



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
February 11, 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 January 14, 2019 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearings.

A. Major Subdivision Plan Approval - SS-269

Name: Sachi Major Subdivision

Applicant: J. Phillip Norris

Tax Parcel: 2050003701

Location: Located on Abbington Oaks Way SE

Description: Sachi is a proposed Major Subdivision consisting of 18 single family lots on a gross site of 4.79 acres creating an overall density of 3.76 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. Monday
January 14, 2019

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
Troy Price
William Bittenbender

MEMBERS ABSENT

Tom Simmons
Alvin Nobles

STAFF PRESENT

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

OTHERS PRESENT

Jason Caines
Lewis Dozier
Terry Pope, State Port Pilot
Steve Spindler
Bob Maskara

Steve Shuttleworth
John Hankins
Denise Pocius
Howard Hall

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 and Mr. Alvin Nobles were absent.

IV. CONSIDERATION OF MINUTES OF THE 10-DEC-18 MEETING.

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

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-777 – Jason Caines

Request to rezone approximately 3.58 acres located off Acres Lane SE near Southport from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 205PA04006 and 205PA04009.

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 R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 205PA04006 and 205PA04009.

Mr. Dunham asked staff if Dutchman Acres was approved as a Major Subdivision and Mr. Pages concurred.

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

Mr. Jason Caines addressed the Board. Mr. Caines stated that he has owned the subject property for approximately 1 year. He further stated that he has spoken with MDI Management LLC and the developer of Southport Crossing regarding an access easement off Southport Crossing Way SE for ingress and egress to the subject property. Mr. Caines said the access point is off Southport-Supply Road SE (NC 211). Mr. Dunham clarified that the subject property will not generate any traffic on Acres Lanes SE and Mr. Caines concurred.

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

Ms. Easley made a motion to recommend to the Board of Commissioners to approve from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) Tax Parcels 205PA04006 and 205PA04009 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 and infrastructure (public water and sewer) is in place.

- 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 surrounding zoning and this zoning change will be a better use for the subject property.

B. Major Subdivision Plan Approval – SS-268

Name: Paramounte Major Subdivision
Applicant: Steve Shuttleworth
Tax Parcel: 18500021
Location: 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.

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 proposed development will have access through Avalon Planned Unit Development (PUD) [Avalon] and no direct access off Southport-Supply Road SE (NC 211). Mr. Pages said there is a connection on South King Fisher Drive into Avalon shown on the site plan. He said there are significant wetlands on the northwestern boundary of the property adjacent to Palmetto Creek PUD (Palmetto Creek) that will be undisturbed open space. Mr. Pages said there are approximately 9 lots that will be adjacent to Palmetto Creek. There is a proposed internal connection on Pleasant Hollow Court SE to the recently approved Meridian Forest Major Subdivision (Meridian Forest), which has not begun construction. Mr. Pages said both parcels received preliminary approval approximately 13 years ago as Avalon II PUD and the development was later renamed Paramounte Planned Development. He stated that no development has occurred on the site and the property was then purchased by 2 different owners with each owner retaining a separate parcel when the property was split. Mr. Pages concluded that Meridian Forest was approved last year on the other parcel (Tax Parcel 1850002101).

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.
- The developer must record a road maintenance agreement with Avalon PUD in the Brunswick County Registry of Deeds and a copy of the agreement must be provided to the Brunswick County Planning Department.

Mr. Leary asked staff if there is an outlet to Southport-Supply Road SE (NC 211)? Mr. Pages replied, no.

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

Mr. Steve Shuttleworth addressed the Board. Mr. Shuttleworth reiterated that the subject property was approved as part of a master plan with higher density than both Meridian Forest and Paramounte Major Subdivision in the past. At that time, there was a proposed access to Southport-Supply Road SE (NC 211), but the property went through foreclosure and the subject property was purchased by his client(s). Mr. Shuttleworth said they designed a plan that will tie into Avalon and the North Carolina Department of Transportation (NCDOT) has agreed that the left turn into Avalon and the deceleration lane will accommodate the additional traffic generated by this project. He further stated that they are proposing 2 additional connections to Meridian Forest so the project will have access through that development when it is developed to minimize curb cuts and disbursement of traffic. Mr. Shuttleworth stated that there are 3 access points; South Fisher King Drive SE that ties into NC 211 directly across from Avalon, and the 2 access points on the northern boundary (Maltwood Court SE and Celtic Court South) that tie into St. Joseph Lane SE, which is within Avalon and goes out to Lennon Road SE. He said they provided a stub-out on the southern portion of the project to a future cul-de-sac in Meridian Forest. Mr. Shuttleworth said he has spoken with representatives of Meridian Forest and they are amenable to such. He said they are also facilitating access from Meridian Forest to the main road of the subject property for interconnectivity purposes. Mr. Shuttleworth concluded that they thought about extending Celtic Court South with the cul-de-sac on the southwestern boundary of the property, but it would not be cost-effective to construct a road in that area as there are wetlands in the vicinity.

Mr. Dunham clarified that access to the property will be through Avalon on South Fisher Drive SE and St. Joseph Lane SE and Mr. Shuttleworth concurred. Mr. Dunham asked if the main entrance will be through Meridian Forest once it is developed? Mr. Shuttleworth said they will have access through Meridian Forest, but it will not be their main entrance. Mr. Leary asked Mr. Shuttleworth if the roads in Avalon are public roads? Mr. Shuttleworth said the roads in Avalon are private roads and the roads in this development will also be private roads.

Ms. Denise Pocius addressed the Board. Ms. Pocius asked the difference in active open space and open space? Mr. Pages explained that active space is typically recreational space (pocket parks, amenity centers, picnic areas) and open space is usually passive; in that, it is generally areas that are undisturbed. Ms. Pocius asked if the project can be changed once it is approved? Mr. Pages stated that any major modifications will have to be approved by the Planning Board. Ms. Pocius asked if Avalon has to agree with the road access before this project can move forward? Mr. Pages said the developer will have to have a road maintenance agreement to move forward. Ms. Pocius asked if Avalon has agreed to a road maintenance agreement? Mr. Pages said he is uncertain if such has occurred, but it must happen before moving forward. Ms. Pocius

asked the timeframe for the project? Mr. Pages said the County's approval is good for 3 years with the option of a 5 year extension requested by the applicant. Ms. Pocius asked the following questions for the applicant to address: 1). Are there any proposals to place barriers or fencing between this project and Palmetto Creek? 2). What are the proposed price points for the new homes and the size of the homes? 3). Will this be an age restrictive community? 4). What amenities are planned for the community?

Mr. Dunham asked staff if a neighborhood meeting was held for this project? Mr. Pages replied, no. He further stated that a neighborhood meeting is not required. Mr. Dunham suggested that requiring a neighborhood meeting should be considered as part of the approval process. Ms. Dixon interjected that staff encourages the applicant to hold a neighborhood meeting, but it is not required.

Mr. Steve Spindler addressed the Board. Mr. Spindler asked where the wetlands are located on the site? Mr. Dunham identified the wetlands on the site that are in close proximity to Palmetto Creek. Mr. Spindler asked about passive and active open spaces. Mr. Pages said the wetlands near Palmetto Creek are passive open space and cannot be disturbed. Mr. Pages said the passive open space along the northwestern boundary with Palmetto Creek will not be developed and he identified the area(s) on a visual map. Mr. Dunham asked staff where the active open space is on the site? Mr. Pages said the applicant is proposing a walking trail and he identified the area on a visual map. He further stated that the majority of the boundary of the subject property near Palmetto Creek will be open space with the exception of 4 lots on the northwestern boundary and 5 lots on the southwestern boundary that is separated by vegetation and a road from Palmetto Creek.

Mr. Howard Hall addressed the Board. Mr. Hall asked how the proposed development will impact the floodplain? Mr. Pages said any development within a flood zone will have to receive approval from the Brunswick County Floodplain Administrator. He further stated that stormwater approval will be required from the State and County. Mr. Hall asked if there has been any discussions to revise the existing flood maps to current conditions since Hurricane Florence and Hurricane Matthew? Ms. Dixon interjected that the Federal Emergency Management Agency (FEMA) approved the current flood maps in August 2018 and they will decide if further studies are necessary to revise the newly approved flood maps.

Mr. Bob Maskara addressed the Board. Mr. Maskara asked if the homes in this project will be visible from Palmetto Creek? Mr. Pages said there are no homes proposed near Palmetto Creek. Mr. Makara asked if waterlines will be installed on the subject property in close proximity to Andora Drive SE? Mr. Pages said the applicant is proposing underground utilities. Mr. Maskara agreed with the concept to require a neighborhood meeting so adjoining property owners can have an opportunity to address their concerns. Mr. Dunham said there is a potential for property owners on northwest and southwest boundary of Palmetto Creek to see homes constructed in this development.

Mr. Spindler re-addressed the Board. Mr. Spindler asked where the amenity center will be located on the site? Mr. Dunham said there is no amenity center proposed for this project. He said the applicant is proposing a walking trail around the ponds. Mr. Spindler asked why the development did not move forward initially?

Mr. Shuttleworth re-addressed the Board to answer some of the public's concerns. He apologized for not having a neighborhood meeting due to the holidays and finding a location to hold the meeting. Mr. Shuttleworth said the wetlands will remain intact with the exception of the

proposed 2 crossings on the main street that comes through the majority of the property. He stated that they will be installing a pipe across the wetlands to get from 1 upland area to another. He said he is uncertain whether or not homes will be visible from Palmetto Creek. Mr. Shuttleworth said the subject property is not in a flood zone. He stated that he is not sure what the price will be for the homes, but the built upon area will be comparable to Palmetto Creek and Avalon. He further stated that Avalon has agreed to road maintenance, but there is nothing in writing at this time. He stated that a wood chip walking trail is proposed on the western boundary near Palmetto Creek. He proceeded to say that they are proposing development to begin in June 2019 and actual structures on the ground is proposed at the end of the year. Mr. Shuttleworth said they have no intentions to erect a fence because they would rather leave the natural vegetation in place. Mr. Shuttleworth reiterated that the only homes likely to be seen by Palmetto Creek property owners from this development will be on southwestern boundary of the subject property. He further state that there are no age restrictions on selling lots.

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

Ms. Easley made a motion to approve Paramounte Major Subdivision with the noted conditions and the motion was unanimously approved.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that there were several zoning cases (Z-769, Z-771CZ, Z-772, Z-775 and Z-776) and text amendments regarding Campgrounds and RV Resorts that were approved at the Board of Commissioners' Monday 17-Dec-18 meeting. She stated Zoning Case Z-766 was tabled at the Board of Commissioners' Monday 17-Dec-18 meeting in an effort to allow adjoining property owners to provide comments to the Board before they make a decision on the matter at their meeting on Tuesday 22-Jan-19. She further stated that Z-770CZ will be presented to the Board of Commissioners at their Monday 18-Feb-19 meeting for consideration at the applicant's request because he wanted to research and/or explore his options for developing the property.

- North Carolina School of Government Training Video

Ms. Dixon addressed the Board. She provided a video training from the NC School of Government regarding planning practices.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-269
Applicant: J. Phillip Norris
Project Name: Sachi Major Subdivision
Property Location: Located on Abbington Oaks Way
Parcel Number: 2050003701
Zoning District: CLD (Commercial Low Density)
Surrounding Zoning **North:** CI (Commercial Intensive) **South:** CLD (Commercial Low Density) **East:** R-7500 **West:** CLD (Commercial Low Density)
Proposed Use: Sachi is a proposed major subdivision consisting of 18 single-family lots on 4.79 acres creating an overall density of 3.76 units per acre.

Approval Criteria

- The minimum residential lot size in the CLD zone with water and sewer is 6,000 square feet. The average lot within the development size is 6500 square feet.
- A 20' 0.6 opacity buffer will be installed adjacent to the R-7500 boundary with Dutchman Acres. Existing vegetation will serve as a visual buffer and will be supplemented by additional landscaping where necessary. The proposed buffer will include a 6' opaque fence.
- The 18 proposed lots will generate approximately 172 vehicle trips per 24-hour weekday volume.
- Parking will be off-street and the proposed project meets the minimum vehicular access point requirements. A stubout will be provided on Abbington Oaks Way to access parcel 20500036 to accommodate for future development. Abbington Oaks Way is a private road that is owned and maintained by the owners of the Abbington Oaks development.
- Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by Brunswick County Utilities.
 2. **Roads** will be private. A road maintenance agreement with the owners of Abbington Oaks will be required before the recordation of individual lots.
- **Open Space** is required at 7% of the development area. The developer is proposing **0.43** acres of total open space of which **0.34** acres is required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing **0.07** acres of recreational open space of which **0.06** acres is required.
- Surrounding uses consist of multi-family residential, 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 January 17, 2019.

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.

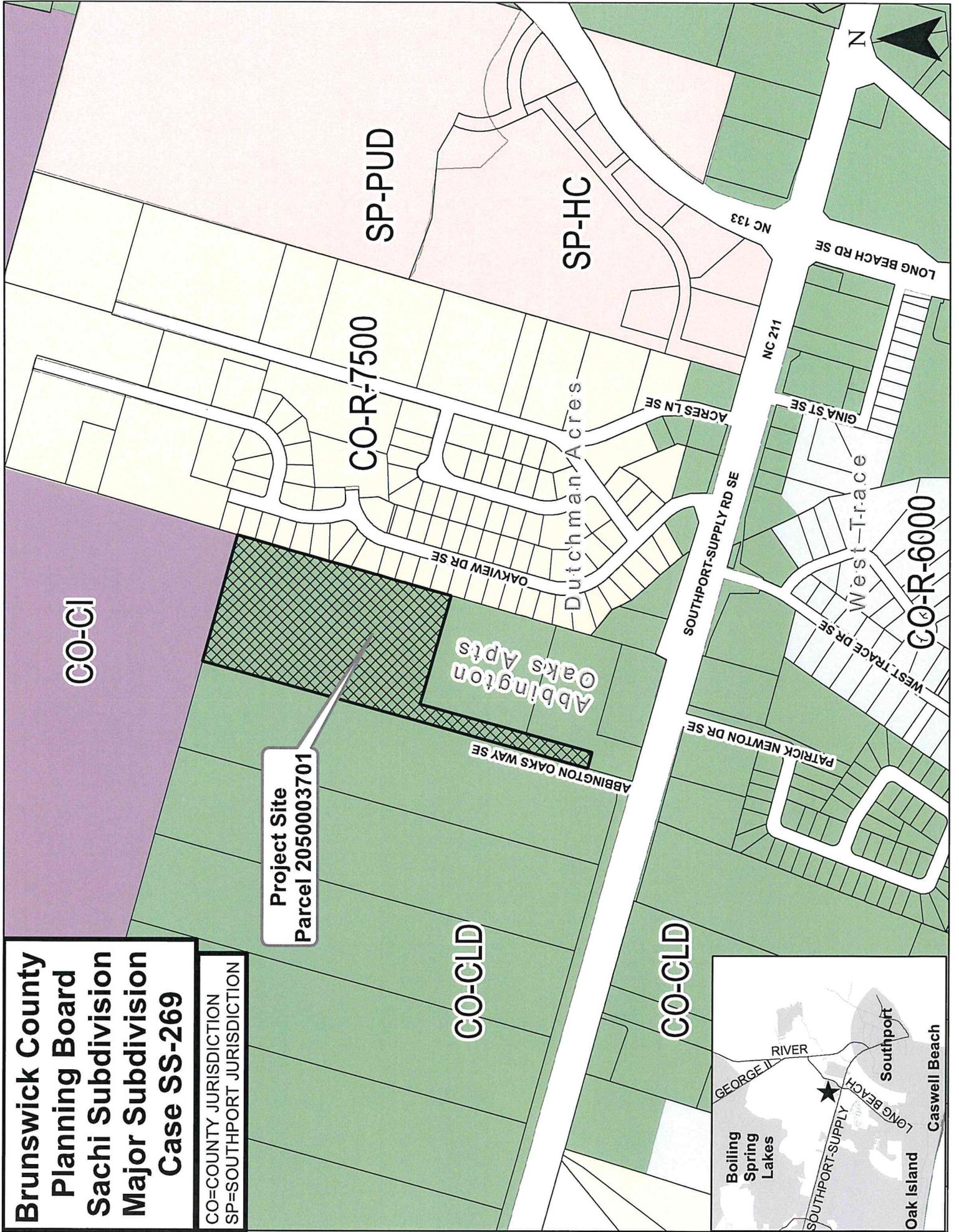
Staff recommends approval based on the following conditions:

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.
3. That a road maintenance agreement be recorded with the owners of Abbington Oaks apartments.

**Brunswick County
Planning Board
Sachi Subdivision
Major Subdivision
Case SS-269**

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION

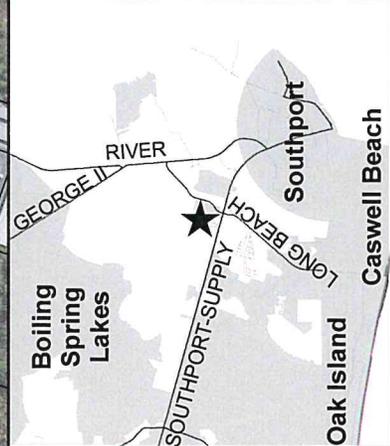
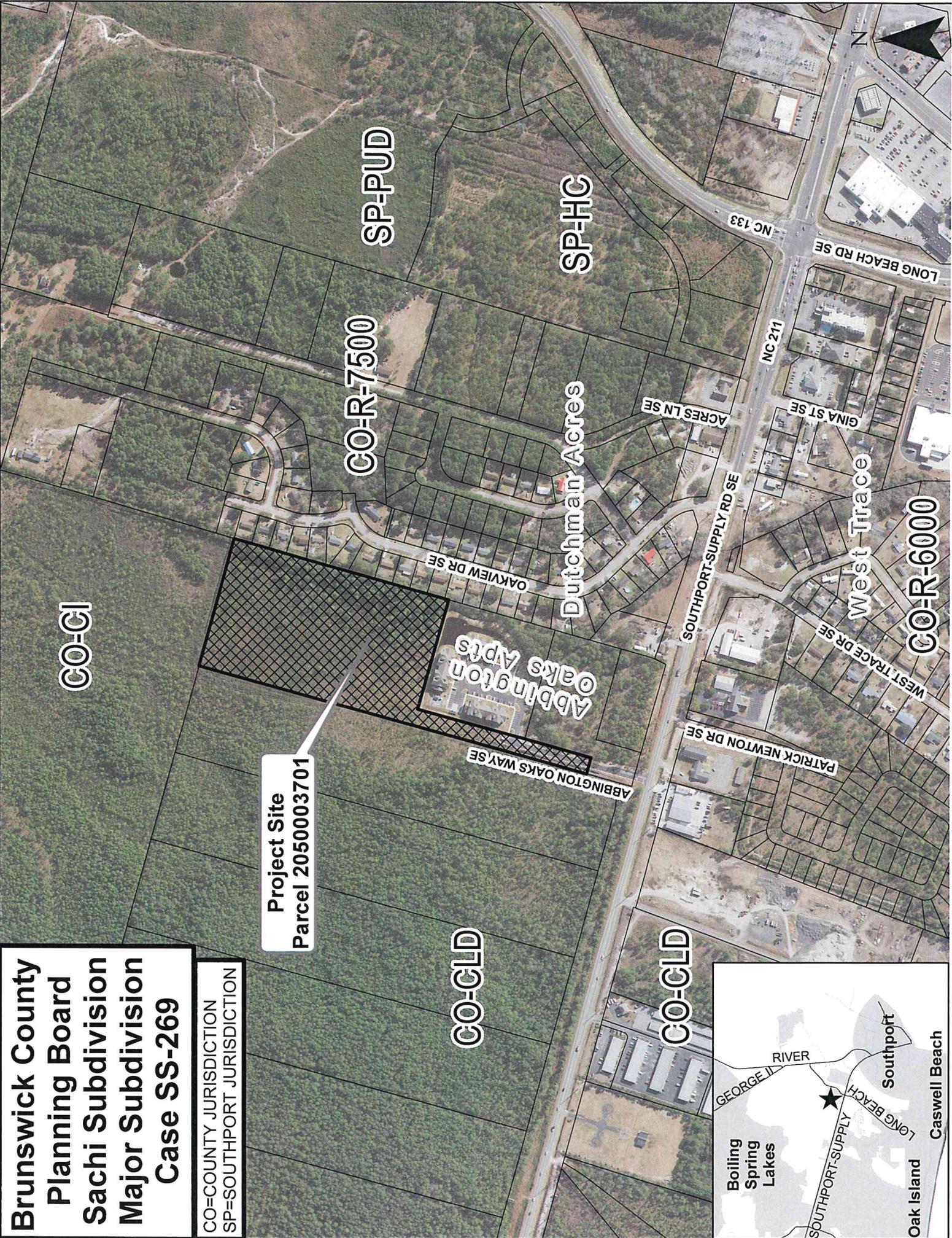
**Project Site
Parcel 2050003701**



**Brunswick County
Planning Board
Sachi Subdivision
Major Subdivision
Case SS-269**

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION

**Project Site
Parcel 2050003701**





Major Subdivision
Application and Checklist
Fee: \$350

NT# 18/113

For Office Use Only	
File # <u>SS 269</u>	Receipt # _____
Date Submitted: <u>12/12/18</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>DEB 211, LLC</u>	Phone	<u>910-209-5051</u>
	Address	<u>4028 Barnes Bluff</u>	Fax	_____
	City, St, Zip	<u>Southport, NC, 28461</u>	Email	<u>elbiii@ec.rr.com</u>

Applicant or Representative	Name	<u>J. Phillip Norris. P.E.</u>	Phone	<u>910-287-5900</u>
	Address	<u>1429 Ash-Little River Rd</u>	Fax	_____
	City, St, Zip	<u>Ash, NC, 28461</u>	Email	<u>pnorris@ntengineers.com</u>

Property Information	Address	<u>Abbington Oaks Way</u>
	Tax Parcel(s)	<u>2050003701</u>
	Acreage	<u>14.65</u>
	Current Zoning	<u>CLD</u>
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

Project Information	Project Name	<u>Grayson Way Subdivision</u>
	Modification or Expansion Of Existing Subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>4.6</u>
	Commercial Acres	<u>0</u>
	Number of Lots	<u>19</u>

Authorization	Property Owner Signature	<u>[Signature]</u>	Date	_____
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>12/05/18</u>

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

Major Subdivision Checklist

NOTE: All items below must be shown on the provided Site Plan

Existing Site Data	<input checked="" type="checkbox"/> Zoning of Subject Property <input checked="" type="checkbox"/> Zoning and Land Use of Adj. Property <input checked="" type="checkbox"/> Tax Parcel Numbers of Adj. Property <input checked="" type="checkbox"/> Owner Information of Adj. Properties	<input checked="" type="checkbox"/> Project Acreage <input checked="" type="checkbox"/> Wetland Areas <input checked="" type="checkbox"/> Tax Parcel Number(s) of Subject Property <input checked="" type="checkbox"/> Heritage Tree Survey (UDO Section 7.1.3.) <i>N/A (No heritage trees)</i>
Project Breakdown	<input checked="" type="checkbox"/> Single Family Acreage <input checked="" type="checkbox"/> Commercial Acreage <input checked="" type="checkbox"/> Required Open Space (UDO Section 4.8.6) <input checked="" type="checkbox"/> Recreation Space (UDO Section 4.8.6.) <input checked="" type="checkbox"/> Total Open Space (UDO Section 4.8.6.)	<input checked="" type="checkbox"/> Single Family Lots <input type="checkbox"/> Commercial Lots <input checked="" type="checkbox"/> Project Density (Dwelling Units Per Acre) <input checked="" type="checkbox"/> Workforce Housing Density Bonus (Optional) (UDO Section 4.8.8.) <input checked="" type="checkbox"/> Wetland Acreage
Project Site Data	<input checked="" type="checkbox"/> Total Number of Lots <input checked="" type="checkbox"/> Lot Numbers <input checked="" type="checkbox"/> Minimum Lot Size <input checked="" type="checkbox"/> Average Lot Size <input checked="" type="checkbox"/> Smallest Lot Size	<input checked="" type="checkbox"/> Lot Widths <input checked="" type="checkbox"/> Impervious Area <input checked="" type="checkbox"/> Setbacks <input checked="" type="checkbox"/> Periphery Buffer (UDO Section 7.2.9.) <input checked="" type="checkbox"/> Street Buffers (UDO Section 7.2.9.)
Roads	<input checked="" type="checkbox"/> Indicate Roads to be Public or Private <input checked="" type="checkbox"/> Right of Way Widths <input checked="" type="checkbox"/> Street Detail <input checked="" type="checkbox"/> Cul de Sac Radius	<input checked="" type="checkbox"/> Street Names <input checked="" type="checkbox"/> Traffic Impact Study (UDO Section 3.5) <input checked="" type="checkbox"/> Link Node Ratio (UDO Section 8.8.10.B.) <input checked="" type="checkbox"/> External Access (UDO Section 8.8.10.C.)

Utilities	<input checked="" type="checkbox"/> Utility Plan	<input type="checkbox"/> Utility Provider Approval Documentation <i>(If other than Brunswick County)</i>
	<input checked="" type="checkbox"/> Water Provider	<input checked="" type="checkbox"/> Topography
	<input checked="" type="checkbox"/> Sewer Provider	<input checked="" type="checkbox"/> Stormwater Plan
	<input checked="" type="checkbox"/> Location of Utility Lines	<input checked="" type="checkbox"/> 10' Utility Easement on Interior Roads

Miscellaneous	<input checked="" type="checkbox"/> Owner Contact Information	<input checked="" type="checkbox"/> Vicinity Map
	<input checked="" type="checkbox"/> Engineer Contact Information	<input checked="" type="checkbox"/> Graphic Scale
	<input type="checkbox"/> Phase Lines	<input checked="" type="checkbox"/> Date
	<input type="checkbox"/> Neighborhood Meeting	<input checked="" type="checkbox"/> North Arrow

General Notes to be Included on Site Plan:

- "Project to be built to County specifications for water and sewer. A utility plan must be submitted and approved by Engineering and Emergency Management."
- "County and State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits."
- "There shall be a note on the final plats, master covenants, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the NC Department of Environment and Natural Resources and/or the U.S. Army Corp of Engineers."
- "A home owners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The homeowners association will comply with the standards set forth in Section 8.9.2.H. of the Brunswick County Unified Development Ordinance."
- "All roads will be built to NCDOT minimum standards for subdivision roads."



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

January 17, 2019

J. Phillip Norris P.E.
1429 Ash-Little River Rd
Ash, NC 28461

RE: Grayson Way Major Subdivision
File # SS-269

Dear Mr. Norris,

The Technical Review Committee (TRC) at their January 17, 2019 meeting reviewed the preliminary plans for the above referenced project.

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

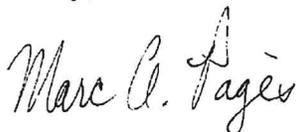
- Update the NCDOT Driveway Permit to include the increased number of lots on Abbington Oaks Way. Please contact Angel Hammers with NCDOT for additional details – 398-9100 or akhammers@ncdot.gov.
- Indicate on site plan that lot 7 is at least 30' wide at the front yard setback.
- Remove wetland hatch from area that is not officially delineated as wetlands. Clarify boundary of wetland area as well as the total wetland acreage.
- Designate the future development area.
- Turn-arounds must be at least 50' long. Make sure that both turnarounds meet the requirements and that the lengths are labeled on the site plan.
- Clarify that the open space is not within the wetland area.
- Indicate the recreation space area and specify the specific use.
- Provide a stub-out on Abbington Oaks Way that connects to Tax Parcel 20500036 for future development, preferably across from the Abbington Oaks pump station.
- Some form of road maintenance agreement with the owner of Abbington Oaks Way will need to be recorded prior to the recording of the individual lots.
- Provide a 0.6 opacity buffer along the R-7500 boundary with Dutchman Acres Subdivision. Please indicate the buffer depth and if a fence is to be included, indicate the height.
- Provide a street detail with asphalt and base.
- Indicate the use of the areas next to lots 12 and 19.
- Indicate the water and sewer provider.
- The current name of the development "Grayson Way" needs to be changed due to the similarity to another nearby development "Grayson Park."
- Continue using Abbington Oaks Way as a road name rather than changing it to Grayson Way Drive.

- Provide a new road name for the section of road that starts between lots 16 and 17.
- Site must stay under 15% impervious for this phase to not require a stormwater control measure.
- Provide a utility plan for the proposed development to verify fire hydrant locations and spacing.
- Add “temporary turn around to support 75,000 pounds of imposed load” to the two turnaround locations.
- A neighborhood meeting is highly recommended for this project consistent with section 9.2. of the UDO.
- Please note that the HOA will be responsible for the road and open space maintenance.
- Please note on the plan, “All street lighting will be installed in compliance with Section 6.9. of the UDO. An approved lighting plan will be required prior to the issuance of building permits.”
- 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.
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 25, 2019. 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".

Marc Pages
Senior Planner

CASE SS-269

ADJACENT PROPERTY OWNER(S)

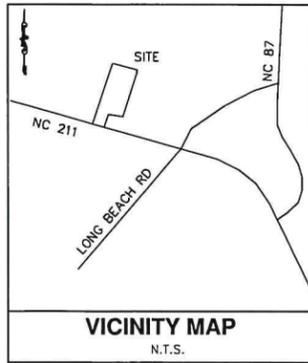
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
205PA021	HERRMANN FAMILY REVOCABLE TRUST THE	4683 BRIGHTS PIKE	MORRISTOWN	TN	37814
205PA017	DAVIS JAMES HAROLD SR ET INGRID	6221-E NORTH HILLS DRIVE	RALEIGH	NC	27609
205PA025	WATTS LEIGH ANN	4703 PINEVIEW DRIVE	SOUTHPORT	NC	28461
205PA020	E W GORE RENTAL LLC	111 OWENS STREET	SOUTHPORT	NC	28461
205PA019	E W GORE RENTAL LLC	111 OWENS STREET	SOUTHPORT	NC	28461
205PA018	MCCELLELLAN CLAUDE ETUX	4749 OAKVIEW DR	SOUTHPORT	NC	28461
2050003702	SOUTHPORT ABBINGTON OAKS LLC	2964 PEACHTREE RD NW	ATLANTA	GA	30305
205PA028	DEAN JEFFREY J	4503 SWEETBAY DR SE	SOUTHPORT	NC	28461
205PA026	HINES DAVID MURPHY	210 AUSTIN ST	ROCKWELL	NC	28138-8714
205PA023	MAIGNAN EMERLYN M	4717 OAKVIEW DR	SOUTHPORT	NC	28461-9491
205PA029	GARNER GARY W ET	4677 PINEVIEW DRIVE	SOUTHPORT	NC	28461
20500037	HAYWOOD EQUITY GROUP LTD PARTNERSHIP	PO BOX 458	GASTONIA	NC	28053-0458
205PA024	PAULEY KATRINA M	99 W SCOTCHTOWN ST NW	SUPPLY	NC	28462-1017
20500036	ROBINETTE CLAUDIA S EXEC AND	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
205PA030	BUFF BRIAN S ETUX MICHELLE ANTHONY	213 NE 67TH ST	OAK ISLAND	NC	28465
205PA022	THRONEBURG JOAN	4725 OAKVIEW DR	SOUTHPORT	NC	28461-9491
20400053	TRI CITY SOUTHPORT LLC	1227 ROCKINGHAM RD	ROCKINGHAM	NC	28379-4958
205PA027	RAYGOZA ESMERELDA AND	4689 PINEVIEW DR	SOUTHPORT	NC	28461-9495

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2050003701	DEB 211 LLC	4028 BARNES BLUFF	SOUTHPORT	NC	28461

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2050003701	J. Phillip Norris	1429 Ash-Little River Rd	Ash	NC	28461



LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	POTENTIAL WETLAND LINE
	EASEMENT

SYMBOL	DATE	DESCRIPTION	REVISIONS

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LAYOUT PLAN
SACHI SUBDIVISION
BRUNSWICK COUNTY, NORTH CAROLINA

OWNER:
DIER 211, LLC
4028 BARNES BLUFE
SOUTHPORT, NC 28461
910-209-5051

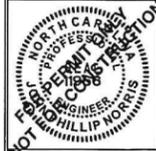
NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
1000 EASTWOOD RD, SUITE #11
WILMINGTON, NC 28403
PHONE (910) 343-9653

License #C-3641

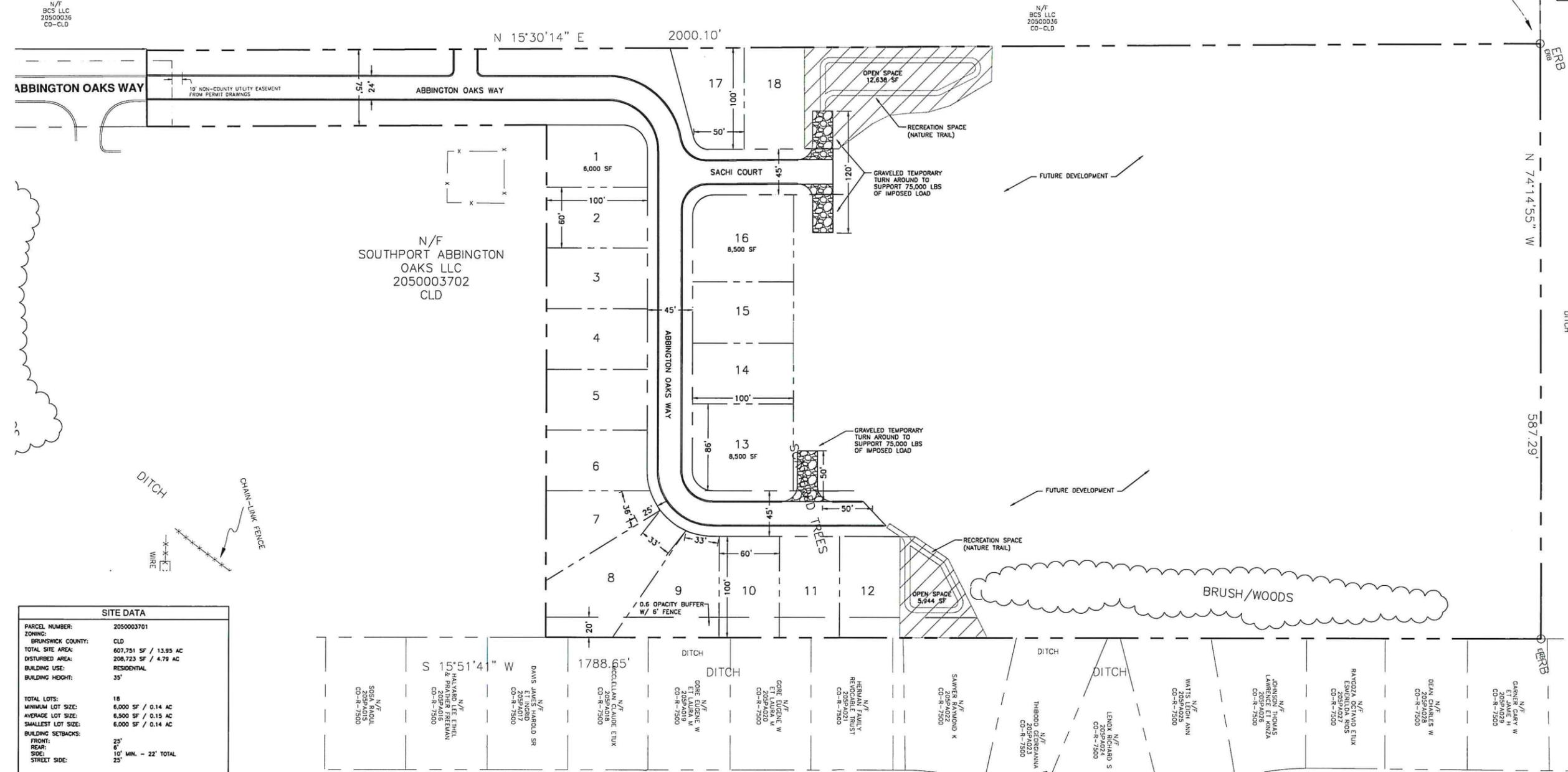
18113

DES. JPN
DRA. JPN
ZAC

DATE 02/01/19



C2



SITE DATA	
PARCEL NUMBER:	2050003701
ZONING:	CLD
BRUNSWICK COUNTY:	CLD
TOTAL SITE AREA:	607,751 SF / 13.95 AC
DISTURBED AREA:	208,723 SF / 4.79 AC
BUILDING USE:	RESIDENTIAL
BUILDING HEIGHT:	35'
TOTAL LOTS:	18
MINIMUM LOT SIZE:	6,000 SF / 0.14 AC
AVERAGE LOT SIZE:	6,500 SF / 0.15 AC
SMALLEST LOT SIZE:	6,000 SF / 0.14 AC
BUILDING SETBACKS:	
FRONT:	25'
REAR:	6'
SIDE:	10' MIN. - 22' TOTAL
STREET SIDE:	25'
IMPERVIOUS AREAS:	
PER LOT:	3,220 SF
DRIVE ISLE:	33,200 SF
BUILDINGS/LOTS:	37,963 SF
TOTAL:	91,183 SF
% IMPERVIOUS:	15.0%
REQUIRED OPEN SPACE:	7% x 4.79 AC = 0.34 AC
RECREATION SPACE:	15% x 0.34 AC = 0.05 AC
PROVIDED OPEN SPACE:	0.43 AC
PROVIDED REC. SPACE:	0.07 AC
PROJECT DENSITY:	18 UNITS / 4.79 AC = 3.76 UNITS/AC

- NOTES:
- PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
 - COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
 - THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE U.S. ARMY CORP OF ENGINEERS.
 - A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF THE LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN DEVELOPMENT. THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 8.9.2.H OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
 - ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.
 - THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE ROAD AND OPEN SPACE MAINTENANCE.
 - ALL LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9 OF THE UDO. AN APPROVED LIGHTING PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

