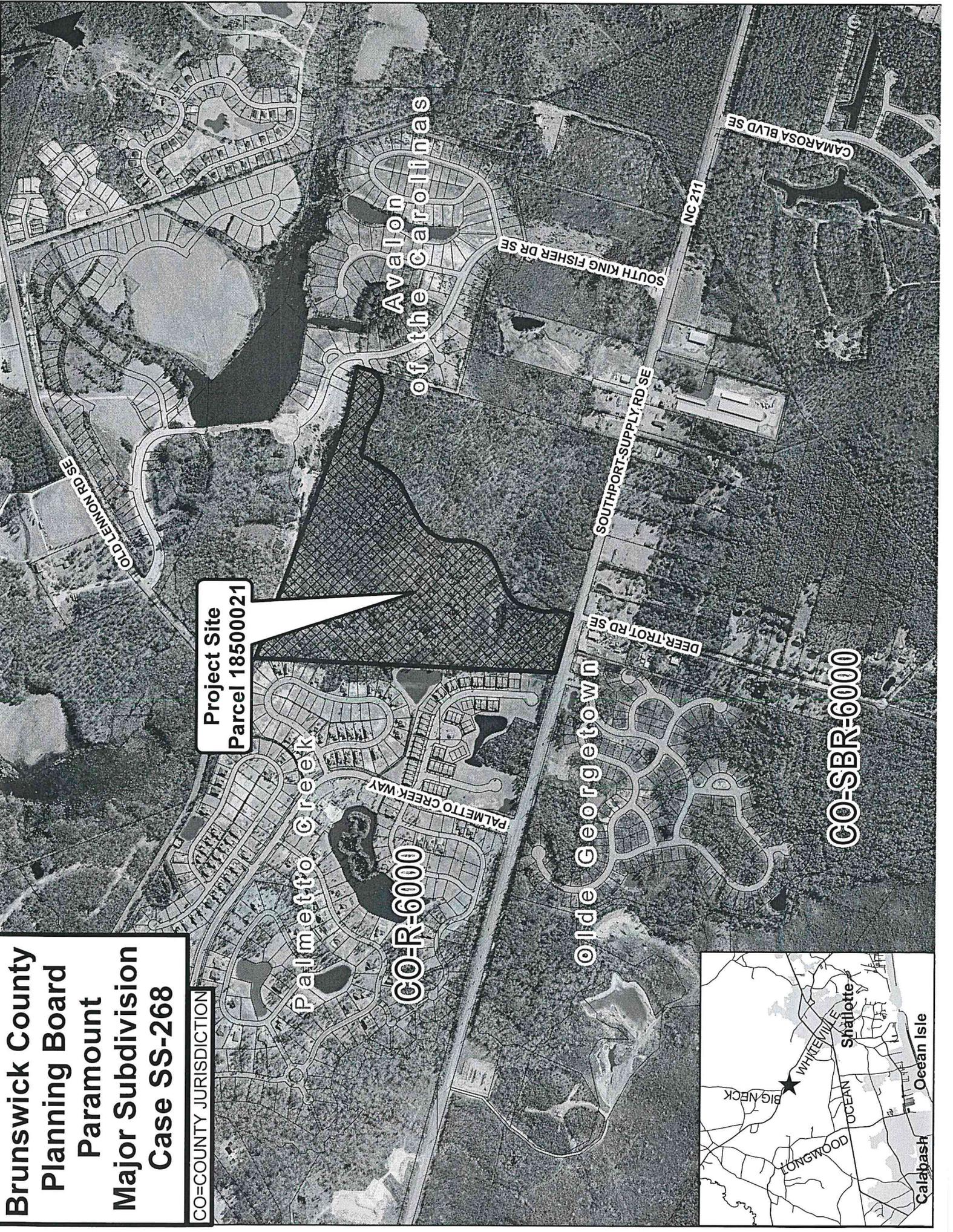
**Project Site  
Parcel 18500021**



**Brunswick County  
Planning Board  
Paramount  
Major Subdivision  
Case SS-268**

**CO=COUNTY JURISDICTION**

**Project Site  
Parcel 18500021**





# Major Subdivision

Application and Checklist

Fee: \$350

For Office Use Only	
File # <u>5-168</u>	Receipt # <u>23690</u>
Date Submitted: <u>12/18/18</u>	

This application is a request to obtain approval to construct a Major Subdivision of more than 10 lots consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, buffers, off-street parking and street widths. Please reference Section 8.2.12. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Major Subdivisions.

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

Property Owner	Name	<u>BMR Funding LLC</u>	Phone	<u>212 884 9350</u>
	Address	<u>2 Greenwich Plaza</u>	Fax	
	City, st, zip	<u>Greenwich CT 06830</u>	Email	<u>l.linksman@BridgeFunding.com</u>

Applicant or Representative	Name	<u>Steve Shuttleworth</u>	Phone	<u>719 499 1373</u>
	Address	<u>711 Carolina Beach Ave N</u>	Fax	<u>719 623 0432</u>
	City, st, Zip	<u>Carolina Beach NC w28482</u>	Email	<u>steve@steveshuttleworth.com</u>

Property Information	Address	
	Tax Parcel(s)	<u>18500021</u>
	Acreage	<u>53.76</u>
	Current Zoning	<u>R-6000</u>
	Public Utilities Available? Water: <input checked="" type="checkbox"/> Sewer: <input checked="" type="checkbox"/>	

Project Information	Project Name	<u>Paramounte</u>
	Modification or Expansion Of Existing Subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>53.76</u>
	Commercial Acres	
	Number of Lots	

Authorization	Property Owner Signature	<u>[Signature]</u>	Date	<u>11/26/18</u>
	Applicant/Representative Signature	<u>Steve Shuttleworth</u>	Date	<u>11-26-2018</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

December 17, 2018

Steve Shuttleworth  
711 Carolina Beach Avenue  
Carolina Beach, NC 28482

**RE: Paramounte Major Subdivision**  
**File # SS-268**

Dear Mr. Shuttleworth,

The Technical Review Committee (TRC) at their December 13, 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 – 398-9100 or [akhammers@ncdot.gov](mailto:akhammers@ncdot.gov).
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and internet service to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at [jdstanley@atmc.coop](mailto:jdstanley@atmc.coop).
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- Please note that some from of road maintenance agreement with Avalon Planned Development will need to be recorded prior to the recording of the individual lots.
- Please indicate the recreation space areas and specify the specific use of each.
- Please note the lot widths will be at least 60 feet wide and 30 feet wide on the cul-de-sacs.
- Please indicate the 20' street buffer adjacent to the NC 211 right-of-way.
- Please label the dashed line behind lots 7-13.
- Please provide a heritage tree survey.
- Please note that there is already an existing hydrant at the intersection of Cudless Lane and South Fisher King Drive so disregard the comment made by the Fire Inspector.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 21, 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 A. Pages". The signature is written in black ink and is positioned above the typed name.

Marc Pages  
Senior Planner

# CASE SS-268

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
185FL003	MAZIARZ JAMES R ETUX	1208 ANDORA DR SE #27	BOLIVIA	NC	28422-7484
185FL002	MACHAN STEVEN WELLS ETUX	1206 ANDORA DR SE	BOLIVIA	NC	28422-7433
185FL001	HALL HOWARD B JR ETUX	1206 ANDORA DR SE UNIT 25	BOLIVIA	NC	28422-7454
185FM001	KG PLAZA LLC	8640 RIVER RD	WILMINGTON	NC	28412-3334
185FM002	KG PLAZA LLC	8640 RIVER RD	WILMINGTON	NC	28412-3334
1850002006	KG PLAZA LLC	8640 RIVER RD	WILMINGTON	NC	28412-3334
185FD008	KG PLAZA LLC	8640 RIVER RD	WILMINGTON	NC	28412-3334
185FD015	KG PLAZA LLC	8640 RIVER RD	WILMINGTON	NC	28412-3334
185FD016	KG PLAZA LLC	8640 RIVER RD	WILMINGTON	NC	28412-3334
185FG002	ALLEN GISELA U	1200 AUDORA DR #20	BOLIVIA	NC	28422
185FG001	HAAS DANIEL J	PO BOX 175	OYSTER BAY	NY	11771
185EA079	FORD DANIELLE MELLO	1776 ST DAVID COURT	BOLIVIA	NC	28422
185EA081	D AMBROSIO GERALD F ETUX	1049 S FISHER KING DR SE	BOLIVIA	NC	28422-3201
185FI002	PHELPS GLEN A ETUX	1204 ANDORA DR SE # U-24	BOLIVIA	NC	28422-7432
1850001001	CAROLINA COAST INVESTORS LLC	311 JUDGES ROAD STE 12F	WILMINGTON	NC	28405
185EA077	MCCLELLAND DAVID ETUX	1771 ST DAVID COURT	BOLIVIA	NC	28422
18500011	CROSSWIND PROPERTIES LLC	2550 CAPITOL DR STE 105	CREEDMOOR	NC	27522-9450
185FD011	HOOK MARY C	505 WHITE TAIL CT SE	BOLIVIA	NC	28422-8084
1690001103	D R HORTON INC	PO BOX 1545	MOUNT PLEASANT	NC	29465-1545
1690001101	D R HORTON INC	PO BOX 1545	MOUNT PLEASANT	SC	29465-1545
1690001102	D R HORTON INC	PO BOX 1545	MOUNT PLEASANT	SC	29465-1545
185FD017	POCIUS JEROME ETUX	1251 PALATKA PL SE	BOLIVIA	NC	28422-7473
185FD018	COLE CHARLES DAVID ETUX	1253 PALATKA PL SE	BOLIVIA	NC	28422-7473
185FD010	KERSTEN RODNEY E ETUX	1213 PALATKA PL SE	BOLIVIA	NC	28422-7473
185FD014	CALLACI JOSEPH C ETUX ETUX	1235 PALATKA PL SE	BOLIVIA	NC	28422-7473
185FH001	PEDERSEN EUGENE ETUX	1202 ANDORA DR SE UNIT 21	BOLIVIA	NC	28422-7453
1850002101	MERIDIAN LAND HOLDINGS LLC	208 BATES RETREAT	HAMPSTEAD	NC	28443
185FL004	ROZYCKI GERARD S JR	1742 ACORN DR	SINKING SPRING	PA	19608
185FD009	VADEN TIMOTHY H	1211 PALATKA PLACE SE	BOLIVIA	NC	28422
185EA078	AHOY THERE CONSTRUCTION CO INC	1075 MILLSTONE CHURCH TRL	NATHALIE	VA	24577-2753
185FI001	SPINDLER STEVEN B ETUX	UNIT 23	BOLIVIA	NC	28422-7432
185FB00101	PALMETTO CREEK LLC	PO BOX 699	WILMINGTON	NC	28402
1850001004	GLAZEBROOK NEAL B ET STACEY D	827 FOX ST	SHALLOTTE	NC	28470-5231
185FD013	TOLAND CHRISTINE J	1225 PALATKA PL SE	BOLIVIA	NC	28422-7473
185FD012	INTL PROPERTIES & INVESTMENTS LLC	PO BOX 12731	WILMINGTON	NC	28405-0138
185DD001	D R HORTON INC	PO BOX 1545	MT. PLEASANT	SC	29465-1545
185DD002	D R HORTON INC	PO BOX 1545	MT. PLEASANT	SC	29465-1545

185EA00107 D R HORTON INC  
185FH002 NEFF PATSY A  
185EA082 LILLYWHITE SHERMAN K ETUX

PO BOX 1545  
1202 ANDORA DR #22  
1041 S FISHER KING DR SE

MT. PLEASANT  
BOLIVIA  
BOLIVIA

SC 29465-1545  
NC 28422-7453  
NC 28422

**OWNER(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18500021	BMR FUNDING LLC	2 GREENWICK PLAZA	GREENWICH	CT	6830

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18500021	STEVE SHUTTLEWORTH	711 CAROLINA BEACH AVE N	CAROLINA BEACH	NC	28482

