



AGENDA

BRUNSWICK COUNTY

PLANNING BOARD

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

A. Rezoning Z-778CZ – Holly L. Smith and Jim Fish

Proposed conditional rezoning of approximately 4.35 acres located off Calabash Road NW (SR 1300) from R-7500 (Medium Density Residential) to MR-3200-CZ (Multifamily Residential Conditional Zoning) for a portion of Tax Parcel 2250008302.

LAND USE PLAN MAP AMENDMENT LUM-778CZ:

Request to amend a portion of Tax Parcel 2250008302 located off Calabash Road NW from LDR (Low Density Residential) to HDR (High Density Residential).

B. Rezoning Z-779 – Pauline Benton

Proposed rezoning of approximately 11.55 acres located off Holden Beach Road (NC 130) from SBR-6000 (Site Built High Density Residential) and CLD (Commercial Low Density) to CLD (Commercial Low Density) for Tax Parcels 21600113 and 2160011303.

LAND USE PLAN MAP AMENDMENT LUM-779:

Request to amend Tax Parcels 21600113 and 2160011303 located off Holden Beach Road (NC 130) from MDR (Medium Density Residential) to Commercial.

C. Planned Development Plan Approval - PD-22

Name: The Bluffs on the Cape Fear (Expansion)
Applicant: Douglas Talbot
Tax Parcels: 0100002121, 0100002125, 0100002128,
0100002127, 0100002126, 0100002123,
0100002124, 0100002122, 0100002102,
0060001230, 0060001205
Location: Located off Dogwood Road (SR 1428) and Hooper
Road (SR 1427)
Description: The Bluffs on the Cape Fear Planned Development
was originally approved in September 2008 for 555
single-family lots. The developer of The Bluffs on the
Cape Fear is proposing to expand and modify the
planned development master plan by adding five
lots, changing interior connectivity, and adding a
Boat and RV Storage Area. The proposed revision
will result in a total of 560 single-family lots on a
gross site of 379.33 creating an overall density of 1.5
dwelling units per acre.

8) Other Business.

- 2018 Administrative Adjustment Report
- Planning Board Case Update.

9) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Tuesday
February 11, 2019

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

MEMBERS PRESENT

Joy Easley, Vice Chair
Richard Leary
Ron Medlin
William Bittenbender

MEMBERS ABSENT

Eric Dunham, Chair
Alvin Nobles
Troy Price
Tom Simmons

STAFF PRESENT

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

OTHERS PRESENT

Thomas Scheetz
John Hankins

Lewis Dozier

I. CALL TO ORDER.

The Vice Chair called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Alvin Nobles, Mr. Tom Simmons, Mr. Eric Dunham, and Mr. Troy Price were absent.

IV. CONSIDERATION OF MINUTES OF THE 14-JAN-18 MEETING.

Mr. Bittenbender 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. 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.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department;
- That the development of the parcel shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance (UDO); and
- That a road maintenance agreement be recorded with the owners of Abbington Oaks apartments.

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

Mr. Thomas Scheetz, representing Norris and Tunstall Engineering, addressed the Board on behalf of the owner. Mr. Scheetz said this is a low density project with curb and gutter. He stated that there will be a 0.8 opaque buffer with a 6' fence the site as well as a nature trail. Mr. Scheetz said additional stormwater measures will be installed to address any future development on the lot beyond what is proposed.

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

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

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that the Board of Commissioners approved 3 rezonings (Z-766, Z-773 and Z-774) at their Tuesday 22-Jan-19 Regular meeting. Ms. Dixon concluded that there are 2 rezonings (Z-770CZ and Z-777) for consideration at the Board of Commissioners' Monday 18-Feb-19 meeting.

- North Carolina School of Government Training Video

Ms. Dixon addressed the Board. She provided an audio training from the NC School of Government regarding spot zoning.

IX. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-778CZ

March 11, 2019

APPLICATION SUMMARY

The applicant requests to rezone a portion of Tax Parcel 2250008302 from R-7500 (Medium Density Residential) to MR-3200-CZ (Multifamily Residential Conditional Zoning). This conditional zoning is proposing to limit the uses to Multifamily Residential units for seniors and the disabled; Single Family Detached Residential; Amenity Centers; Parks and Open Spaces; Home Occupations; Planned Developments; and Accessory Buildings. The applicant held a Neighborhood Meeting on February 22, 2019. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. A site plan is provided, and several conditions have been proposed and agreed upon by the owner.

Location

Calabash Road NW (SR 1300)

Tax Parcel

A Portion of 2250008302

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

MR-3200-CZ (Multifamily Residential Conditional Zoning)

Surrounding Zoning

R-7500, R-6000, CS-R8 (Carolina Shores Jurisdiction)

Current Use

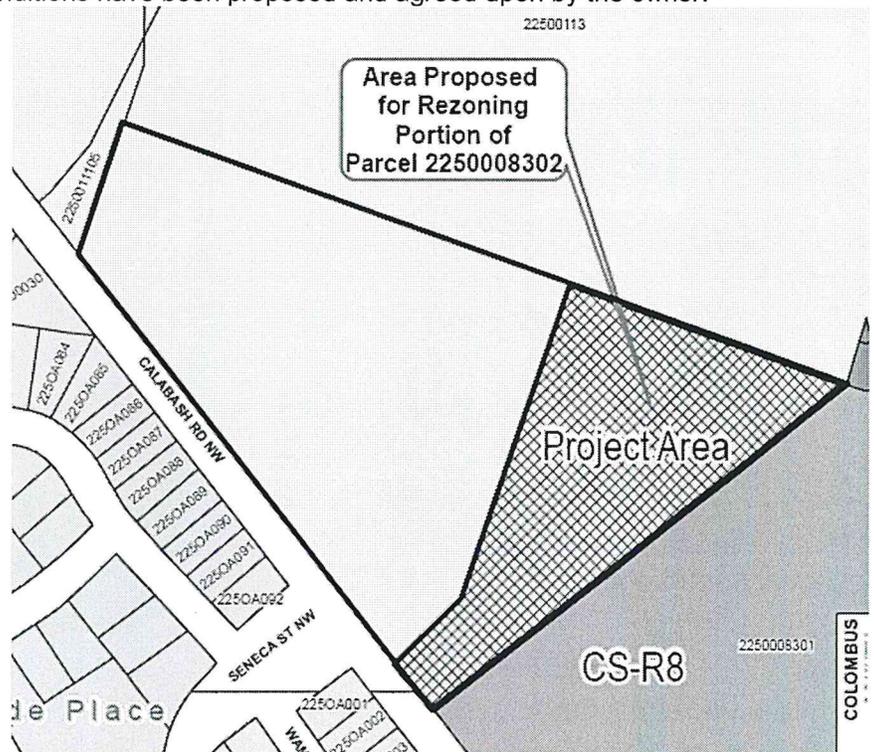
Vacant Lands

Surrounding Land Uses

Residential, Agricultural and Vacant Lands

Size

4.35 Acres



SITE CONSIDERATIONS

Zoning History: In 2013 an application to rezone all of Parcel 2250008302 from R-7500 to MR-3200 was submitted as part of Rezoning Case Z-699. The request was denied by the Brunswick County Board of Commissioners.

Area Activities: The Calabash Road area has been experiencing residential growth in the form of major subdivisions and planned developments – Oceanside Place (1991), Meadowlands (2004), Springmill Plantation (2006).

Buffers: Per the site plan, the applicant has proposed a project boundary and street buffers around the project site. The site plan denotes a 15-20 ft wide peripheral buffer and indicates a 25 ft wide street buffer along Calabash Road. Proposed boundary buffers will exceed the UDO buffer requirements.

Traffic: Access to the rezoning site will be from Calabash Road (SR 1300). The proposed use is projected to generate approximately 208 vehicle trips per 24-hour period. The developer will have to obtain a NCDOT driveway permit as part of the site-specific plan submittal.

Utilities: Water is available from Brunswick County along Calabash Road from an 8-inch line. Sewer is also available from Brunswick County Utilities via an 8-inch force main on Calabash Road. It is the developer's responsibility to coordinate with Brunswick County Utilities to connect to the water and sewer systems.

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

CIP Projects in Area: Brunswick Senior Center at Calabash (Completed 2018), West Brunswick Classroom Addition (FY 2021), Waccamaw School K-2 Building Replacement (FY 2021)

NCDOT Road Improvements in Area:

- New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase

Environmental Impacts:

- There are no Flood Hazard Zones located on the project site.
- Biodiversity & Wildlife Habitat Assessment Score: Small portions of the rezoning site scored of 5 out of 10 due to wetlands classified as substantial.

ANALYSIS

"This district is established as an area in which the principal use of the land is for high density residential purposes, not to exceed fourteen dwelling units per acre. The district also provides for the development of less intensive residential uses, as well as for compatible supporting non-residential uses. Due to the higher intensity developments contained in this district, it is intended to be applied only to properties served by public sewer and water systems." 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 applicant's 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-778CZ) proposed from LDR to HDR (High Density Residential)

Applicable CAMA Land Use Policies:

- P.15 states that Brunswick County supports greater residential densities in areas that are accessible to water and sewer service(s). Agricultural and low-density residential land uses should be located in area that do not have central water or sewer service.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends ***APPROVAL TO MR-3200-CZ IN CONJUNCTION WITH THE SITE PLAN, THE LIST OF CONDITIONS AND LIST OF PERMITTED USES FOR A PORTION OF TAX PARCEL 2250008302*** **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. Multi-family;
2. Amenity Center;
3. Single Family Detached Residential;
4. Accessory Building;
5. Parks & Open Spaces;
6. Home Occupation; and
7. Planned Development (*Subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance*)

Conditions:

1. Multi-family may be located on the property and shall met the following:
 - a. Provide housing for seniors and disabled persons; and
 - b. Maximum number of 60 units.
2. Off-street parking shall be provided at the rate of 1.25 spaces per unit;
3. Project Boundary buffers and street buffers shall be provided per the site plan, with the associated vegetation.
4. A formal Outdoor 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 Section 6.9. of the Brunswick County Unified Development Ordinance including dark sky requirements;
5. All applicable County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas may be cut off or disturbed before obtaining the permits;
6. Land must be legally subdivided consistent with the portion of the parcel requested for rezoning prior to the issuance of building permits.
7. 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
8. 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 2/22/2019

Rezoning Case Z-778CZ R-7500 to MR-3200

CO=COUNTY JURISDICTION
CS=CAROLINA SHORES JURISDICTION

CO-R-7500

22500113

Area Proposed
for Rezoning
of
Parcel 2250008302

CS-MFH II

2250008612

Project Area

2250008301

CS-R8

225001105

LENFORD DR NW

2400030

2250A084

2250A085

2250A086

2250A087

2250A088

2250A089

2250A090

2250A091

2250A092

2250A093

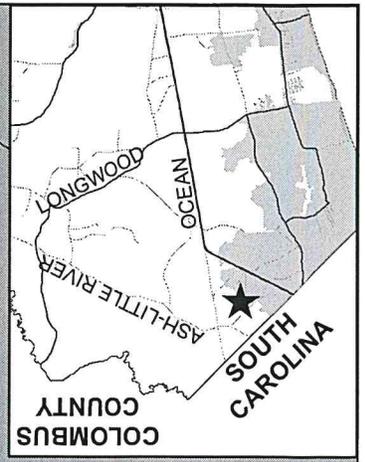
CALABASH RD NW

SENECA ST NW

WAMPEE ST NW

CO-R-6000

Oceanside Place



Rezoning Case Z-778CZ R-7500 to MR-3200

CO=COUNTY JURISDICTION
CS=CAROLINA SHORES JURISDICTION

CO-R-7500

22500113

Area Proposed
for Rezoning
Portion of
Parcel 225008302

Project Area

225008612

225008301

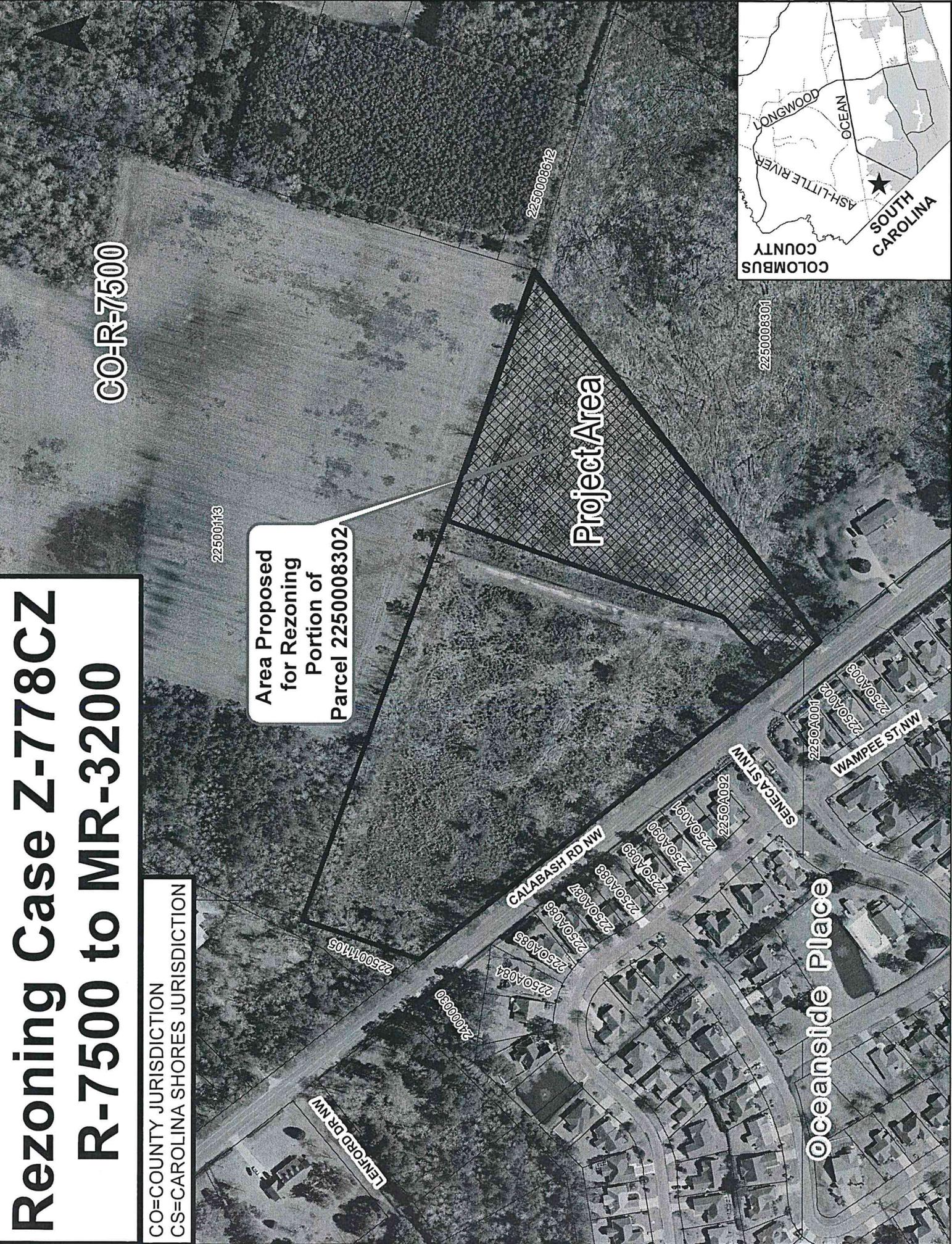
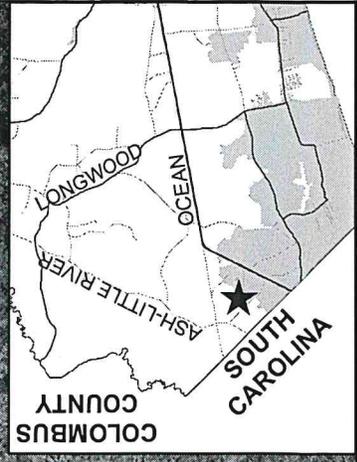
LENFORD DR NW

CALABASH RD NW

SENECA ST NW

WAMPEE ST NW

Oceanside Place



Rezoning Case Z-778CZ

Future Land Use

CO=COUNTY JURISDICTION
CS=CAROLINA SHORES JURISDICTION



LDR

22500113

Area Proposed
for Rezoning
of
Portion of
Parcel 225008302

225007105

LENFORD DR NW

LDR

2400030

2250A084
2250A085
2250A086
2250A087
2250A088
2250A089

CALABASH RD NW

MDR

LDR

2250A090
2250A091
2250A092
2250A093

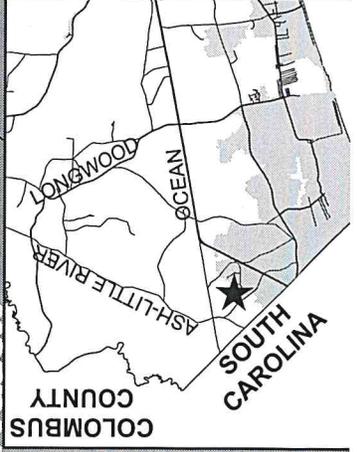
SENECA ST NW

Conservation

2250008301

Conservation

2250A001
2250A002
2250A003
WAMPEE ST NW



2250008612

Project Area



REZONING APPLICATION

For Office Use Only
 Planning Project #: _____
 Rezoning Case Z- 77807

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): 1. Holly L. Smith, Managing Member, Ilex Properties, LLC, and,
 2. Jim Fish, President/CEO, Brunswick Senior Resources, Inc.

Mailing Address: 1. 265 Creek View Drive, Sunset Beach, NC 28468
 2. 3620 Express Drive, Shallotte, NC 28470

Phone: 1. 919 673 5547 Email: 1. hollylsmith7@gmail.com
 2. 910 754 2300 2. jfish@bsrinc.org

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): Mitchell, Wrathel and Anne

Mailing Address: 3149 Sids Mill Road
 Fayetteville, NC 28312

Phone: 910 988 1012 Email: abm-butterfly@yahoo.com

PROPERTY INFORMATION

Property Address and/or Description of Location: Vacant land tract situated west, and contiguous, to 396 Calabash Road, NW, Calabash, NC 28467

Parcel Tax ID #(s): 2250008302 Total Site Acreage: 4.35 acres (overall tract contains 12.85 acres +-)

Current Zoning District(s): R-7500 Medium Density Residential Proposed Zoning District(s): MR-3200 CZ

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:

The subject site is well-suited for the proposed use as Senior housing, to be known as Calabash Meadows, with several subdivisions nearby, built from the mid-1990s-present, which were/are targeted to Seniors and Retirees. Many Seniors, living in single-family homes, would seek alternative housing choices if they could be relieved of the burden, and rising cost, of maintaining older single-family homes with yards. Many Seniors, who live alone, would prefer having activities and services provided under one roof, in a secure setting, without having to drive, or find transportation, to those activities and services. The proposed three-story building, with 60 one and two-bedroom apartments, elevator, and 8,000 sf+ of common area spaces for programs, services, and activities provided by the Property and Brunswick Senior Resources, will allow Seniors the benefit of remaining in the area, but without the expense and worries of single-family home ownership.

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: The CAMA land use, written in 2005 with later amendments, plans for Medium Density Residential for the subject site and adjacent properties, however, the increase in the Senior population in the area, and many folks living longer, indicates that more housing choices are needed for Seniors. The County has recognized this need, by incorporating a density boost for the development of affordable housing. For Seniors, one of these choices is a single building where they can live independently in a group setting, with services and programs brought to them, which is what we plan for Calabash Meadows. The residential building will be situated 500' to the rear, from its entrance on Calabash Road, NW, with plenty of green space, trees, and flowering shrubs throughout the property. Amenities include a walking trail, picnic shelter with tables and grills, a separate gazebo, garden plots, screened porches, and multiple sitting areas around the property. The building's facade will blend in with neighboring homes, utilizing complimentary shades of brick and siding, architectural shingles and varied roof lines, interior mailboxes, and covered drop-off.

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: Holly L. Smith Date: 1-30-2019
 Owner Signature: Wrathel Mitchell Date: 01/30/2019 11:01 AM EST
 Owner Signature: Anne Mitchell Date: 01/30/2019 10:32 AM EST

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: 2/1/19 RECEIPT #: 23723

- <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

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-778CZ (R-7500 TO MR-3200CZ)



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.

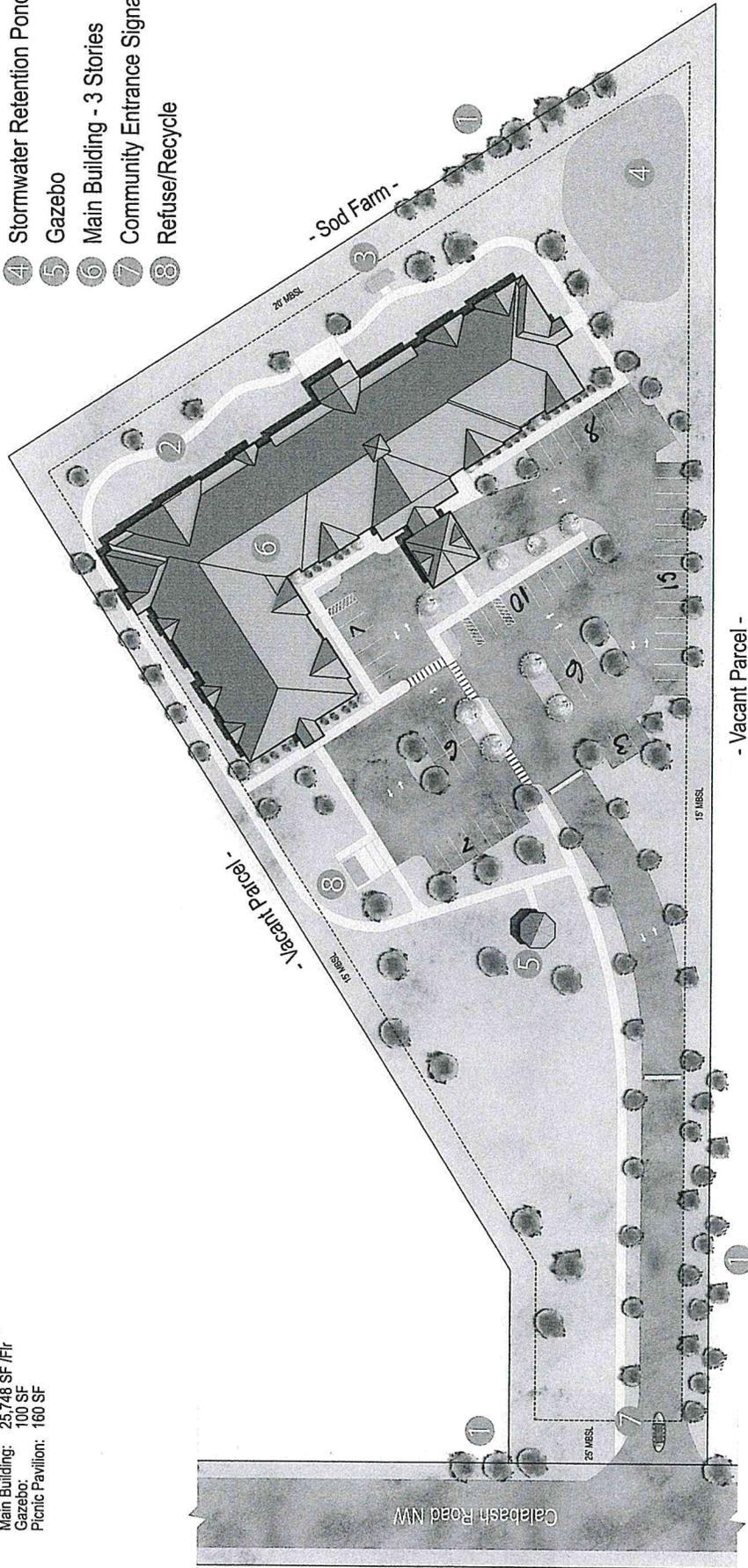
Calabash Meadows

a Proposed Senior Living Community

Project Data

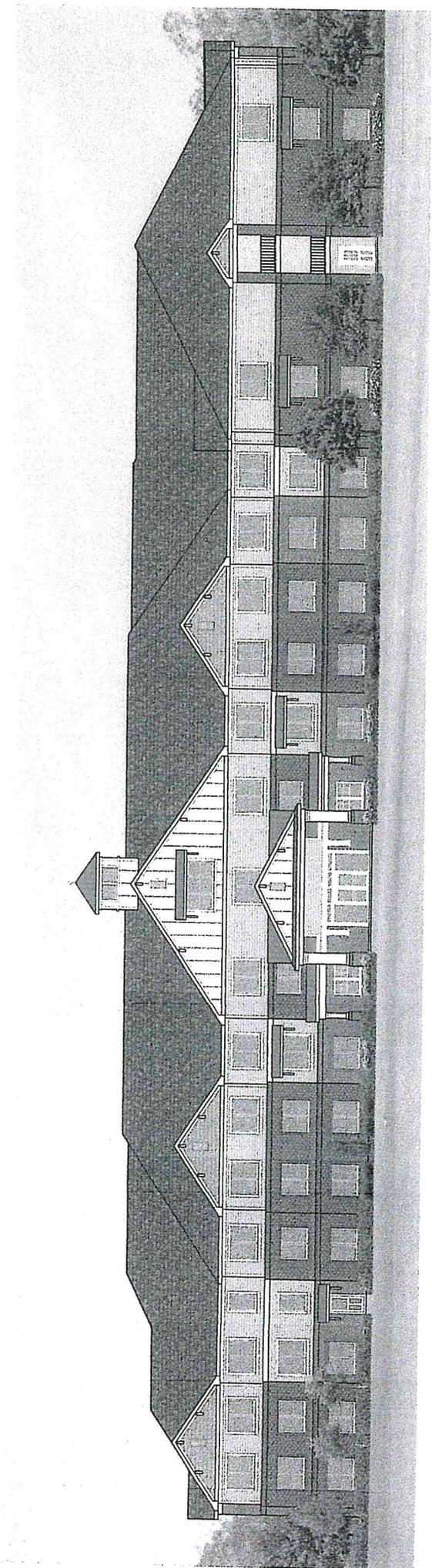
Existing Zoning: R-7500
 Proposed Zoning: MR-3200 Conditional Use
 Acreage: 4.25 acres
 Approximate Building Square Footages:
 Main Building: 25,748 SF /1r
 Gazebo: 100 SF
 Picnic Pavilion: 160 SF

- 1 Existing Pines & Hardwoods
- 2 Walking Trail
- 3 Picnic Pavilion
- 4 Stormwater Retention Pond
- 5 Gazebo
- 6 Main Building - 3 Stories
- 7 Community Entrance Signage
- 8 Refuse/Recycle



Calabash Meadows

a Proposed Senior Living Community



CASE Z-778CZ

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250008612	MARLOWE EDNA	8503 GRANDHAVEN AVENUE	UPPER MARLBORO	MD	20772
2250008301	MARLOW JOHN TRUSTEE	264 CAROLINA FARM BLVD	CAROLINA SHORES	NC	28468
2250A002	FIORE JOSEPH A JR ETUX MARYANN E	391 WAMPEE ST NW	CALABASH	NC	28467
2250A087	GORMLEY JOHN J	427 WAMPEE STREET NW	CALABASH	NC	28467
2250A090	DOLCIMASCOLO HORACE C ETUX FRANCES	415 WAMPEE ST NW	CALABASH	NC	28467
2250A092	FIORE JOSEPH A ETUX ANN M	407 WAMPEE STREET NW	CALABASH	NC	28467
2250A086	FOGLE LINDA DIANE	431 WAMPEE ST NW	CALABASH	NC	28467
2250A085	BRADY KEVIN	2825 MILL HILL RD	WALDORF	MD	20603
2250A091	HEYL CYNDEE L & JAMES ALBERT	411 WAMPEE STREET	CALABASH	NC	28467
22500113	HARDEE KENDALL L & JACKIE L TR	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470
2250A088	GLADSON PAMELA ROGERS	423 WAMPEE STREET NW	CALABASH	NC	28467
24000030	OCEAN SIDE PLACE PROP OWNERS ASSOC	416 SENECA ST NW	CALABASH	NC	28467-1925
225001105	HARDEE KENDALL	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470
2250A084	PHILLIPS ROBY PAUL ETUX	439 WAMPEE ST NW	CALABASH	NC	28467-1934
2250A089	BENSON CHARLES A	419 WAMPEE ST NW	CALABASH	NC	28467-1934
2250A001	PALLADINO JAMES A ETUX	284 BEDELL ST	FREEPORT	NY	11520-5145
2250A003	MOTLEY DEBRA L	PO BOX 6994	OCEAN ISL BCH	NC	28469-0994

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250008302	MITCHELL WRATHHEL	3149 SIDS MILL RD	FAYETTEVILLE	NC	28312

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250008302	HOLLY SMITH	265 CREEK VIEW DRIVE	SUNSET BEACH	NC	28468
2250008302	JIM FISH	3620 EXPRESS DRIVE	SHALLOTTE	NC	28470

NEIGHBORHOOD MEETING VERIFICATION FORM

DATE OF MEETING: 2/22/19 CASE # OR PROJECT NAME: _____

LOCATION OF MEETING: BRUNSWICK CENTER at CALA BASH

HOSTS: HOLLY SMITH
 JIM FISH
 HELEN BUDGE BRUNSWICK COUNTY PLANNING DEPT.

ATTENDEES

NUMBER OF ATTENDEES: 60

LIST OF ATTENDEES: SEE ATTACHED LISTS

- | | |
|-----------|-----------|
| 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):

Intro by Jim Fish
Holly Smith ILEX corp HELEN BUDGE, COUNTY PLANNING DEPT
complaints to Sunset Creek Commons / new complex non smoking
decision of leasing requirements / TAX CREDITS IS LOW INCOME
LIFT STATION CONCERNS / Rd SPEED CONCERNS
DISCUSSION OF CURRENT ZONING VS. NEW ZONING WHICH IS "CONDITIONAL" RESIDENTIAL
DISCUSSION OF ROAD LIMITATIONS AND DOT & COUNTY INVOLVEMENT IN
ROAD AND DRIVEWAY ALIGNMENT AND ACCELERATION LINES ETC.
DISCUSSION OF STORM WATER MANAGEMENT CONCERNS COORDINATED BY COUNTY + STATE
DISCUSSION OF ACCESS BY 300 FARM / NO EASEMENT
DISCUSSION OF EXTRA 8 ACRES
DISCUSSION OF FLOODING - NONE IN OCEANSIDE - LOTS IN MEADOWLAND
OCEANSIDE HAS PERIMETER DITCHES THAT DRAIN UNDER ROAD
DISCUSSION OF 49 ACRES OWNED BY K. HARDEE - AFFECT ON HIS PROPERTY / 300 FARM ??
DISCUSSION OF WHAT MAKES THIS A GOOD SITE.

Calabash Meadows-Proposed Senior Housing
Neighborhood Meeting-February 22, 2019

Name:

Address--Street/Town:

1. BILL KATLA 363 WAMPEE ST. CALABASH

2. DONNA KATLA 363 WAMPEE ST. CALABASH

* 3. MARY KELLEY 362 WAMPEE ST CALABASH

Z 4. Gail + Ed Rowe 435 KERSHAW ST. NW Calabash

Z 5. Warren + Shari Weaver 434 Hampton St. NW Calabash

6. Alice Pade 464 Wampee St, Calabash

7. Marion Nelson 373 Oconee St Calabash

8. Phyllis Bolgosano 381 Oconee St NW Calabash

9. Pam Gladson 423 Wampee St. Calabash

10. Martha J. Bunn 591 WAMPEE ST., CALABASH.

211. Ed + Barb Sager 526 Wampee St NW
Calabash

12. Kathy Smith 385 Santee St Calabash

213. Jane + Ron Mayer 554 Wampee St NW Calabash

14. Doug + Lee Gardiner 311 Santee St, Calabash

15. PETE SIMONS 543 WAMPEE ST CALABASH

16. Les Conoposhk 454 Wampee St Calabash

17. BJ Fitzgerald 320 Wampee St Calabash

18. Veronica Ubrink 430 Hampton St Calabash

19. Bill Ulrich 430 Hampton St NW Calabash

20. Fran Pungley 385 SANTEE ST. CALABASH

21. Robert H Leger 488 Hampton Calabash

22. Cathy L. Leger 488 Hampton Calabash

23. Joseph S. Santarica 9109 FOREST DR SW SUNSET BEACH #

24. Nancy Bohm 510 WAMPEE ST NW, CALABASH 2867

25. Susan Davenport 431 Seneca St, Calabash

2 26. Bob + LATHY GRAVE 547 WAMPEE ST NE CALABASH

2 27. Fred + Sylvia Thorne 272 Brookshire Place OCB

28. BOB SCHUMAKER 423 Seneca St OSP

2 29. CLIFF + LINDA SIEGFRIED 365 SANTEE ST CALABASH

30. LAVAR MARLOW 264 Carolina Farms Blvd
Caroline Shores NC 2867

2 31. Guy + Linda Stewart 586 Wampee St NW

32. Richard Malin 430 Kershaw St NW

33. Lisa Corradi 539 Wampee St NW

34. _____

35. _____

Calabash Meadows-Proposed Senior Housing
Neighborhood Meeting-February 22, 2019

Name:

Address--Street/Town:

1. John Chanty 357 Santee St CALABASH N.C

2. Joyce Charity 357 Santee St Calabash NC

3. Dominic Jazio Ocean Side Place

4. RICHARD CAVANAUGH OCEAN SIDE PLACE

5. Marilynne Blue 440 Hampton St. - Calabash
Ocean Side Place

6. A. ANTONACCI SENECA ST

7. Kendall Hardee 1720 Village Point Rd SW Shalotte

8. CAROL SANTAVICCH 9109 FOREST DR SW SUNSET BEACH

9. Amir & Leta Secondary 430 Wampsee Calabash

2 10. Randy & Nancy Moye 455 WAMPSEE, Calabash

11. LINDA FOGLE 431 WAMPEE ST NW

(2) 12. Joseph + Maryann Fore 391 Wampee st. NW

13. MIKE FEYN 322 SANTEE ST NW

14. DENISE MCGIRT 412 MAPLEWOOD DR. NW CALABASH, NC 28467

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

21. _____

22. _____

REZONING STAFF REPORT

Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-779

March 11, 2019



APPLICATION SUMMARY

The applicant requests to rezone Tax Parcels 21600113 and 2160011303 from CLD (Commercial Low Density) and SBR-6000 (Site Built High Density 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

2364 Holden Beach Rd SW (NC 130)

Tax Parcel(s)

21600113, 2160011303

Current Zoning

CLD and SBR-6000

Proposed Zoning

CLD

Surrounding Zoning

SBR-6000, CLD

Current Use

Single Family Residential,
Agricultural and Vacant Land

Surrounding Land Uses

Residential, Commercial,
Agricultural and Vacant Lands

Size

11.55 acres



SITE CONSIDERATIONS

Zoning History: There are not any known zoning changes to the rezoning site since introduction of zoning in 1994. Some adjacent parcels have experienced a zoning change. Adjacent Tax Parcels 21500063, 21500061, 2150006106 and 2310004110 to the west were rezoned to CLD as part of Rezoning Case Z-759 on March 19, 2018.

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.

Traffic: The average annual daily traffic count for this section of Holden Beach Road SW is 9,100 vehicle trips per day.

Utilities: Water and Sewer is available from Brunswick County via mains located along Holden Beach Road SW.

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

CIP Projects in Area: West Brunswick Classroom Addition (FY 2019) and Brunswick County Waterway Park (FY 2018 & 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 northern portions of the rezoning site score a 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: MDR (Medium Density Residential).

- Proposed Zoning is not consistent with CAMA Land Use Plan.
- Associated Land Use Plan Amendment (LUM-779):
Request to amend Tax Parcels 21600113 and 2160011303 from MDR 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.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO CLD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCELS 21600113 AND 2160011303 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: Z-779 (CLD AND SBR-6000 TO CLD)



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 Case Z-779 CLD and SBR-6000 to CLD

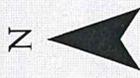
CO=COUNTY JURISDICTION

Area Proposed
for Rezoning
Parcel 2160011303
and 216001113

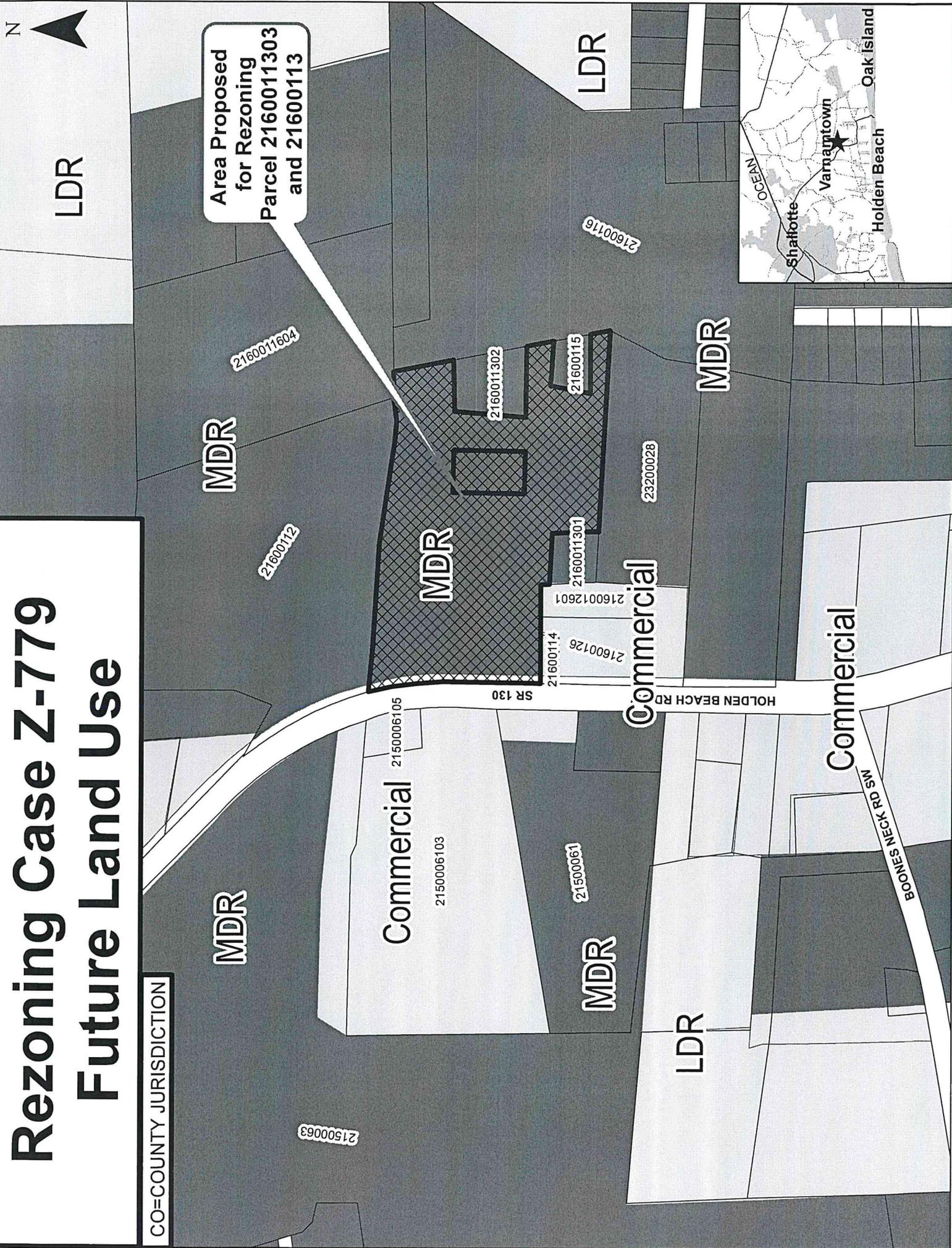


Rezoning Case Z-779 Future Land Use

CO-COUNTY JURISDICTION



Area Proposed
for Rezoning
Parcel 2160011303
and 216001113





REZONING APPLICATION

For Office Use Only
 Planning Project #: 30/292
 Rezoning Case Z- 779

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>Pauline Benton</u>	
Mailing Address: <u>2169 BOONES NECK Rd</u> <u>Supply, NC 28462</u>	
Phone: <u>910-540-4424</u>	Email: <u>PWVB78 @ ATMC.NET</u>
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): <u>LYNNE BLANTON</u> <u>BENNY Ludlum</u>	
Mailing Address: <u>13931 Roanah + Ready Rd</u> <u>2401 Holden Beh Rd.</u> <u>Cerro Gordo NC 28430</u> <u>Supply NC</u> <u>28462</u>	
Phone: <u>910 212 2256</u>	Email: <u>LMBLANTON123 @ YAHOO.COM</u>
PROPERTY INFORMATION	
Property Address and/or Description of Location: <u>BENNY Ludlum 1658 Ida Mae Way SW Supply</u>	
Parcel Tax ID #(s): <u>2160011303</u> <u>21600113</u>	Total Site Acreage: <u>11.55</u>
Current Zoning District(s): <u>CLD + SBR-6000</u>	Proposed Zoning District(s): <u>CLD</u>
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
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:

Property is split zoned. we would like to correct to ONE zone. Property fronts on a major corridor. (Hwy 130).

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:

IT IS A Commercial Corridor. Lots of Commercial uses in AREA.

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: *Madeline Burton*

Date: 2-6-19

Owner Signature: *Dennis Williams*

Date: 2-6-19

Owner Signature: *[Signature]*

Date: 2-6-19

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: 2/6/19

RECEIPT #: 23726

- <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-779

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21600114	ELLICO CATHY L	1855 SAINT FRANCIS ST	RESTON	VA	20190-6247
21600112	HOLDEN BEACH LANDING LLC	16 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2160011604	HOLDEN BEACH LANDING LLC	16 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2160011302	HAMILTON CHARLES L ETUX FRANCES TRU	1670 IDA MAE WAY SW	SUPPLY	NC	28462
2160011301	KENNEDY JENNIFER MAE MICHELE	APT 6	JACKSONVILLE	NC	28540-9770
2150006103	CHEERS GROUP LLC THE	880 FREDERICK TRAIL SW	SUPPLY	NC	28462
2150006105	CHEERS GROUP LLC THE	880 FREDERICK TRAIL SW	SUPPLY	NC	28462
21600116	ROACH WILLIAM A	2570 HOLDEN BEACH RD SW	SUPPLY	NC	28462
21500063	ALL IN LLC	1574 MONSTER BUCK EST NW	SUPPLY	NC	28462-3802
21600115	LUDLUM SYLVIA ET	2401 HOLDEN BEACH ROAD SW	SUPPLY	NC	28462
23200028	LUDLUM BENNY G ETUX	2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205
21600126	LUDLUM BENNY G ETUX	2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205
2160012601	LUDLUM BENNY G ETUX	2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205
21500061	LUDLUM BENNY G ETUX	2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2160011303	BLANTON STEVEN G ETUX	2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205
21600113	LUDLUM BENNY G ETUX	2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2160011303	Pauline Benton	2169 Boones Neck Rd	Supply	NC	28462

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-22

Applicant: Doug Talbot

Project Name: The Bluffs on the Cape Fear (Expansion)

Property Location: Dogwood Road (SR 1428) and Hooper Road (SR 1427)

Parcel Number(s): 0100002121, 0100002125, 0100002128, 0100002127,
0100002126, 0100002123, 0100002124, 0100002122,
0100002102, 0060001230, 0060001205

Zoning District: RR (Rural Residential) and R-7500 (Medium Density Residential)

Surrounding Zoning **North:** Pender County and Cape Fear River **South:** RR **East:**
IG (Industrial General) **West:** RR

Proposed Use: The Bluffs on the Cape Fear Planned Development was originally approved in September 2008 for 555 single-family lots. The developer of The Bluffs on the Cape Fear is proposing to expand and modify the planned development master plan by adding five lots, changing interior connectivity, and adding a Boat and RV Storage Area. The proposed revision will result in a total of 560 single-family lots on a gross site of 379.33 creating an overall density of 1.5 dwelling units per acre.

Approval Criteria

- The majority of the surrounding uses consists of single family residential, industrial and vacant land. The Future Land Use Map denotes this area as LDR (Low Density Residential).
- A 30-foot, 0.6 opacity peripheral buffer is proposed for the project expansion area and a 20-foot street buffer is proposed for the project area fronting on Hooper Road.
- The proposed project meets minimum vehicular access point requirements.
- The proposed Hooper Road connection will be an emergency access with a siren activated gate.
- Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by Brunswick County
 2. **Roads** will be private.
- The required Open Space for the development is 18.97 of the total project area. The developer is proposing 40 acres of dedicated open space. The developer is also proposing **20.15** acres of recreational open space of which **0.7** acres are required.

- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 20.15 acres of recreation space where as 0.7 acres are required.
 2. The developer is proposing an additional external connection to Hooper Road for emergency purposes.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on Wednesday, February 27, 2019.
- **TRC** was held on February 14, 2019.
- An updated NCDOT driveway permit 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.

Brunswick County Planning Board Planned Development PD-22 Bluffs on the Cape Fear (Revision)

CO=COUNTY JURISDICTION

Proposed Expansion

Parcels 0100002121, 0100002128,
0100002125, 0100002127, 0100002123,
0100002124, 0100002126, 0100002122,
0100002102, 0060001230, and 0060001205

CO-RR

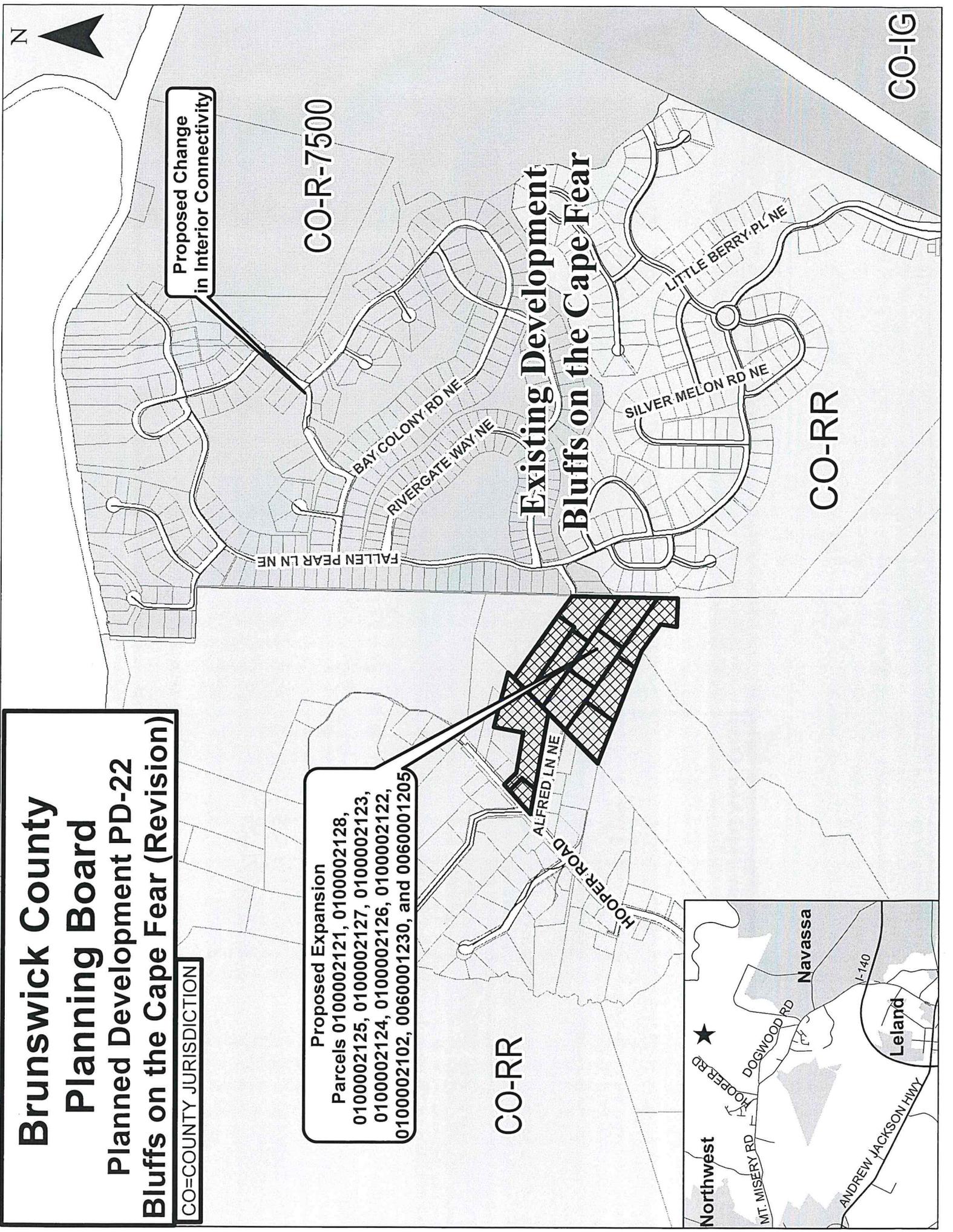
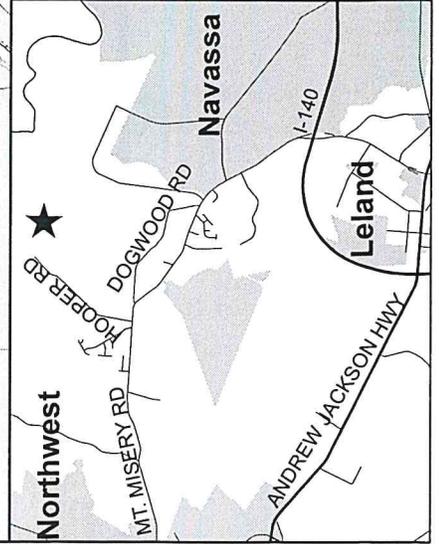
CO-R-7500

Proposed Change
in Interior Connectivity

Existing Development
Bluffs on the Cape Fear

CO-RR

CO-IG



Brunswick County Planning Board Planned Development PD-22 Bluffs on the Cape Fear (Revision)

CO=COUNTY JURISDICTION

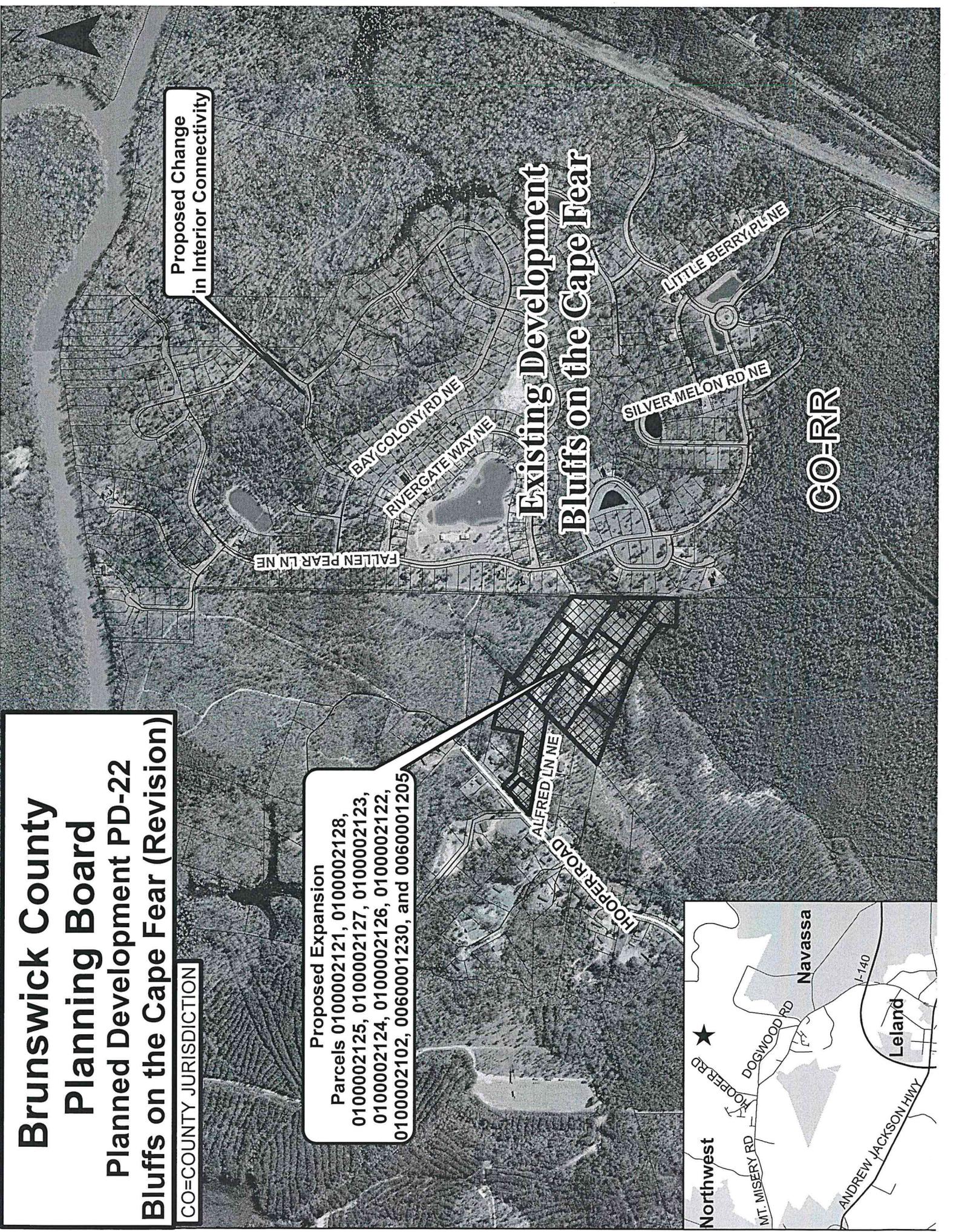
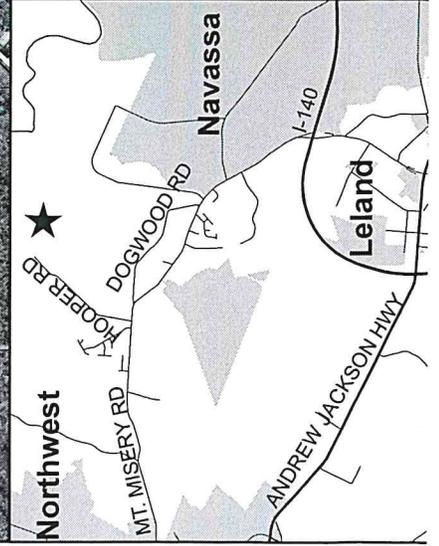
Proposed Expansion

Parcels 0100002121, 0100002128,
0100002125, 0100002127, 0100002123,
0100002124, 0100002126, 0100002122,
0100002102, 0060001230, and 0060001205

Proposed Change
in Interior Connectivity

Existing Development Bluffs on the Cape Fear

CO=RR





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-22</u>	Receipt # _____
Date Submitted: <u>2/1/19</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>Bluffs Investment LLC</u>	Phone	<u>(910) 639-3218</u>
	Address	<u>PO Box 4937</u>	Fax	_____
	City, St, Zip	<u>Pinehurst, NC 28374-4937</u>	Email	_____

Applicant or Representative	Name	<u>Douglas S Talbot</u>	Phone	<u>(910) 639-3218</u>
	Address	<u>PO Box 4937</u>	Fax	_____
	City, St, Zip	<u>Pinehurst, NC 28374-4937</u>	Email	_____

Property Information	Address	<u>Headsail Way NE</u>
	Tax Parcel(s)	<u>Numerous - see site plan</u>
	Acreage	<u>23.04</u>
	Current Zoning	<u>RR</u>
	Public Utilities Available?	Water <input type="checkbox"/> sewer <input type="checkbox"/>

Project Information	Project Name	<u>The Bluffs on the Cape Fear</u>
	Modification or Expansion Of Existing PD?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>276.17</u> Lots <u>560</u>
	Multi-Family Acres	_____ Units _____
	Commercial Acres	_____

Authorization	Property Owner Signature	<u>[Signature]</u>	Date	<u>1/30/19</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>1/30/19</u>

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

CASE PD-21

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
60001209	COLLIER HILDA FLOYD	9544 HOOPER ROAD	LELAND	NC	28451
60001201	WILLIS HERBERT LEE	1690 CEDAR HILL RD	LELAND	NC	28451
60001221	HOOPER MELVIN	9550 HOOPER ROAD NE	LELAND	NC	28451
100001305	WILLIS LOUISE H	1690 CEDAR HILL RD NE	LELAND	NC	28451
006LA011	BLUE CORD INVESTMENTS LLC	#208	FAYETTEVILLE	NC	28301
60001210	MOSELEY GAIL GRADY	9485 HOOPER HILL ROAD	LELAND	NC	28451
010EA092	HOPSON ANTHONY SCOTT AND	2230 GAIL DR	POCATELLO	ID	83201-2565
1000047	VARNER GWENDOLYN B	4183 ALFRED LANE	LELAND	NC	28451
60001208	HOOPER MELVIN ETUX	9550 HOOPER RD NE	LELAND	NC	28451-9018
010EA098	CROOKS CLIVE ETUX	128 SEARS AVE	LELAND	NC	07716-2462
010EA095	MARRERO ALBERT	3201 TULLY LN	ATLANTIC HLDS	NJ	07716-2462
006LA009	BBTB REAL PROPERTIES NC LLC	145 BROOKLINE DR	HOPE MILLS	NC	28348-2040
006LA060	BBTB REAL PROPERTIES NC LLC	145 BROOKLINE DR	PINEHURST	NC	28374-7129
006LA061	BBTB REAL PROPERTIES NC LLC	145 BROOKLINE DR	PINEHURST	NC	28374-7129
010EA097	BBTB REAL PROPERTIES NC LLC	145 BROOKLINE DR	PINEHURST	NC	28374-7129
010EA099	BUTLER BILLY L JR AND	3791 OLD CRABAPPLE CT NE	PINEHURST	NC	28374-7129
010EA096	BRAND JASON P ETUX	352 SWEET RD	LELAND	NC	28451
100002902	N C DEPARTMENT OF TRANSPORTATION	5501 BARBADOS BLVD	ALAMEDA	CA	94502
100004707	HALL FELICIA	4196 ALFRED LANE NE	CASTLE HAYNE	NC	28429
60001220	GRADY ZERIC LAMAR	9521 HOOPER RD NE	LELAND	NC	28451-4023
100003001	BLUFFS ON THE CAPE FEAR POA INC	PO BOX 3728	LELAND	NC	28451-9019
006NA00101	BLUFFS ON THE CAPE FEAR POA INC	PO BOX 3728	PINEHURST	NC	28374-3728
1000021	CORBETT INDUSTRIES INCORPORATED	PO BOX 210	PINEHURST	NC	28374-3728
006LA010	MATTEI ALBERT A ETUX CHARLOTTE M	805 CUPOLA DR	WILMINGTON	NC	28402-0210
600025	HOOPER HILL LAND CO INC ETALS	287 CHELSEA BLVD	WILMINGTON	NC	28409
006NA0002	COUNT MONTELITO LAND HOLDINGS LLC	PO BOX 10189	PLAINFIELD	NJ	07062-1704
006LA012	PERKINS SHIRLEY C ETVIR	3699 SOUR GRAPE WAY NE	WILMINGTON	NC	28404-0189
010EA094	BILL CLARK HOMES OF WILMINGTON LLC	127 RAGINE DR STE 201	LELAND	NC	28451-6066
006LA059	POOKIE LAND COMPANY LLC	212 SIMMONS DRIVE	WILMINGTON	NC	28403-8833
100004706	BELL DARIKA AMEERAH	608 ANN ST	WILMINGTON	NC	28411
100004704	HALL JOE JEAN	608 ANN ST	WILMINGTON	NC	28401
100004709	JONES-WELLS OREA & ETALS	467 UNION BETHEL RD	WILMINGTON	NC	28401
010EA093	DESMARAIS CAMILLA J	4320 SOUTHPORT SUPPLY RD	HAMPSTEAD	NC	28443-3357
60001211	DAVIS HELEN C	9509 HOOPER RD NE	SOUTHPORT	NC	28461
			LELAND	NC	28451-9019

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
006LA061	BBTB REAL PROPERTIES NC LLC	145 BROOKLINE DR	PINEHURST	NC	28374-7129

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
006LA061	DOUGLAS TALBOT	PO BOX 4937	PINEHURST	NC	28374-4937

NEIGHBORHOOD MEETING VERIFICATION FORM

DATE OF MEETING: FEB 27, 2019 **CASE # OR PROJECT NAME:** THE BLUFFS ON THE CAPE FEAR (PD-22)

LOCATION OF MEETING: Bluffs on the Cape Fear Clubhouse
9474 Fallen Pear Lane
Leland, NC 28451

ATTENDEES

NUMBER OF ATTENDEES: 15

LIST OF ATTENDEES: (SEE ATTACHED SIGN IN SHEET)

- | | |
|----------------------------|---------------------------|
| 1. <u>Melvin Hooper</u> | 11. <u>Albert Marrero</u> |
| 2. <u>Diane Hooper</u> | 12. <u>Laurie Benton</u> |
| 3. <u>Lila Bryant</u> | 13. <u>David Creesy</u> |
| 4. <u>Helen Davis</u> | 14. <u>Yevonne Creesy</u> |
| 5. <u>Glatha Daniels</u> | 15. <u>Marc Pages</u> |
| 6. <u>William Clemmons</u> | 16. _____ |
| 7. <u>Ellie Keller</u> | 17. _____ |
| 8. <u>Billy Pacheco</u> | 18. _____ |
| 9. <u>Bill Butler</u> | 19. _____ |
| 10. <u>Rosa Marrero</u> | 20. _____ |

MEETING SUMMARY (INCLUDE ALL ATTENDEES COMMENTS & RESPONSES): SEE ATTACHED MEETING SUMMARY INCLUDING QUESTIONS OF ATTENDEES AND ANSWERS FROM DEVELOPMENT TEAM.

SEE ATTACHED

IF MORE SPACE IS NEEDED ADD ADDITIONAL SHEETS

2 27 19

BLUFFS ON THE CARE FEAR
PLANNED DEVELOPMENT EXPANSION
SIGN IN STREET

NAME ADDRESS

Helen Davis

Jean Bryant

Gladys Daniels

~~William Clemmons -~~

Ellie Keller

Billy Pacheco

Bill Butler & Marion Hoyer

Rev. Melvin

David & Yvonne ~~Tracy~~

Rosa & Albert Warren

Hilda Collier -

Marc Pages

Laurie Benton



ENGINEERS

SURVEYORS

PLANNERS

**QUESTIONS AND ANSWERS FROM THE FEBRUARY 27TH
NEIGHBORHOOD MEETING**

Question: (Several questions from one group related to construction traffic)
What are all the trucks hauling in on Hooper Road? How long do you anticipate this to go on? Can you talk to them about speeding and cleaning up the dirt on Hooper Road? Can you check the condition of the road? The mailman is upset over the condition of the road shoulders.

Answer: We will meet with the homeowners on February 28th to review the road conditions. We will have our own forces clean the road and discuss future cleaning with the contractor. We will also ask the contractor to have his drivers slow down. It is expected that this traffic last less than 30 days. They are hauling in clay to line the ponds – no other offsite fill material is required for the project.

Question: Will you be clearing any of the trees along the current PD buffer/boundary line?

Answer: No trees along the existing PD boundary are going to be cut down. The existing trees will be maintained to provide a privacy buffer between the proposed storage facility and existing homes.

Question: How will stormwater be treated and discharged?

Answer: Stormwater will be treated in ponds or underground infiltration systems. Their discharge will be into the wetlands/stream along the existing PD boundary and adjacent to (east of) the storage facility.

Question: There are 2 very large trees on your property at the entrance to Hooper Road leaning towards my house. Can you remove them so they don't fall on my house?

Answer: We will meet the homeowner on February 28 to identify the trees of concern and discuss their removal.

Question: How will the storage facility be secured.

Answer: Gates are planned at the entrance to Hooper Road, another interior gate will be installed prior to reaching the storage facility, and the storage facility itself will have a gate. The storage facility will also have area lights, be secured with a fence, and have video surveillance.

243 North Front Street

Wilmington, NC 28401

910.343.1048

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www.mckimcreed.com



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

February 15, 2019

Doug Talbot
PO Box 4937
Pinehurst, NC 28374-4937

RE: The Bluffs on the Cape Fear (Expansion)
File # PD-22

Dear Mr. Talbot,

The Technical Review Committee (TRC) at their February 14, 2019 meeting reviewed the preliminary plans for the above referenced project.

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

- Please note that a neighborhood meeting is required per UDO Section 9.2. Mailed notices must be sent to adjacent property owners and a sign must be posted on the amenity site indicating the time and place of the meeting. Please reference UDO Section 9.2.G.2. for specifics regarding the contents of the sign.
- Please note that existing vegetation will be preserved in the buffer area.
- Please provide a pedestrian access to connect Belle Meade Way and Flint Rock Rd.
- Please indicate that the new roadway connection to Hooper Road will be paved.
- Here are the comments from Andre Thompson, Fire Inspector:
 1. Revise site plan. Need to provide a detail specification for the siren operated gate and minimum required clearances per [F]503.2.1. Clear width between gate posts or columns to be a minimum of 20' feet.
 2. Revise site plan. Need to provide a detail specification for the RV and Boat storage gate. Need to provide details on emergency operation. Will the gate be electric? If so siren operated hardware will be required. If not a model 3200 knox box will be required. www.knoxbox.com Department: Brunswick Co Code Admin – Navassa FD. [F]506 of the 2018 NC fire prevention code.
 3. Revise site plan. The revised plan needs to be scaled to an engineer's scale.
 4. Need to provide a utility plan showing any existing and proposed fire hydrants. Spacing not to exceed 800' feet so that no one parcel is more than 400' feet from a fire hydrant. [F]507.5.1 of the 2018 NC fire prevention code.
 5. Revise site plan. Need to provide a minimum of one fire hydrant within 400' feet via a fire department hose lay to the proposed RV and Boat storage area.
 6. Comments herein a partial and shall be considered incomplete until additional construction documents have been provided for fire code review.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on February 22, 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 A. Pages". The signature is written in black ink and is positioned above the typed name.

Marc Pages
Senior Planner



BRUNSWICK COUNTY PLANNING

P.O. Box 249
75 Courthouse Drive N.E., Bldg. I
Bolivia, NC 28422
(910) 253-2025

MEMORANDUM

DATE: February 18, 2019

TO: Brunswick County Planning Board
Ann B. Hardy, County Manager

FROM: Kirstie Dixon, Planning Director

RE: **Annual Report – 2018 Administrative Adjustments**

Section 9.6.5. of the Brunswick County Unified Development Ordinance stipulates that an annual report outlining the requests for Administrative Adjustments and their associated findings for the preceding year shall be provided to the Planning Board and to the County Manager. In practice, requests that are inconsistent with the purpose of the Administrative Adjustment provisions are discouraged and alternative solutions are suggested such as site plan revisions, variances, or a rezoning. *The following Administrative Adjustments were granted between January 1, 2018 and December 1, 2018:*

- **3046 Havelock Place SW** - Requested to place a Class A Mobile Home 4.5 feet from the right-side yard property line as opposed to the 5-foot side yard setback requirement. *Approved.*
- **3046 Havelock Place SW** – Requested to locate the home 11.71 feet from the left street side yard property line as opposed to the 12-foot requirement. *Approved.*
- **1767 Harbor Dr** – Requested to allow a single-family dwelling at its closest point 22.5 feet from the front property line as opposed to the 25-foot requirement. *Approved.*
- **Parcels 160001302 & 18500015** - Requested to install an eight-foot (8') high black chain-link fence around the property lines as opposed to the six-foot (6') fence allowed by right for front, side, and rear yard fences. *Approved.*
- **7039 Lexington PI SW** – Requested to place a Class B Mobile Home 4.5 feet from the left side yard property line as opposed to the 5-foot side yard setback requirement. *Approved.*
- **5720 Little Prong Rd NW** - Requested to place a Class A Mobile Home 23 feet from the rear yard property line as opposed to the 25-foot rear yard setback required. *Approved.*

- **1633 Back Bay Dr SW** - Requested to place a Single-Family Dwelling 8.17 feet from the rear yard property line as opposed to the 9-foot side yard setback requirement. *Approved.*
- **1948 Fiddlers Dr SW** - Requested to place a modular home 22.5 feet from the front property line as opposed to the 25-foot setback requirement. *Approved.*
- **2688 Francis St SW** – Requested to place a Class A Mobile Home 24 feet from the front yard property line as opposed to the 25-foot front yard setback requirement. *Approved.*
- **442 Hollyview Dr** – Requested to install a cargo lift 4.73' from the left side property line as opposed to the 5' requirement. *Approved.*
- **1721 Newton St SW** – Requested to place a Class B Mobile Home 22.5 feet from the front property line as opposed to the 25-foot requirement. *Approved.*

If you have any questions, please feel free to contact me by email at kirstie.dixon@brunswickcountync.gov or by phone at 910/253-2027.