



AGENDA BRUNSWICK COUNTY PLANNING BOARD

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

A. Major Subdivision Plan Approval – SS-270

Name: Finley Farms

Applicant: Mark Stocks

Tax Parcels: 046EA001 and 046EA002

Location: Springstone Drive between Hearthstone and Tara Forest Subdivisions

Description: Finley Farms is a proposed Major Subdivision consisting of 9 single family lots on a gross site of 4.55 acres creating an overall density of 1.98 units per acre.

B. Major Subdivision Plan Approval – SS-271

Name: Avalon Crossing

Applicant: Steve Shuttleworth

Tax Parcel: 1850002202

Location: Corner of Southport-Supply Road (NC 211) and South Fisher King Drive SE

Description: Avalon Crossing is a proposed Major Subdivision consisting of 30 single family lots on a gross site of 12.31 acres creating an overall density of 2.43 units per acre.

C. Unified Development Ordinance Text Amendment

Applicant: Seabrooke Development LLC

Article Number: 3.4.12.D

Description: Text amendment proposes to eliminate the requirement for sidewalks to be in place prior to the recordation of the final plat, but instead require them to be in place prior to the issuance of a Certificate of Occupancy for a home.

9) Other Business.

- Agricultural Development Plan for Brunswick County.
- Planning Board Case Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
March 11, 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

MEMBERS ABSENT

Tom Simmons
William Bittenbender
Alvin Nobles

STAFF PRESENT

Kirstie Dixon, Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Senior Planner
Helen Bunch, Zoning Administrator
Justin Brantley, Zoning Tech.
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Holly Smith
Pauline Benton
Richard Malin
Edward Rowe
Alice Poole
Kendall Hardee
Richard Moore, McKim & Creed

Jim Fish, BSRI President/CEO
Douglas Talbot
Joseph Fiore
Rev. Lavar Marlow
Diane Urban
Fred Thorn

I. CALL TO ORDER.

The Chair called the meeting to order at 6:02 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Ms. Easley 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, Mr. Alvin Nobles and Mr. William Bittenbender were absent.

IV. CONSIDERATION OF MINUTES OF THE 11-FEB-19 MEETING.

Mr. Leary made a motion to approve the 11-Feb-19 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-778CZ – Holly Smith and Jim Fish

Request to rezone approximately 4.35 acres located off Calabash Road NW (SR 1300) near Calabash, NC from R-7500 (Medium Density Residential) to MR-3200CZ (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 (SR 1300) near Calabash, NC from LDR (Low Density Residential) to HDR (High Density Residential).

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 MR-3200CZ (Multifamily Residential Conditional Zoning) for a portion of Tax Parcel 2250008302 with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to HDR (High Density Residential) for a portion of Tax Parcel 2250008302.

Mr. Dunham asked staff the minimum buffer opacity for the proposed project? Mr. Pages said a 0.40 buffer opacity is required with 4 different alternatives that includes plantings or plantings with fence and/or wall. Mr. Dunham asked staff if there is any existing vegetation on the site?

Mr. Pages said there is some vegetation on the site that has not reached maturity. Mr. Pages said the developer will have to adhere to the minimum buffer opacity requirements prior to final approval of the project.

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

Ms. Holly Smith addressed the Board. Ms. Smith said this site was chosen due to its close proximity to daily necessities (grocery store, pharmacy and medical facilities) for the senior community. She stated that the proposed facility will be 60 units consisting of 1 and 2 bedroom apartments with approximately 8,000 square feet of common area for seniors and disabled persons 45 years of age or older (10% of the residents are typically disabled persons). Ms. Smith said this program is through the IRS where tax credits are sold to for-profit corporations to qualify for a reduction in their tax liability. She stated that, in exchange, the units are kept affordable to 60% of area median income. Ms. Smith said once the financing has been secured, a couple can have an income up to \$40,000 per year and still be eligible to live on site. Ms. Smith further stated that there were several concerns regarding stormwater runoff and they will comply with the County's stormwater minimum requirements.

Mr. Jim Fish, Brunswick Senior Resources Center, Inc. (BSRI), addressed the Board. Mr. Fish said BSRI has a Memorandum of Understanding (MOU) to provide services for the senior community in the County. He stated that 2 of BSRI's biggest challenges are affordable senior housing and transportation. Mr. Fish said the average median age in the Calabash area is over 62 years of age. He stated that this facility will be instrumental with assisting BSRI evacuate seniors during emergency situations (e.g., hurricanes) because it is easier to pick-up a group of individuals as opposed to driving to different locations throughout the County. Mr. Fish said there are a lot of substandard living conditions in the County and this facility will be available for those persons that cannot afford to repair/replace a dilapidated structure. Mr. Fish said there is a growing need for such facilities because living conditions are becoming more problematic due to destruction of homes during hurricane season. He stated that most of the senior population utilize BSRI's services such as Meals On Wheels, assistance with medication and mobility, and transportation. He further stated that BSRI provides shuttle transportation to the senior center(s) for those persons interested in visiting a senior center. Mr. Fish said BSRI partners with other organizations to provide better services for the senior community while releasing the tax burden on the citizen(s). Mr. Fish concluded that the proposed facility will allow for the aging community to receive services via BSRI in their home. He reiterated that this facility will provide another option to individuals that are living in homes that are in need of significant repairs and/or need to be replaced.

Ms. Easley asked Mr. Fish the average monthly rental for a 2 bedroom unit in the proposed facility? Ms. Smith said approximately \$695, which includes water, sewer and trash pick-up. She further stated that the maximum income per household is approximately \$40,000 and they will not increase rent at-will should the market dictate otherwise because they want long term tenants.

Mr. Dunham asked Ms. Smith if tenants typically stay on site unless they have to pick-up necessities from the store or visit the doctor? Ms. Smith said most tenants travel during the day when there is less traffic on the road. She stated that they are proposing 1.25 parking spaces per apartment, but typically no more than 60% of the tenants own cars and the vehicles usually remain in the parking lot. She stated that there is a transportation van that cost a small fee for passengers that make a reservation 24 hours in advance for the service. Mr. Fish interjected that Brunswick Transit Services (BTS) provides that service via a subcontract that is paid by BSRI.

Mr. Dunham asked Ms. Smith if they are opting to purchase the entire parcel or a portion of Tax Parcel 2250008302? Ms. Smith said they intend to purchase the entire tract, but she is uncertain how the remainder of the parcel will be developed at this time. She stated that they will be back before the Board for approval to develop the remainder of the parcel when they decide how they want to develop the remaining portion of the property.

Mr. Richard Malin, 430 Kershaw Street SW, addressed the Board. Mr. Malin expressed concern with traffic and the proposed facility potentially utilizing Oceanside Place Major Subdivision (Oceanside Place) sewer pump station that currently has issues. He felt that the proposed facility should have their own pump station. Mr. Dunham said those matters will have to be addressed by the County engineer and approved by Brunswick County Public Utilities. Mr. Malin was also concerned with potential flooding in the area. Mr. Dunham said the applicant is proposing a stormwater pond on site to address stormwater runoff.

Mr. Joseph Fiore, owner of Tax Parcel 2250A002, addressed the Board. Mr. Fiore suggested that the ingress/egress to the proposed project be adjacent to Oceanside Place to ensure traffic safety. He was concerned with inadequate parking spaces on the site and the potential of pedestrian traffic crossing Calabash Road NW (SR 1300) because individuals are trying to find a parking nearby.

Mr. Edward Rowe, President of Board of Directors at Oceanside Place, addressed the Board. Mr. Rowe was concerned with speeding motorists on Calabash Road NW (SR 1300). He stated that they have inquired with the North Carolina Department of Transportation (NCDOT) to reduce the speed limit from 55 miles per hour to 45 miles per hour. Mr. Rowe said NCDOT has agreed to do a study of Calabash Road NW (SR 1300) that may take up to 12 weeks before a decision is made. He stated that the residents in Oceanside Place are concerned with the proposed facility being a part of their sewer system. Mr. Dunham said the Board relies on County staff to ensure sewer capacity is available to accommodate this particular project.

Rev. Lavar Marlow (Tax Parcel 2250008301) addressed the Board on behalf of his family. Rev. Marlow said his family is concerned with the proposed road to the subject property being in close proximity to an existing home on their tract. He stated that they are also concerned with the potential of stormwater runoff from the proposed property and trash being in close proximity to his family's property. He stated that they are not opposed to the intended use of the property, but they want to ensure that the use does not negatively impact their property. Mr. Dunham said the applicant is proposing refuse to be on the northwestern side (opposite side) of the property. Mr. Pages added that a 0.40 opacity buffer and/or 20' opacity buffer is required adjacent to Tax Parcel 2250008301 because there is an existing residence on the property. However, the buffer could be reduced to 15' if the developer erects a 6' fence.

Ms. Alice Poole addressed the Board. Ms. Poole expressed concern with emergency (police, fire and rescue) and medical facilities being available within Brunswick County to accommodate the additional residents to the area.

Ms. Diane Urban addressed the Board. Ms. Urban stated that she lives in the Town of Carolina Shores and they have an upcoming meeting regarding a low-income facility being proposed adjacent to the CVS Pharmacy, which is 0.9 miles from the subject property and the potential need for emergency and medical care facilities to accommodate the residents of that facility. She reiterated that traffic, speeding motorists, and flooding should be a consideration prior to approval of both projects.

Mr. Kendall Hardee, owner of Tax Parcel 22500113, addressed the Board. Mr. Hardee said he farms on his property, which is to the north of the subject property. He stated that there is an existing farm road on the subject property that he uses to gain access to his property. Mr. Dunham asked Mr. Hardee if there is a deeded easement through the subject property to access Mr. Hardee's property? Mr. Hardee said they have used that road since the 1950s, but there is not a recorded deeded easement. He stated that he discussed purchasing an easement from the current owner to no avail. Mr. Hardee further stated that he has consulted with attorneys and he was told that the current property owner cannot deny him access to his property since he has been using that road to gain access to his property. Mr. Hardee said he is not opposed to the proposed use of the subject property, but he expressed concerns with the potential effect of property values nearby if the proposed facility is allowed. Mr. Dunham asked Mr. Hardee if there is a stream between the subject property and Mr. Hardee's property? Mr. Hardee said there is a ditch between the properties.

Mr. Fred Thorn, Realtor, addressed the Board. Mr. Thorn said he has been working with Wrathel and Ann Mitchell, current property owners of the subject property, and they have never giving anyone permission to use the subject property to gain access to any other property. Mr. Thorn stated that Mr. Hardee currently owns Tax Parcel 2250011105 that can be used to gain access to his parcel to the north of the Mitchells property. Mr. Hardee interjected that said property (Tax Parcel 2250011105) cannot accommodate a driveway and a 60' easement to connect to his landlocked property (Tax Parcel 22500113). Mr. Hardee further stated that the corner of Tax Parcel 2250011105 is in the middle of an existing ditch. He stated that he discussed this situation with Mr. Mitchell in 2006 when there was an offer to purchase his property and Mr. Mitchell's property, but the deal fell through because he couldn't provide a 60' easement to Tax Parcel 22500113. Mr. Hardee said he purchased the smaller tract (Tax Parcel 2250011105) after-the-fact. He reiterated that he cannot build a road on that particular property because it is too narrow on the northern boundary.

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

Mr. Dunham clarified that Mr. Hardee will not have access to his property (Tax Parcel 22500113) if the farm road is eliminated. Mr. Pages said Mr. Hardee could petition the courts for a cart path if the farm road is no longer accessible to his property. Ms. Smith said they have spoken with Mr. Hardee about providing an area of the subject property for accessibility to his tract, but that particular area is heavily vegetated. Mr. Dunham further stated that there is a potential driveway access issue and a potential for stormwater runoff. Mr. Dunham suggested that the applicant address these issues and come back to the Board. Ms. Smith said she has to have zoning approved prior to 05-May-19 or the project will not happen. After some discussion regarding driveway access to the property, potential stormwater runoff, and access to Mr. Hardee's property, the Board agreed that these issues will be addressed by County staff and other pertinent agencies and Mr. Hardee will have to address his access with the owner or he can petition the court through a civil lawsuit for access through Mr. Mitchell's property.

Mr. Pages asked that Item 3 under conditions of the Staff Report be amended to say "Project Boundary buffers and street buffers shall be provided per the Brunswick County Unified Development Ordinance site plan, with the associated vegetation."

Mr. Dunham made a motion to recommend to the Board of Commissioners to approve a portion of Tax Parcel 2250008302 to MR-3200CZ (Multifamily Residential Conditional Zoning) with the amended noted conditions in the Staff Report in conjunction with an amendment to the Official

Brunswick County CAMA Land Use Plan Map to HDR (High Density Residential) for a portion of Tax Parcel 2250008302 and the motion was unanimously carried.

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

APPROVAL – The proposed zoning amendment is APPROVED

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

The proposed zoning amendment is not consistent with the Comprehensive Plan (CAMA Land Use Plan). However, a CAMA Land Use Plan Map amendment has been requested for a change in zoning to MR-3200CZ with conditions.

- 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:

Per the conditions outlined in the Staff Report, the proposed zoning amendment 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:

Due to the aging population in the County, there is a dire need for senior housing and the proposed facility will provide such.

B. Rezoning Z-779 – Pauline Benton

Request to rezone approximately 11.55 acres located off Holden Beach Road SW (NC 130) near Holden Beach, NC from SBR-6000 (Site Built High Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) 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 SW (NC 130) near Holden Beach, NC from MDR (Medium Density Residential) to Commercial.

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

Ms. Dixon said staff recommends approval from SBR-6000 (Site Built High Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 21600113 and 2160011303 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcels 21600113 and 2160011303 and the motion was unanimously carried.

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

Ms. Pauline Benton addressed the Board. Ms. Benton stated that the property is split-zoned and they want to make the entire property C-LD. She stated that the subdivided parcel (2160011303) is family-owned and they intend to place a home on that tract.

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

Mr. Leary made a motion to recommend to the Board of Commissioners to approve from SBR-6000 (Site Built High Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) Tax Parcels 21600113 and 2160011303 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcels 21600113 and 2160011303 and the motion was unanimously carried.

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

APPROVAL – The proposed zoning amendment is APPROVED

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

The proposed zoning amendment is not consistent with the Comprehensive Plan (CAMA Land Use Plan). However, a CAMA Land Use Plan Map amendment has been requested. The proposed change will correct a split-zoned parcel.

- 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 property is located along a commercial corridor and this change will correct a split-zoning situation.

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

The property is split-zoned and located along a commercial corridor with infrastructure in place.

C. Planned Development Approval – PD-22

Name: The Bluffs on the Cape Fear (Expansion) Planned Development
Applicant: Douglas Talbot
Tax Parcel: 0100002121, 0100002125, 0100002128, 0100002127, 0100002126, 0100002123, 0100002124, 0100002122, 0100002102, 0060001230 and 0060001205
Location: Located off Dogwood Road NE (SR 1428) and Hooper Road NE (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 acres creating an overall density of 1.50 units per acre.

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

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

- That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department; and
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.

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

Mr. Douglas Talbot addressed the Board and introduced Mr. Richard Moore with McKim and Creed. Mr. Talbot said they started this project in 2007 and they want to expand and complete the project. He stated the original plan included a boat and RV storage to provide an amenity to the development.

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

Mr. Price made a motion to approve The Bluffs on the Cape Fear (Expansion) with the noted conditions and the motion was unanimously approved.

VIII. OTHER BUSINESS.

- 2018 Administrative Adjustment Report

Ms. Dixon addressed the Board. She stated that staff previously provided a copy of the 2018 Administrative Adjustment Report (attached) for the Board's review. Ms. Dixon briefly discussed the administrative adjustments that were granted in 2018.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated Zoning Case Z-777 was approved at the Board of Commissioners' 18-Feb-19 meeting. Ms. Dixon said Zoning Case Z-770CZ was denied by the Board of Commissioners at their 18-Feb-19 meeting

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-270

Applicant: Mark Stocks
Project Name: Finley Farms Major Subdivision
Property Location: Located on Springstone Drive between Hearthstone and Tara Forest
Parcel Numbers: 046EA001 and 046EA002
Zoning District: R-6000 (High Density Residential)
Surrounding Zoning **North:** R-6000 (High Density Residential) **South:** CI (Commercial Intensive)
East: LE-R-6 (Leland Residential) **West:** CI (Commercial Intensive)
Proposed Use: Finley Farms is a proposed major subdivision consisting of 9 single-family lots on 4.55 acres creating an overall density of 1.98 units per acre.

Approval Criteria

- The minimum residential lot size in the R-6000 zone with water and sewer is 6,000 square feet. The average lot within the development size is 17,740 square feet.
- A 10' 0.2 opacity buffer will be installed adjacent to the CI boundary to the west and south. Existing vegetation will serve as a visual buffer and will be supplemented by additional landscaping where necessary.
- The 9 proposed lots will generate approximately 86 vehicle trips per 24-hour weekday volume.
- Parking will be off-street, and the proposed project meets the minimum vehicular access point requirements.
- Finley Farms Court will be a private road that is owned and maintained by the Home Owners Association of Finley Farms which will be formed prior to the sale of any lots.
- Springstone Drive is a private road that is owned and maintained by Wilmington West Properties, the developer of Hearthstone. A road maintenance agreement has been recorded for Springstone Drive. It is anticipated that the Town of Leland will take over the maintenance for Springstone Drive in the future.
- The NCDOT driveway permit for Lanvale Road NE will need to be updated with the increased number of residences it will serve.
- A State and County Stormwater permit will be required prior to the recordation of the individual lots.
- Proposed infrastructure will include:
 1. **Water and Sewer** will be provided by Brunswick Regional Water and Sewer (H2GO).
 2. **Roads** will be private.
- **Open Space** is required at 7% of the development area. The developer is proposing **0.41** acres of total open space of which **0.32** acres is required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing **0.41** acres of recreational open space of which **0.06** acres is required.
- Surrounding uses consist of single family residential and vacant land.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on February 14, 2019.
- Although not required, Planning staff recommended that the applicant hold a neighborhood meeting. The applicant chose to not hold the meeting.

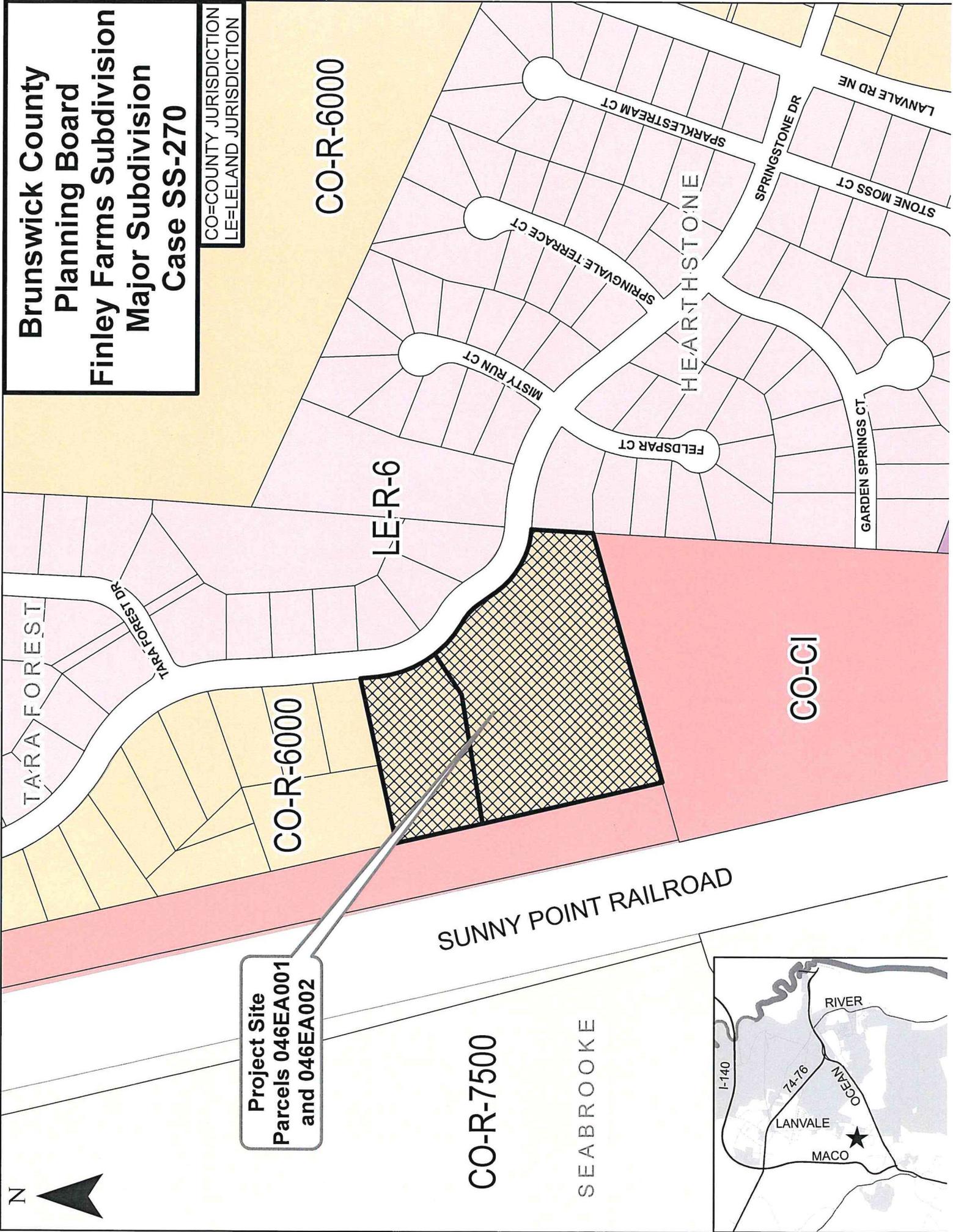
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

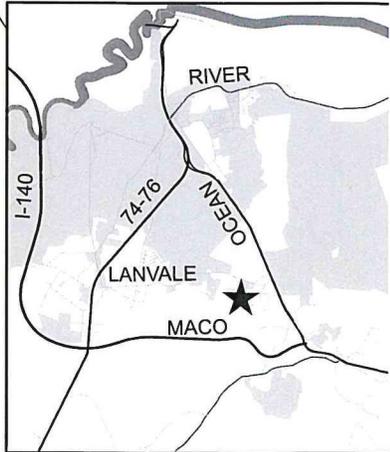
1. That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Please list the density calculation on the site plan which is 1.98 units per acre.

**Brunswick County
Planning Board
Finley Farms Subdivision
Major Subdivision
Case SS-270**

CO=COUNTY JURISDICTION
LE=LELAND JURISDICTION



**Project Site
Parcels 046EA001
and 046EA002**



**Brunswick County
Planning Board
Finley Farms Subdivision
Major Subdivision
Case SS-270**

CO=COUNTY JURISDICTION
LE=LELAND JURISDICTION

TARA FOREST

TARA FOREST DR

CO-R-6000

LE-R-6

CO-R-6000

SUNNY POINT RAILROAD

CO-R-7500

SEABROOKE

HEARTHSTONE

MISTY RUN CT

SPRINGVALE TERRACE CT

SPARKLESTREAM CT

FELDSPAR CT

SPRINGSTONE DR

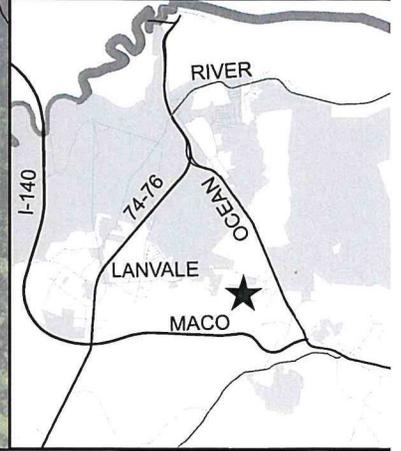
STONE MOSS CT

LANVALE RD NE

GARDEN SPRINGS CT

CO-CI

**Project Site
Parcels 046EA001
and 046EA002**





Major Subdivision

Application and Checklist

Fee: \$350

For Office Use Only

File # SS-270 Receipt # 23225

Date Submitted: 1/28/19

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 3.4.11. 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>Finley Properties, LLC</u>	Phone	<u>910-*520-3083</u>
	Address	<u>211 North Fifth Avenue</u>	Fax	
	City, St, Zip	<u>Wilmington, NC 28401</u>	Email	<u>jackstockspls@bellsouth.net</u>

Applicant or Representative	Name	<u>Mark A. Stocks, PLS</u>	Phone	<u>910-763-8124</u>
	Address	<u>211 North Fifth Avenue</u>	Fax	<u>910-762-5772</u>
	City, St, Zip	<u>Wilmington, NC 28401</u>	Email	<u>stocksland@bellsouth.net</u>

Property Information	Address	
	Tax Parcel(s)	<u>218606485521 @218606485521</u> <u>218606483795 0416EADD1 & 0416EADD2</u>
	Acreage	<u>4.55</u>
	Current Zoning	<u>R-6000</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	<u>Finley Farms Phase 4</u>
	Project Description	<u>218606485521</u> <u>218606483795</u>
	Modification or Expansion Of Existing Subdivision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>4.55</u>
	Commercial Acres	<u>0</u>
Number of Lots	<u>9</u>	

Authorization	Property Owner Signature	<u>Jack G. Stocks PLS</u>	Date	<u>2-5-19</u>
	Applicant/Representative Signature	<u>Mark A. Stocks, PLS</u>	Date	<u>2-5-19</u>

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



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

February 15, 2019

Mark Stocks
211 N 5th Ave
Wilmington, NC 28401

RE: Finley Farms Major Subdivision
File # SS-270

Dear Mr. Stocks,

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.

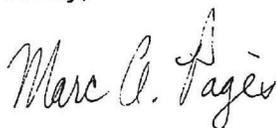
- List tax parcel ID's rather than PIN's on parcels.
- Show zoning on parcels adjacent to the project area.
- Show width of lot 5.
- Show a 0.2 opacity 10' buffer on the lots that are adjacent to CI zoned parcels.
- Show recreation type and location.
- Provide density calculation in site data.
- Correct Note 6 to indicate correct UDO section (6.11).
- Correct Note 9 to indicate correct UDO section (6.9).
- Show the 10' utility easement on Finley Court.
- Show right-of-way width for Finley Court.
- Minimum asphalt width is 20'.
- Specify that Finley Court and Springstone Drive are private roads.
- The Town of Leland has confirmed that they do not own or maintain this section of Springstone Drive. Therefore a road maintenance agreement must be recorded with the owner of the road prior to the recording of the individual lots.
- The name "Finley" cannot be used for the road name. It can be Finley Farms or another name.
- Provide capacity letter from H2Go.
- State Stormwater Permit modification required for entire development.
- County Stormwater Permit required before any additional development occurs.
- All runoff must be directed to onsite stormwater ponds and not to Springstone Drive which drains to the Hearthstone stormwater permitted system.
- Stormwater ponds must pass 100-year storm without overtopping since there does not appear to be an emergency overflow.

- It is strongly encouraged that you hold a neighborhood meeting consistent with section 9.2 of the UDO given the interest of property owners in the neighboring development.
- 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.
- Here are the comments from NCDOT:
 - The applicant's engineer is required to fill out the driveway permit checklist and submit it with the respective plan to our office for review. The applicant's engineer should utilize the driveway permit checklist during the development of the related plans
 - A NCDOT Driveway Permit is required. Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North Carolina Highways to include access locations within 500' of the proposed access on both sides of the State road. Submit to the local NCDOT District Engineer's Office. If this is part of a phased development with Hearthstone Subdivision, submit driveway revision request along with the existing NCDOT driveway permit.
 - A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way. Exceptions granted for short side taps that will require no pavement cut or excavation within the 1:1 slope as it relates to existing edge of pavement.
 - If the developer anticipates adding or petitioning for addition of this subdivision to the state system, all roads/streets shall be designed and constructed in conformance with the current North Carolina Department of Transportation Subdivision Roads Minimum Construction Standards. Contact the District Engineers office with regards to submittals, telephone 910.398.9100.

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,



Marc Pages
Senior Planner

CASE SS-270

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
ParcelNumb	Name1	Address2	City	State	ZipCode
046EH003	FINLEY PROPERTIES LLC	211 NORTH 5TH AVE	WILMINGTON	NC	28401
046EH00101	FINLEY PROPERTIES LLC	211 NORTH 5TH AVE	WILMINGTON	NC	28401
047IA074	PARSONS BRIAN ETUX	1612 FELDSPAR CT	LELAND	NC	28451-4223
046EB002	BRUCE WAYNE H ETUX	2102 SPRINGSTONE DR	LELAND	NC	28451-0199
047IA075	OGNIBENE DOMINICK A ETUX MARIE E	407 POWERS FERRY ROAD	CARY	NC	27519
046EB004	HAUSER EDWARD A ETALS	2108 SPRINGSTONE DRIVE	LELAND	NC	28451
046EB003	THOMPSON ROBERT N ETUX	2104 SPRINGSTONE DR	LELAND	NC	28451
047IA00101	HEARTHSTONE OWNERS ASSOCIATION INC	1628 DOCTORS CIRCLE	WILMINGTON	NC	28401
4600061	INMAN HAROLD ETALS	4023 LAKE BRAZOS LANE	RICHMOND	TX	77406
046EB001	TYSINGER DAVID R ETUX	2100 SPRINGSTONE DR	LELAND	NC	28451-0199
460006004	SEABROOKE DEVELOPMENT LLC	211 QUILON CIR	WILMINGTON	NC	28412

OWNER(S)

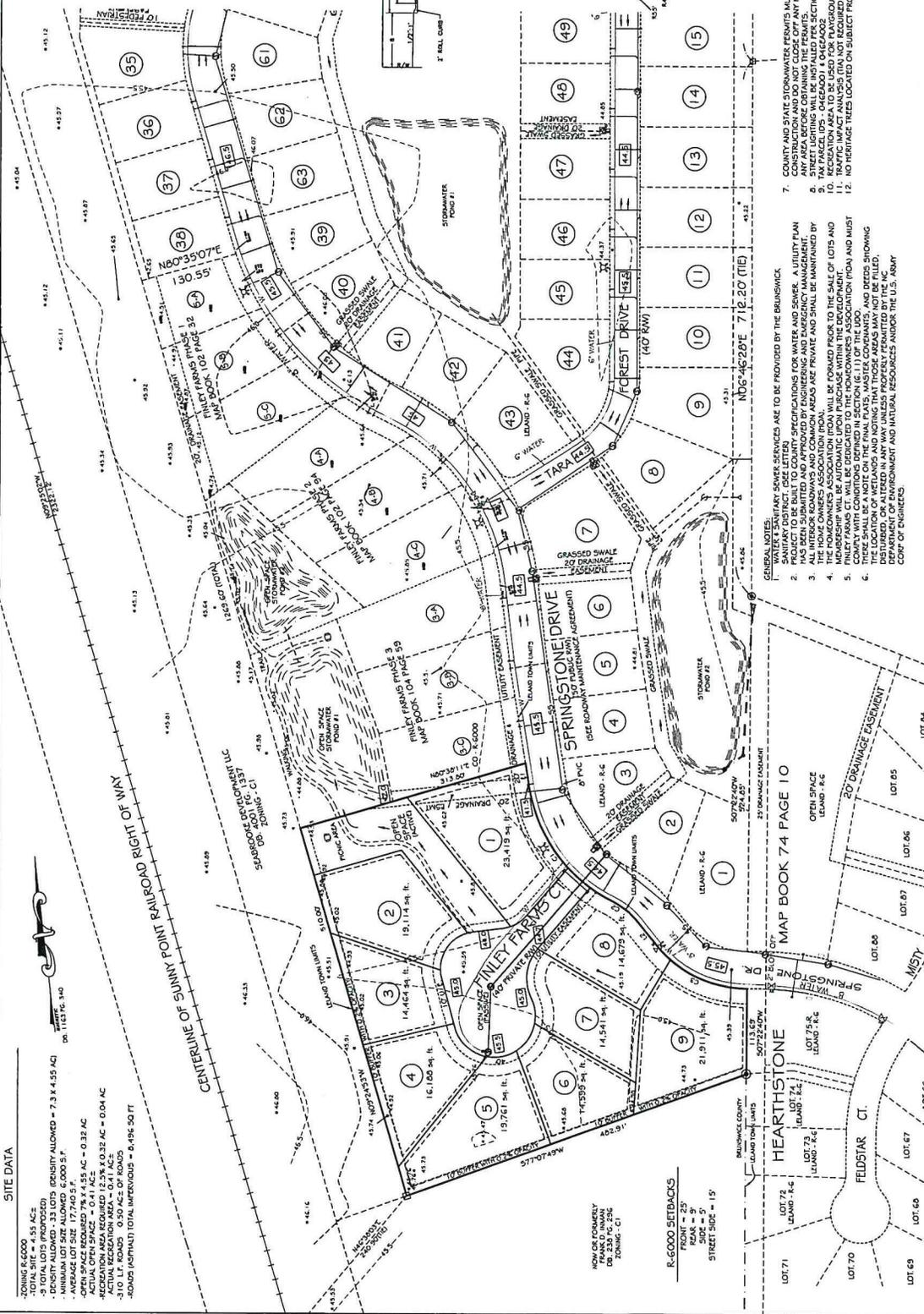
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
046EA002	FINLEY PROPERTIES LLC	211 NORTH 5TH AVE	WILMINGTON	NC	28401
046EA001	FINLEY PROPERTIES LLC	211 NORTH 5TH AVE	WILMINGTON	NC	28401

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
046EA002	Mark Stocks	211 North 5th Ave	Wilmington	NC	28401
046EA001	Mark Stocks	211 North 5th Ave	Wilmington	NC	28401

LOCATION MAP
SITE

SURVEY REFERENCE
 MAP BOOK 73 PAGE 11
 MAP BOOK 74 PAGE 11
 MAP BOOK 75 PAGE 11
 DEED BOOK 2800 PAGE 1300
 DEED BOOK 2070 PAGE 330
 DEED BOOK 1554 PAGE 876
 DEED BOOK 1065 PAGE 004



SITE DATA

ZONING: R-6000
 TOTAL SITE = 4.55 AC
 - 9 TOTAL LOTS PROPOSED
 - DENSITY ALLOWED - 13 LOTS (DENSITY ALLOWED = 7.3 X 4.55 AC)
 - AVERAGE LOT SIZE = 17,740 S.F.
 - OPEN SPACE REQUIRED 78,245 S.F. (1.75 AC)
 - RECREATION AREA REQUIRED 12,536 S.F. (0.28 AC)
 - ACTUAL RECREATION AREA = 0.41 AC
 - 310 FT. ROUNDS - 0.50 AC OF ROADS
 - 40% (MINIMUM) TOTAL IMPERVIOUS = 8,145-50 FT

NEW OR FORMERLY
 DB 233 FC 25%
 ZONING - C1

R-6000 SETBACKS
 FRONT = 25'
 SIDE = 5'
 STREET SIDE = 15'

OWNER: FINLEY PROPERTIES, LLC, 311 NORTH WYOMING AVENUE WILMINGTON, NC 28401
 REVISED: MARCH 14, 2019

PRELIMINARY PLAN
 PHASE 4
FINLEY FARMS
 TOWN CREEK TOWNSHIP BRUNSWICK COUNTY, N.C.

MARK A. STOCKS, PLS
 LAND SURVEYOR
 1000 W. MARKET STREET
 WILMINGTON, NC 28401
 LICENSE # 5534

BRUNSWICK COUNTY STAFF REPORT AND RECOMMENDATION

Application No. SS-271

Applicant: Steve Shuttleworth
Project Name: Avalon Crossing Major Subdivision
Property Location: Corner of Southport-Supply Road (NC 211) and South Fisher King Drive SE
Parcel Numbers: 1850002202
Zoning District: R-6000 (High Density Residential)
Surrounding Zoning **North:** R-6000 (High Density Residential) **South:** CLD (Commercial Low Density)
East: R-6000 (High Density Residential) **West:** R-6000 (High Density Residential) and CLD (Commercial Low Density)
Proposed Use: Avalon Crossing is a proposed major subdivision consisting of 30 single-family lots on 12.31 acres creating an overall density of 2.43 units per acre.

Approval Criteria

- The minimum residential lot size in the R-6000 zone with water and sewer is 6,000 square feet. The average lot within the development size is 9,746 square feet.
- A 30' 0.6 opacity buffer will be installed adjacent to the CLD boundary at the southwest corner of the property. Existing vegetation will serve as a visual buffer and will be supplemented by additional landscaping where necessary.
- The 30 proposed lots will generate approximately 287 vehicle trips per 24-hour weekday volume.
- Parking will be off-street, and the proposed project meets the minimum vehicular access point requirements.
- Ovates Loop and Scrubjay Court will be private roads that are owned and maintained by the Home Owners Association of Avalon Crossing which will be formed prior to the sale of any lots.
- A road maintenance agreement for South Fisher King Drive will need to be recorded prior to recording individual lots.
- NCDOT driveway permit for South Fisher King Drive will need to be updated with the increased number of residences it will serve.
- Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- **Open Space** is required at 7% of the development area. The developer is proposing **4.88** acres of total open space of which **0.86** acres is required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing **0.61** acres of recreational open space of which **0.13** acres is required.
- Surrounding uses consist of commercial, 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 March 14, 2019.
- Although Planning staff recommended that the applicant hold a neighborhood meeting, one has not been held.

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. Please provide pedestrian access from Ovates Loop to southern portion of the development via a wood pedestrian bridge across wetlands.

**Brunswick County
Planning Board
Avalon Crossing
Major Subdivision
Case SS-271**

CO=COUNTY JURISDICTION



Avalon

CO-R-6000

Project Site
Parcel 1850002202

CO-RR

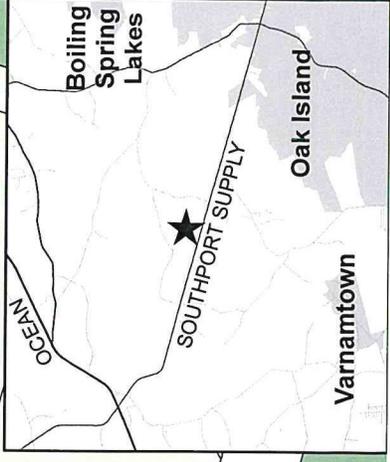
CO-CLD

CO-CI

CO-CLD

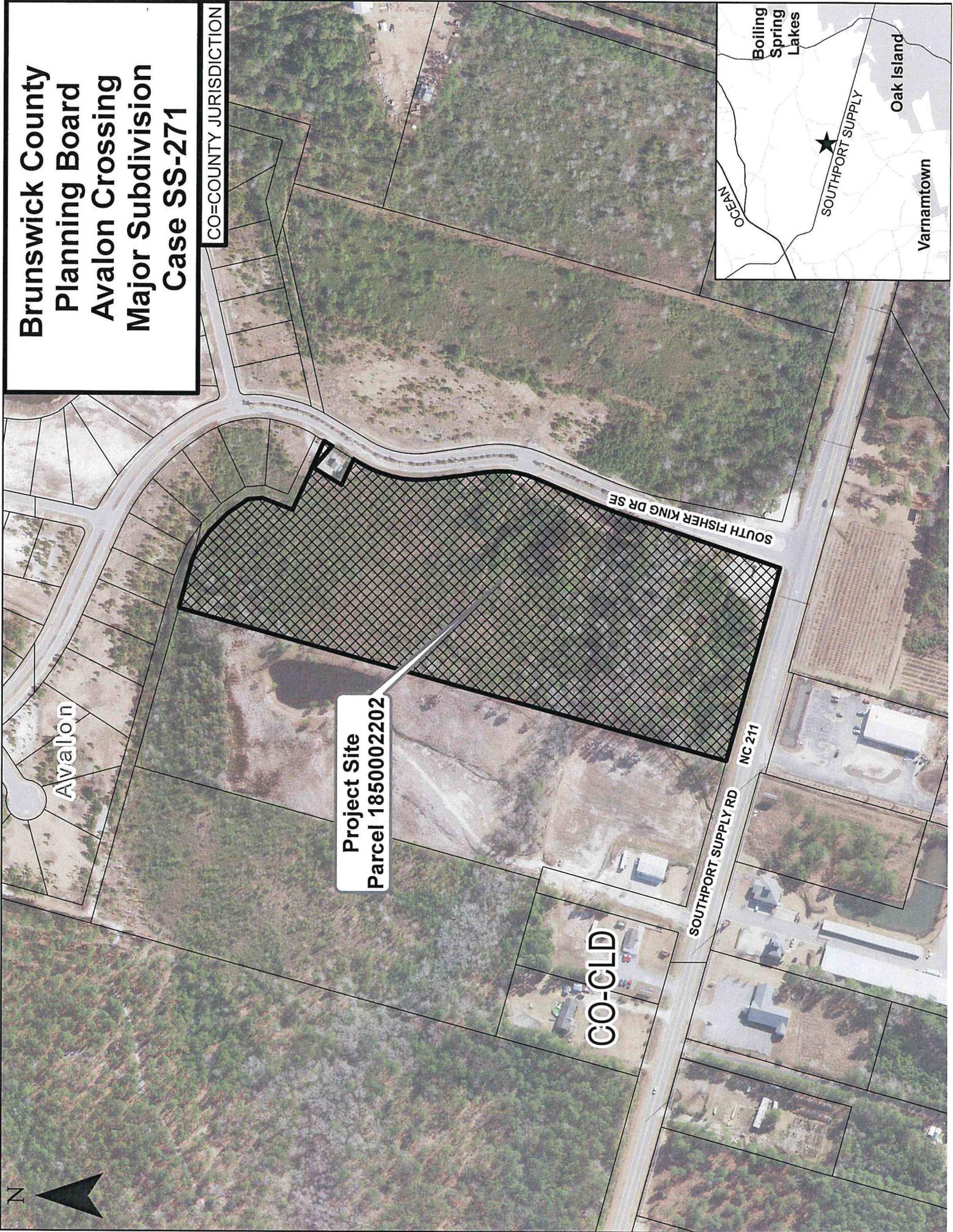
SOUTH FISHER KING DR SE

SOUTHPORT SUPPLY RD
NC 211



**Brunswick County
Planning Board
Avalon Crossing
Major Subdivision
Case SS-271**

CO=COUNTY JURISDICTION



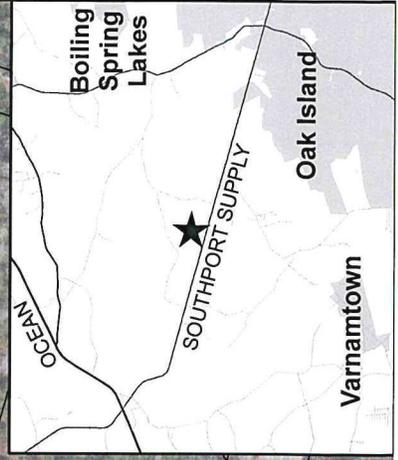
**Project Site
Parcel 1850002202**

Avalon

CO-CLD

SOUTHPORT SUPPLY RD
NC 211

SOUTH FISHER KING DR SE





Major Subdivision

Application and Checklist

Fee: \$350

For Office Use Only	
File # <u>55-271</u>	Receipt # <u>23737</u>
Date Submitted: <u>2/28/19</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>AVALON LAND DEV. LLC</u>	Phone	<u>719-499-1373</u>
	Address	<u>711 CAROLINA BEACH AVE N</u>	Fax	
	City, St, Zip	<u>Carolina Beach NC 28482</u>	Email	<u>steve@steveshuttleworth.com</u>

Applicant or Representative	Name	<u>Steve Shuttleworth</u>	Phone	<u>719 499 1373</u>
	Address	<u>711 Carolina Beach Ave N</u>	Fax	<u>719 623 0432</u>
	City, St, Zip	<u>Carolina Beach NC 28482</u>	Email	<u>steve@steveshuttleworth.com</u>

Property Information	Address	
	Tax Parcel(s)	<u>1850002202</u>
	Acreage	<u>12.31</u>
	Current Zoning	<u>R-6000</u>
Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>		

Project Information	Project Name	<u>Avalon Crossing</u>
	Modification or Expansion Of Existing Subdivision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>12.31</u>
	Commercial Acres	
	Number of Lots	<u>30</u>

Authorization	Property Owner Signature <u>Steve Shuttleworth</u>	Date <u>2-27-19</u>
	Applicant/Representative Signature _____	Date _____

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



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

March 15, 2019

Steve Shuttleworth
711 Carolina Beach Avenue
Carolina Beach, NC 28482

RE: Avalon Crossing Major Subdivision
File # SS-271

Dear Mr. Shuttleworth,

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

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

- Begin discussions for the Driveway Permit and utility easement process from NCDOT. Please contact Angel Hammers with NCDOT for additional details – 398-9100 or akhammers@ncdot.gov.
- NCDOT has also provided the following comments:
 - The proposal would be a revision to the NCDOT driveway permit, including submittal of the NPDES, VCER and copies of other permits (NCDEMLR, 404), and an updated application showing property owner/signatures.
 - There is a concern with the connection of ScrubJay Ct. to the main entrance – how would the residents enter around the island? It would be suggested to rotate (switch the location with ScrubJay Ct. farther from NC 211, lots closer) the lots and the access road to give a more sufficient protected stem length and access beyond the island.
- 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 note that some from of road maintenance agreement with Avalon Planned Development for the use of South Fisher King Drive will need to be recorded prior to the recording of the individual lots.
- Please label South Fisher King Drive.

- Please indicate the recreation space areas and specify the specific use of each. In addition, please provide pedestrian access to the recreation area.
- Please note the lot widths of lots 5 and 6.
- Planning staff is questioning the buildability of lots 4, 9, 10, 11, and 17. Are the wetlands on these lots going to be permitted for filling? Please note intentions on the site plan.
- Please indicate the specific use of the properties adjacent to lots 1 and 18.
- Please indicate the 30-foot 0.6 opacity buffer adjacent to the CLD zoned property on the southwest portion of the project site.
- The Brunswick County Fire Marshall has indicated that an additional fire hydrant needs to be added to Ovates Loop to reduce spacing to 800 feet.

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

Marc Pages
Senior Planner

CASE SS-271

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850001034	SUPPLY XVII LLC	PO BOX 16709	WILMINGTON	NC	28408
1850002208	AVALON LAND DEVELOPMENT LLC	651 COPAS ROAD SW	SHALLOTTE	NC	28470
185EA00107	D R HORTON INC	PO BOX 1545	MT. PLEASANT	SC	29465-1545
185EA00106	D R HORTON INC	PO BOX 1545	MT. PLEASANT	SC	29465-1545
1850002211	BRUNSWICK COUNTY	P O BOX 249	BOLIVIA	NC	28422
185EA071	LEDoux DAVID P ETUX	1101 S FISHER KING DR SE	BOLIVIA	NC	28422-3200
185EA070	YORK PATRICK R ETUX	1109 S FISHER KING DR SE	BOLIVIA	NC	28422
185EA069	BLAKE SHAWN M ETUX	1115 S FISHER KING DR SE	BOLIVIA	NC	28422-3200
185EA067	D R HORTON INC	PO BOX 1545	MOUNT PLEASANT	SC	29465-1545
185EA064	D R HORTON INC	PO BOX 1545	MOUNT PLEASANT	SC	29465-1545
185EA065	D R HORTON INC	PO BOX 1545	MOUNT PLEASANT	SC	29465-1545
185EA066	D R HORTON INC	PO BOX 1545	MOUNT PLEASANT	SC	29465-1545
1850001036	OWENS PEGGY	4618 BLUFF DR	SHALLOTTE	NC	28470
1850002205	MCGEE JOHN E ETUX	PO BOX 15072	WILMINGTON	NC	28408-5072
1850001040	SHELBY 1 LLC	1050 ROLLING PARK LN	FORT MILL	SC	29715-7086
185EA068	SELLARS SHERRI ETVIR	1123 S FISHER KING DR SE	BOLIVIA	NC	28422-3200

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850002202	AVALON LAND DEVELOPMENT LLC	651 COPAS ROAD SW	SHALLOTTE	NC	28470

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850002202	Steve Shuttleworth	711 Carolina Beach Ave N	Carolina Beach	NC	28482



Brunswick County Planning Department
P. O. Box 249
Bolivia, NC 28422
910-253-2025
910-253-2437 Fax

MEMORANDUM

DATE: April 1, 2019
TO: Brunswick County Planning Board
FROM: Helen Evans Bunch, Zoning Administrator
RE: Development of Sidewalks in Developments

Based upon the following sections of the Brunswick County Unified Development Ordinance, sidewalks have been interpreted to be a major improvement that must be completed prior to the approval of a Final Plat. Final Plats must be approved and recorded with the Register of Deeds prior to the sale of lots.

Section 3.4.12. D. "Final Plat Approval – Provision of Improvement Guarantees" of the Brunswick County Unified Development Ordinance (UDO) addresses the provision of improvement guarantees where the required improvements have not been completed prior to the submission of the final plat. "Provisions of sureties in lieu of required improvements is limited to minor improvements such as landscaping."

Section 3.4.14.A. "Improvement Guarantees – Agreement and Security Required" of the UDO states that "In lieu of requiring the completion, installation, and dedication of all improvements prior to final plat approval, the County may enter into an agreement with the subdivider whereby the subdivider shall agree to complete all required improvements. Such agreement shall be limited to minor improvements such as required landscaping or electric utilities."

Requiring the installation of sidewalks prior to the construction process often results in excessive damage to sidewalks during the construction of improvements on lots, such as during the construction process many heavy vehicles deliver materials and require access to areas of the site behind the sidewalk. Driving heavy delivery or equipment trucks over sidewalks causes damage to the sidewalks, requiring repairs.

The following two (2) options and the resulting text are provided for consideration.

1. **Do not require an improvement guarantee for sidewalks but require that the sidewalk for each parcel be in place for prior to the issuance of any certificate of occupancy for a structure on that parcel.**

Section 3.4.12. D. "Final Plat Approval – Provision of Improvement Guarantees" of the Brunswick County Unified Development Ordinance (UDO) addresses the provision of improvement guarantees where the required improvements have not been completed prior to the submission of the final plat. "Provisions of sureties in lieu of required improvements is limited to minor improvements such as landscaping. Sidewalks do not require an improvement guarantee but must be in place for the specific parcel prior to the issuance of a Certificate of Occupancy for any structure on that parcel."

Section 3.4.14.A. "Improvement Guarantees – Agreement and Security Required" of the UDO states that "In lieu of requiring the completion, installation, and dedication of all improvements prior to final plat approval, the County may enter into an agreement with the subdivider whereby the subdivider shall agree to complete all required improvements. Such agreement shall be limited to minor improvements such as required landscaping ~~or electric utilities~~. Sidewalks do not require an improvement guarantee but must be in place for the specific parcel prior to the issuance of a Certificate of Occupancy for any structure on that parcel."

2. **Continue to treat sidewalks as a major improvement, requiring them to be fully installed prior to Final Plat Approval. [The text amendment would simply clarify the current text.]**

Section 3.4.12. D. "Final Plat Approval – Provision of Improvement Guarantees" of the Brunswick County Unified Development Ordinance (UDO). "Provisions of sureties in lieu of required improvements is limited to minor improvements such as landscaping. Sidewalks are considered major improvements."

Section 3.4.14.A. "Improvement Guarantees – Agreement and Security Required" of the UDO states that "In lieu of requiring the completion, installation, and dedication of all improvements prior to final plat approval, the County may enter into an agreement with the subdivider whereby the subdivider shall agree to complete all required improvements. Such agreement shall be limited to minor improvements such as required landscaping ~~or electric utilities~~."

Planning Staff recommends that the first alternative be approved by the Planning Board for recommendation to the Brunswick County Board of Commissioners.

Enclosed documents: Text Amendment Application with applicant's proposed language, and Consistency Statement



**BRUNSWICK COUNTY
TEXT AMENDMENT APPLICATION
UNIFIED DEVELOPMENT ORDINANCE (UDO)**

For Internal Use Only
 Application #: _____
 Date: 3/20/2019
 Receipt #: 023741
 Fee: \$200.00

Applicant: Seabrooke Development LLC
(First Name) (Last Name)
214 Quailow Cr W-Ing for NC 28412
(Mailing Address) (City) (State) (Zip)
719 499 1373 Steve@steveshuttleworths.com
(Daytime Phone Number) (Email Address)

Amendment Information:

This is a request to amend Article Number(s): 3.4.12 D

Amended version of proposed text language showing "strikeouts" of any text proposed to be deleted is attached or follows below:

See Attached

Statement justifying the reason for the amendment request is attached or follows below:

see Attached

Attached to this Application Are:

- Attachments indicated above
- Other information requested by the Zoning Administrator
- Filing Fee \$200.00 (Check made payable to the Brunswick County Planning Department)
Cash

Applicant Signature: [Signature] Date: 3-20-19

IF YOU HAVE ANY QUESTIONS ABOUT COMPLETING THIS FORM, CALL 910-253-2025.

Return Completed Form To:

Brunswick County Planning Department, PO Box 249, Bolivia, NC 28422 ATTN: Zoning Administrator

Proposed change in language to Article 3.4

D. Provision of Improvement Guarantees

Provisions of sureties in lieu of required improvements is limited to minor improvements such as landscaping and sidewalks in new subdivisions as a requirement of an approved site plan and or preliminary plat . Where the required improvements have not been completed prior to the submission of the final plat, the Director of Engineering Services may accept from the subdivider a financial guarantee with surety or other guarantees satisfactory to the County in an amount equal to 125% of the cost of the installation of the required improvements, whereby improvements may be made and installed without cost to the County in the event of default by the subdivider. One of the methods described in Section 3.4.14, Improvement Guarantees shall be used by the subdivider to guarantee the installation of said improvements.

Justification :

Allowance of financial guarantee with surety or other guarantees satisfactory to the County in an amount equal to 125% of the cost of the installation of the required sidewalk improvements will allow for preservation of the sidewalk during the construction process. Requiring sidewalks to be installed as a condition of a final plat is burdensome may result in excessive damage to sidewalks during the construction of improvements on lots. During the construction process many heavy vehicles are delivering materials and require other access to areas of a site behind a proposed sidewalk. Driving heavy delivery or equipment trucks over sidewalks will cause unnecessary cracking breaking, settling and damage.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD



TEXT AMENDMENT DESCRIPTION OR CASE NUMBER: _____

THE BRUNSWICK COUNTY PLANNING BOARD RECOMMENDATION

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

APPROVED – CONSISTENT WITH COMPREHENSIVE PLAN

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

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed text 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 text 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.



BRUNSWICK COUNTY PLANNING

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

MEMORANDUM

DATE: April 1, 2019

TO: Brunswick County Planning Board

FROM: Kirstie Dixon, Planning Director

RE: **Request for Planning Board Endorsement - Agricultural Development Plan**

Enclosed is a copy of the Agricultural Development Plan for Brunswick County for your review and possible endorsement.

Brunswick County's economy and culture has historically centered around agriculture. Even after decades of rapid growth, agriculture continues to thrive and provide a strong positive influence on the local economy and culture in Brunswick County and throughout the Cape Fear Region. The Agricultural Development Plan was created to help agriculture continue to thrive as Brunswick County continues to experience growth and development. This plan looks at the current status of agriculture in Brunswick County by examining data, threats, funding/programming and providing goals and strategies. This in-house plan was created in conjunction with the members of the Brunswick County Voluntary District Program and facilitated through a partnership between the Brunswick County Voluntary District Program, the Brunswick County Soil & Water Conservation District, the Brunswick County Cooperative Extension, and the Brunswick County Planning Department.

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

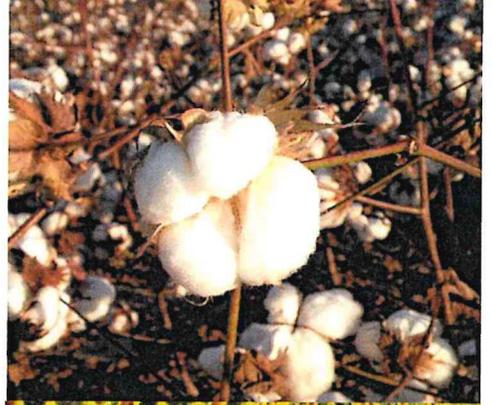
Agricultural Development Plan

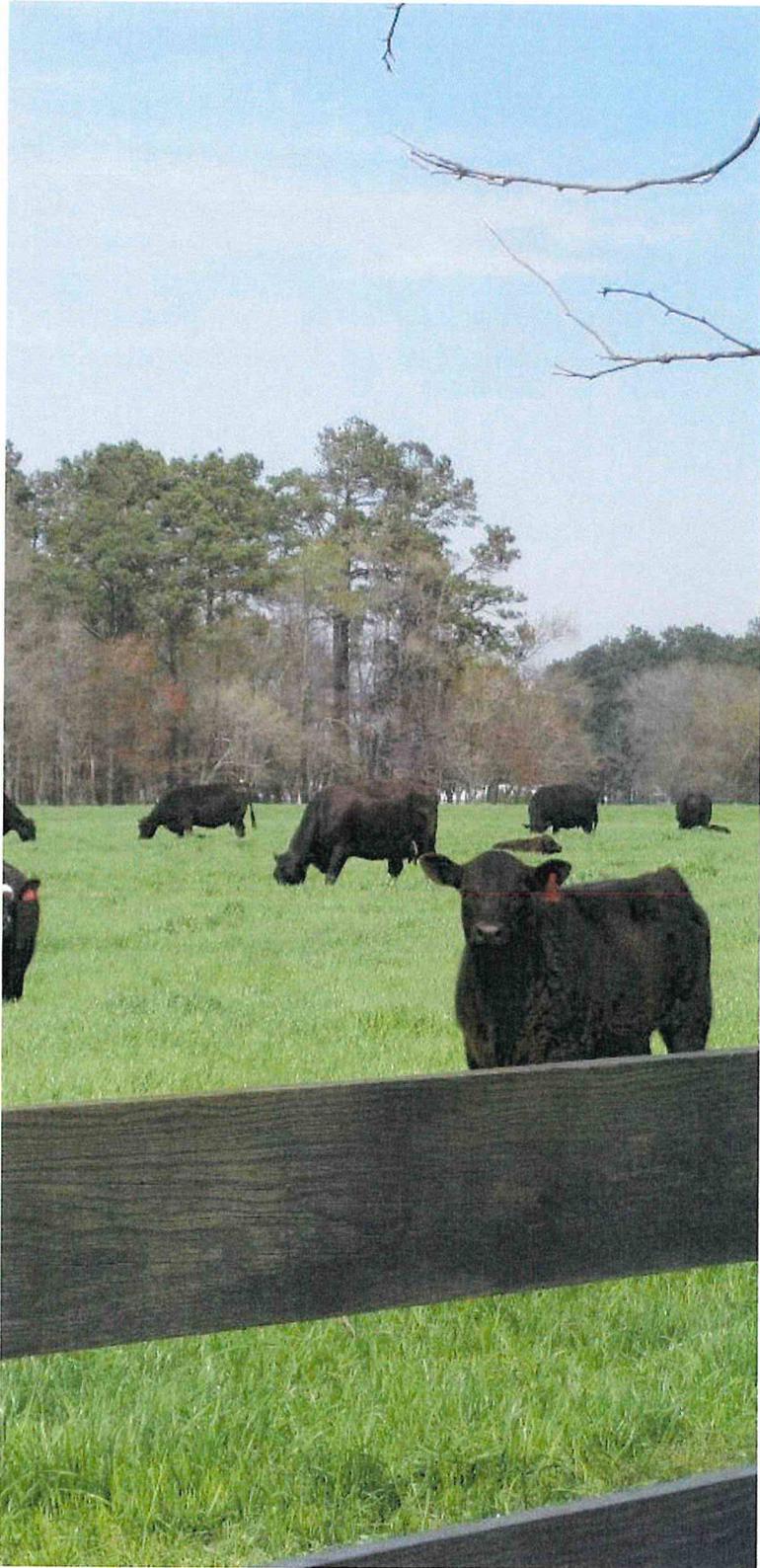
Brunswick County, NC

Moving our farms forward



www.brunswickcountync.gov





“

*The well-being of people
is like a tree.*

Agriculture is its root.

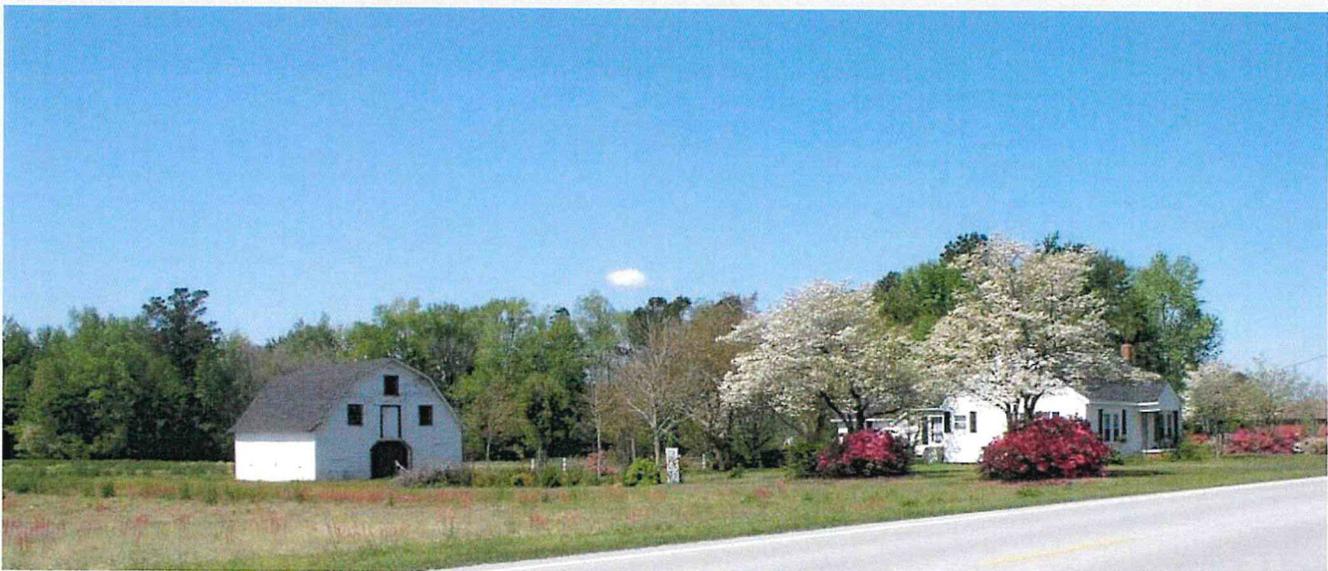
*Manufacturing and
commerce are its
branches and its leaves.*

*If the root is injured, the
leaves fall, the branches
break away, and the tree
dies.*

— Chinese Proverb

Table of Contents

1	Status of Agriculture in Brunswick County	Page 4
2	Threats to Agriculture in Brunswick County	Page 7
3	Supporting Agriculture in Brunswick County	Page 11
4	Goals and Strategies	Page 16
5	Summary and Implementation Schedule	Page 24



01

Status of Agriculture in Brunswick County

Agriculture in Brunswick County

Brunswick County's economy and culture have historically centered on agriculture. Even after decades of rapid residential and commercial growth, agriculture continues to have a strong positive influence on the local economy and culture in Brunswick County and the Cape Fear Region.



Economic Impacts

Agriculture makes a major contribution to Brunswick County as well as within the Cape Fear Region. Even after Brunswick County experienced growth and changes to the landscape, agriculture continues to have a strong positive influence on the local economy. Revenue is gained from crops, livestock, agricultural-related employment, and value-added products and services. In 2016, Brunswick County agricultural producers ranked 61st among North Carolina Counties realizing \$43,081,377 in total cash receipts illustrating agriculture's importance to the local economy.

Production

Agriculture products in Brunswick County are diverse and producers provide an array of crops, livestock, agricultural-related employment, and value-added products and services. Examples of products include, but are not limited to: tomatoes, herbs, corn, hay, timber, cotton, soybeans, wheat, turf, tobacco, and livestock. Brunswick County consistently ranks 1st in the production of tomatoes and 9th in vegetables and fruit within the State of North Carolina.

Distribution

Farms are uniquely dispersed throughout Brunswick County. It is estimated that 542,080 acres of land in Brunswick County are in some type of farming. That is 84% of the entire landscape. Forestry has the biggest impact on farming with timberland taking up 409,872 acres or 76%. The last Census of Agriculture was completed in 2012 and depicts Brunswick County as having 254 farms that totaled 45,422 acres of non-forestry farmland or 8%. Timberlands are different and tend encompass large tracts of land in the more rural areas of Brunswick County. The average Brunswick County farm size in 2012 was only 179 acres. Total harvested cropland was 24,761 acres between 146 farms.

Land Use And Growth Trends

Brunswick County is considered prime area for future development as it is situated uniquely between two high growth areas - Myrtle Beach and Wilmington. It is bounded by several scenic rivers and the Atlantic Ocean making it a popular destination. Therefore, Brunswick County is comprised of a collection of both rural and coastal communities with activity centers located throughout the county's 856 square miles. Nineteen (19) municipalities are spread throughout Brunswick County making it even more suited for future growth.

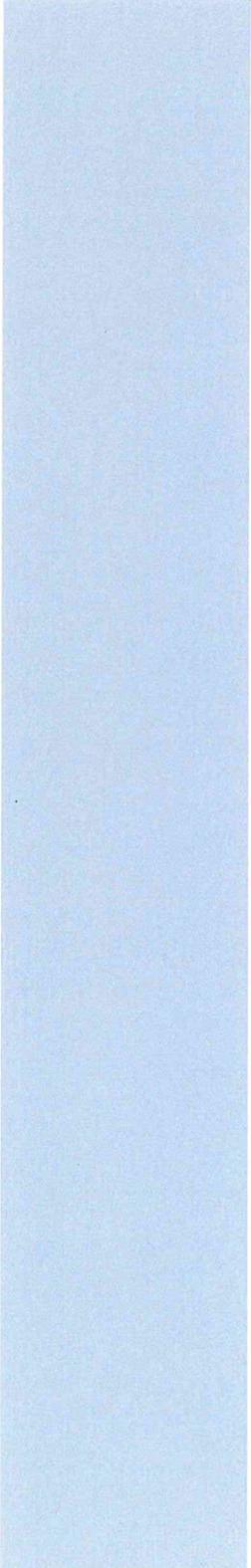
Brunswick County has experienced rapid residential and commercial growth over the last few decades. The 2016 Census Population Estimates for Brunswick County totaled 127,750. That is an increase of 3.5% from 2015. These high growth rates place Brunswick County in 1st place among counties in North Carolina and 30th place among counties in the nation from 2010-2016. The North Carolina Office of Budget and Management projects Brunswick County's population to increase 51% to 193,003 from 2016 to 2037.



Changing Landscape

Brunswick County also has experienced an increase of farmland. From 2007 to 2012, Brunswick County had a 3.08% increase. Although the overall farmland acres have increased recently, the loss of farmland to growth and development is very apparent. In growth corridors, farms and timber properties are not actively being farmed or have been replaced with homes and shopping centers.

Additionally, Brunswick County has experienced timber corporations "disinvesting" or withdrawing from the area. This makes large acres of land available for purchase to a new owner that may or may not keep the land in timber production. Therefore, increasing the chances of farmland of being replaced by development.



02



Threats to Agriculture in Brunswick County

Threats to Agriculture In Brunswick County

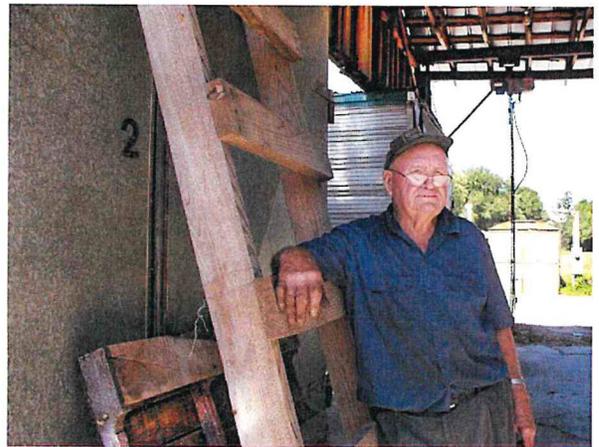
Agriculture in Brunswick County has an array of threats. While the agricultural industry remains an important part of the county's economy, both farmers and land owners face threats and challenges including rising costs, growth impacts, and low profitability. To help address many of these threats, farmers and land owners participate in a variety of local, state, and federal programs.

Low Profitability

Low commodity prices coupled with rising costs of production has resulted in low profitability and inadequate farm income for farmers across North Carolina. This affects the farmer's cash flow, receivables, return on investment, and ability to invest in continues operations. Other items that affect profit margins include labor costs, regulatory compliance requirements, and utility expenses. Additionally, there have been instances in which agricultural products were not being harvested and sold due to a lack of distribution locations.

Rising Property Values and Taxes

As growth and development occurs, it encroaches into rural areas with agriculture activity, therefore raising property values. Increasing land values affect a farmer's ability to purchase more land on which to expand. This restricts their flexibility to change agricultural models, diversify, and produce supplementary income. Increased land values also affect the amount of property taxes a farmer must pay. Brunswick County does offer the Present-Use Value Property Taxation Program (farm tax deferral program). Even with this program, an increase in property taxes can be harmful to a farm operation.



Aging Farmers and Land Owners

In Brunswick County, the average age of a farmer is 59, whereas in the rest of North Carolina it is 55. With fewer young farmers available to take over production of these farms, many may be divided up and sold. Additionally, generations of farming expertise may be lost, an invaluable asset to the local agricultural economy

Lack of Agricultural Support

Agricultural support businesses and services are very limited within Brunswick County and do not provide the needed support for agriculture. Most farmers must travel outside of the county for agriculture related equipment, supplies, and repairs. Lack of these support businesses and services create an increase in costs due to delays, in production and travel expenses.

Wildlife

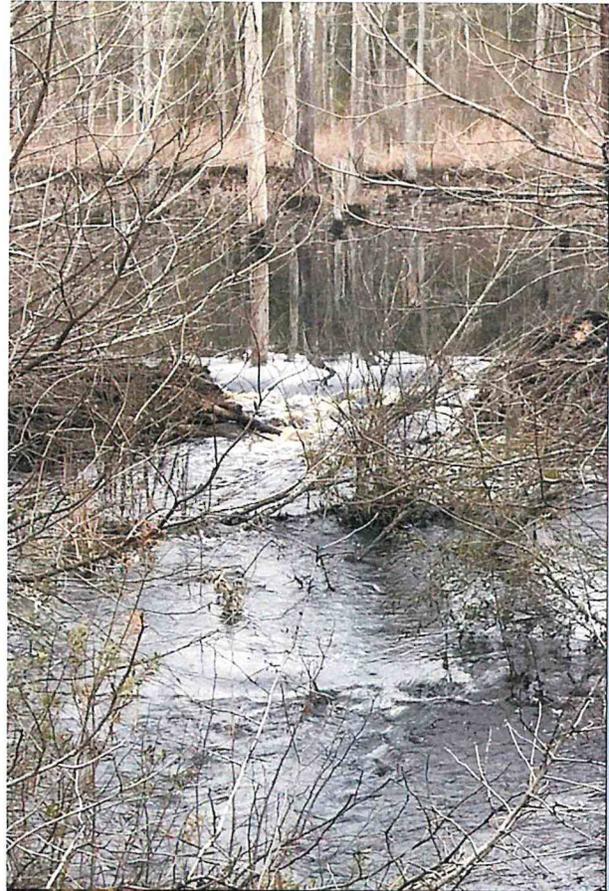
Wildlife such as deer, wild hogs, turkeys, coyotes, and beavers have significant impacts on agriculture. Both native and non-native animals pose threats to agriculture production. Deer and wild hogs love to eat crops such as corn and soybeans. Coyotes are known to be a nuisance to livestock production. Wild hogs can be destructive and destroy an entire field of crop. Beavers can have a significant negative impact to forestry production. Farmers must employ specific strategies to deter wildlife from impacting their revenue.

Unsuitable Regulations

There are a multitude of regulations that impact farmland and agriculture production. The amount of regulations has significantly increased over the last few decades. Regulations that directly or indirectly affect agriculture can be imposed by the federal government, the state of North Carolina, as well as counties and municipalities. Farmers are often required to complete tasks that are time consuming and costly. Regulations affect every aspect of agriculture from preparing the land for farming to processing and selling a farm product. The type of regulation can include, but not limited to food safety requirements, labor laws, environmental requirements, local zoning and land use permitting.

Loss of Pollinator Habitat

Two-thirds of crop pollination is done for free by non-domestic native bees, wasps, flies, beetles, ants, hummingbirds, and other pollinator species. North Carolina alone is home to 500 species of native bees. These pollinators have declined dramatically due to the loss of native flowers and grasses that provide sufficient pollinator nutrition. Native bees have also suffered from Colony Collapse Disorder just like our domestic beehives that have been destroyed in certain areas.





Growth Impacts

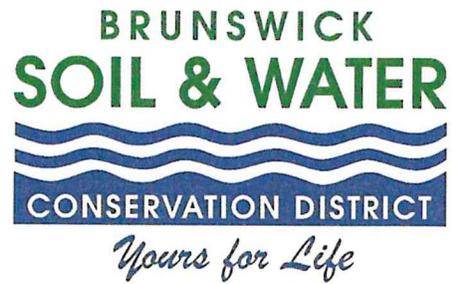
Brunswick County has experienced rapid growth over the last few decades. The projected increase in population for Brunswick County will change the community and transform the landscapes. Some impacts will be positive while others may be negative. Positive impacts to agriculture range from increasing the consumer base for farm food and participation in agritourism businesses. Negative impacts to agriculture would likely be limited growth of agriculture operations, lack of farmland to expand, loss of usable field space, loss of products, as well as the loss of farmland to development and other emerging rural land uses and technologies.

03

Supporting Agriculture in Brunswick County

Supporting Agriculture

There are many organizations that focus on supporting agriculture through funding opportunities and programming. These vital organizations provide the needed tools, programs, funding, and resources to the agriculture community to enable agriculture to thrive.



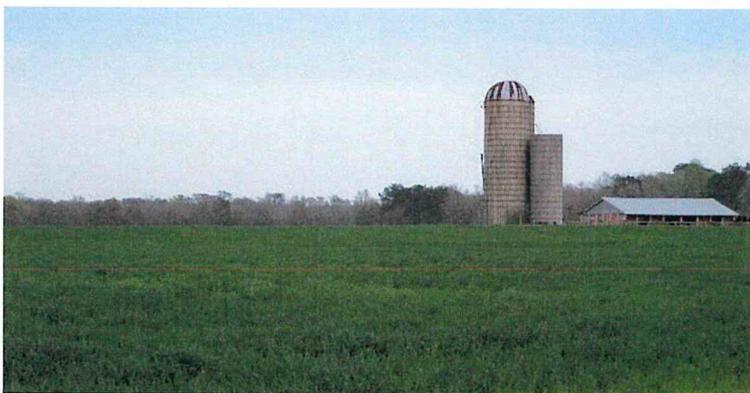
State and Federal Support

There are programs, services and agencies at every level of government that foster the agriculture industry. Federal State and local governments support and enact specialized laws that protect and enhance agriculture. Agencies such as the US Natural Resources Conservation Service and the NC Department of Agriculture work to preserve working farmland through grants, planning services, and legislation.

Other government entities provide incentives to use best management practices and improve conservation of natural resources on the farm that also often enhance production.

“Agriculture is our wisest pursuit, because it will in the end contribute most to real weath, good morals, and happiness.”

— Thomas Jefferson



Non-Profit Support

There are also many private organizations and non-profits which play a role in preserving and supporting the agriculture industry. They do this through supplemental grants, lobbying, and planning services.

Cape Fear Resource Conservation and Development
 The Nature Conservancy
 American Farmland Trust
 North Carolina Coastal Land Trust
 North Carolina Farm Bureau Federation

Government Support

US Federal Government

Conservation Reserve Program
 Conservation Stewardship Program
 Environmental Quality Incentives Program
 Farm and Ranch Land Protection Program
 Regional Conservation Partnership Program

State of North Carolina

NC Clean Water Management Trust Fund
 NC Cooperative Extension
 NC Farmland Preservation Trust Fund
 NC Natural Heritage Program
 NC Forestry Service
 NC Conservation Reserce Enhancement Program
 NC Soil and Water Conservation Agricultural Cost-Share Program
 NC State University

Brunswick County

Brunswick County Voluntary Agricultural District Program
 Brunswick County Soil and Water Conservation District
 Brunswick County Farm Bureau
 Present-Use Value Property Taxation Program

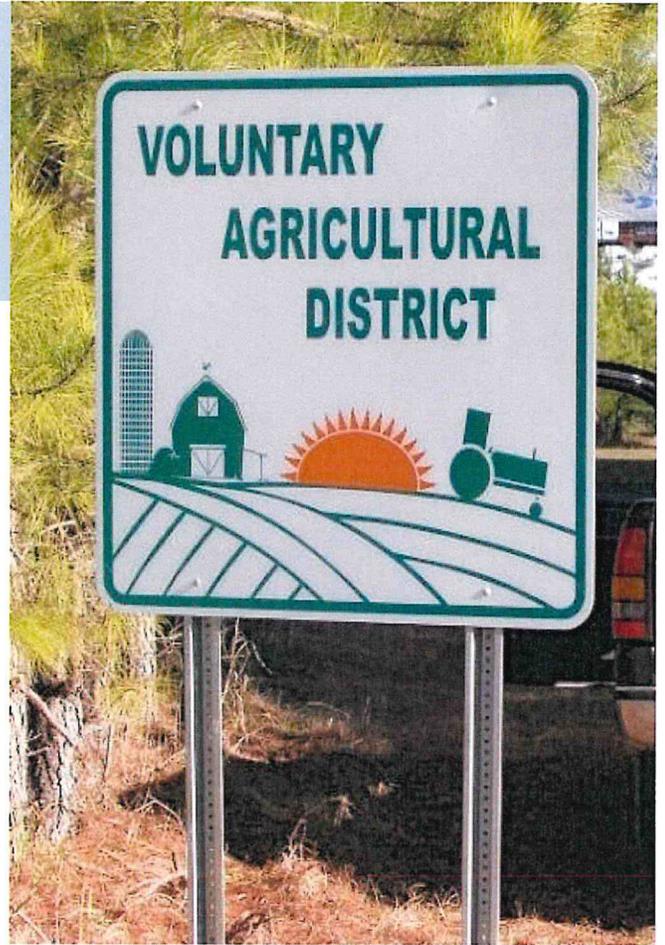
Laws

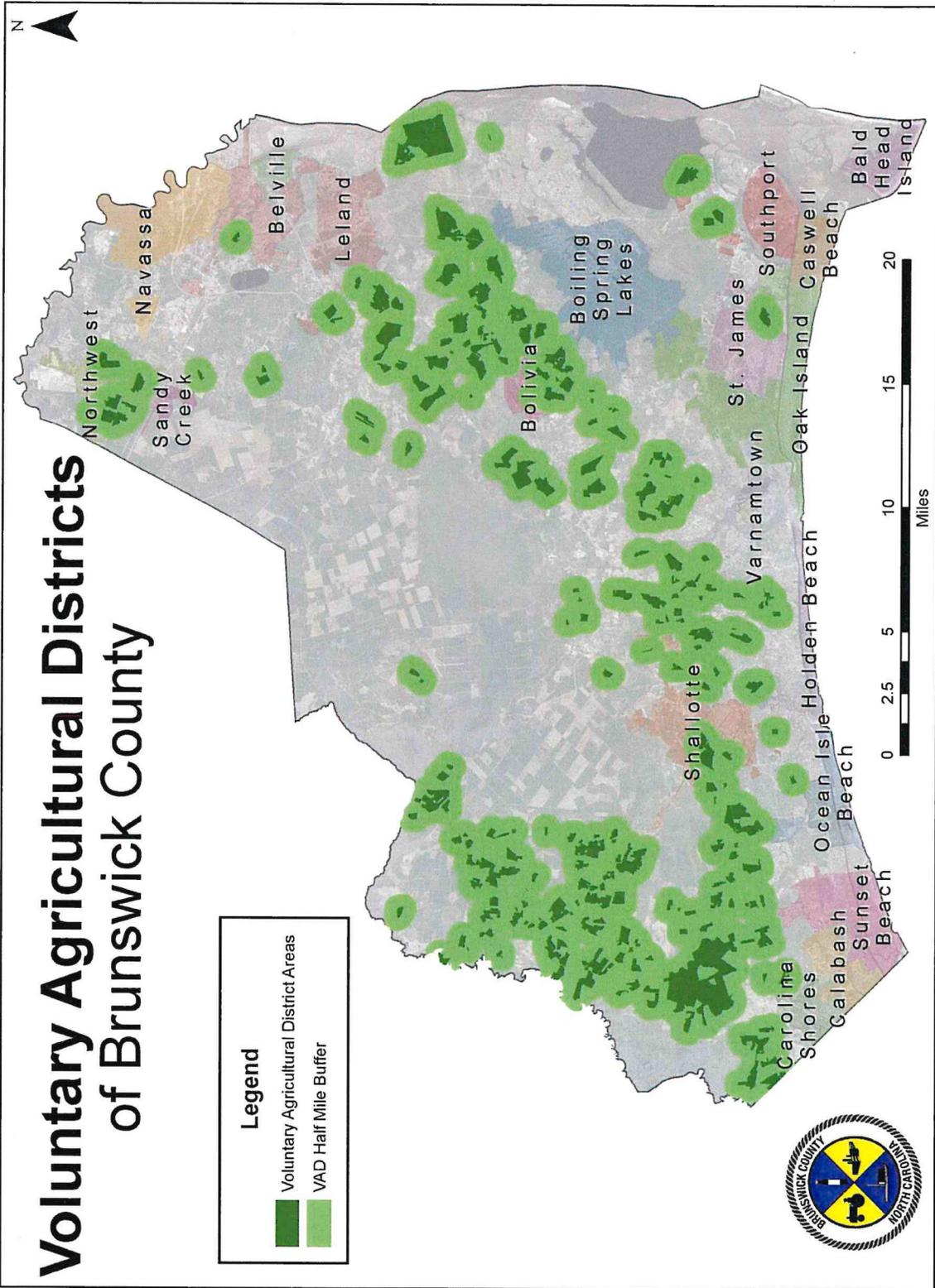
Clean Water Act
 Endangered Species Act

A Voice For Agriculture

Voluntary Agricultural District Program

The Voluntary Agricultural District Program (VAD) has been a very successful program for helping preserve farmland and the rural character of Brunswick County. A primary goal of the VAD is “to increase identity and pride in the agricultural community and its way of life and to increase protection from nuisance suits and other negative impacts on properly managed farms.” The Brunswick County Voluntary Agricultural District Advisory Board acts as the voice for farmers through education and advocacy. Additionally, by enrolling into the VAD Program, Farmers can have benefits that include the waiver of water and sewer assessments, notice to neighbors that a farming operation is near-by, and the requirement of a public hearing prior to condemnation of farm property by eminent domain. While the VAD encourages investment in agriculture, it is not a permanent land protection measure. Many farmers have opted to join the program. In 2017, the VAD Program had 202 producers and 27,528 acres enrolled.





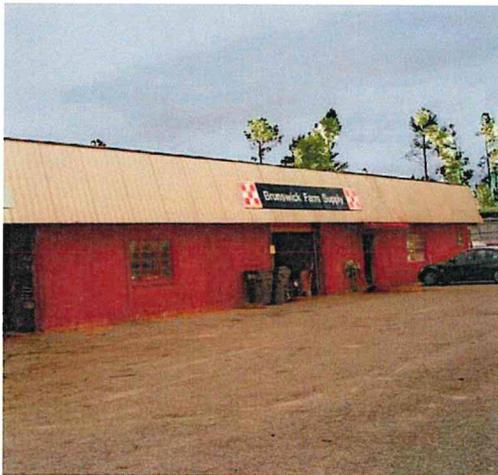
04

Goals and Strategies for Enhancing Agriculture in Brunswick County

Goal #1 – Strengthen farm and forestry viability and the agricultural economy through economic development, education, and marketing

Strategies:

- a) Offer workshops to farmers and forest landowners on business planning and development, research, marketing, financing, conservation funding, and estate planning
- b) Work with the organizers of the local farmers markets and assist with their marketing efforts
- c) Improve access to financing and capital by providing assistance in obtaining grants and low interest loans for start-ups, expansions, retention, and diversification
- d) Educate farmers and forest landowners about Brunswick County's Present-Use Value Property Taxation Program (Farm Tax Deferral Program) that is available for land in active agricultural production.



Goal #2 – Maintain and expand farm businesses, local agricultural infrastructure, and support services

Strategies:

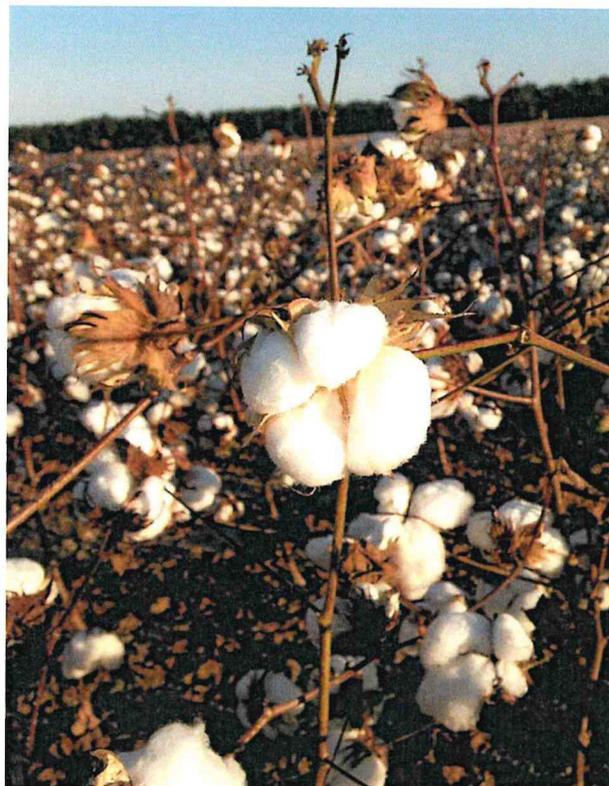
- a) Encourage private investment of capital in the local agriculture industry
- b) Establish a business development program to provide farmers and agribusiness investors with business planning and development assistance
- c) Encourage support services in Brunswick County such as farm equipment sales and service, farm supply stores, and businesses that market or process farm products



Goal #3 – Encourage the diversification of agricultural products to the production base

Strategies:

- a) Promote market trends
- b) Encourage utilization of new technologies and innovative practices such as multi-species cover crops
- c) Develop a series of marketing workshops that focus on farm diversification and direct product marketing
- d) Provide grant-writing assistance for federal, state, and other non-profit funding opportunities to assist with innovative practices and diversification



Goal #4 – Expand efforts to promote locally grown food and products

Strategies:

- a) Promote locally grown food and agricultural products for tourism
- b) Encourage farm to table distribution to farmers markets and local restaurants
- c) Develop a directory of the local agricultural businesses
- d) Work with local institutions such as schools to purchase locally grown food
- e) Expand cooperative efforts with neighboring counties to create a regional food system



Goal #5 – Protect farmland as a valuable natural resource

Strategies:

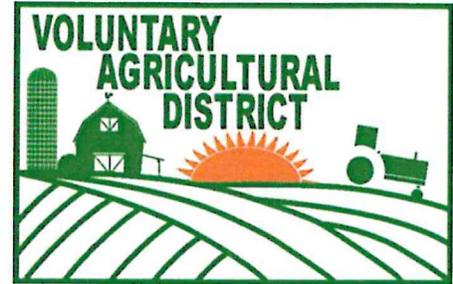
- a) Support organizations that provide needed tools, programs, and resources for farmland preservation initiatives
- b) Support programs that implement best management practices and innovative technologies
- c) Provide technical assistance on farmland protection initiatives and conservation options
- d) Educate landowners on the benefits of having land in farming and forestry
- e) Promote prime and unique farmlands for agriculture land uses
- f) Encourage agriculture on lands where soils and other land related factors are favorable to farming while directing other land uses to areas not as favorable

Goal #6 – Foster greater recognition of public support for agriculture through increases in education and awareness

Strategies:

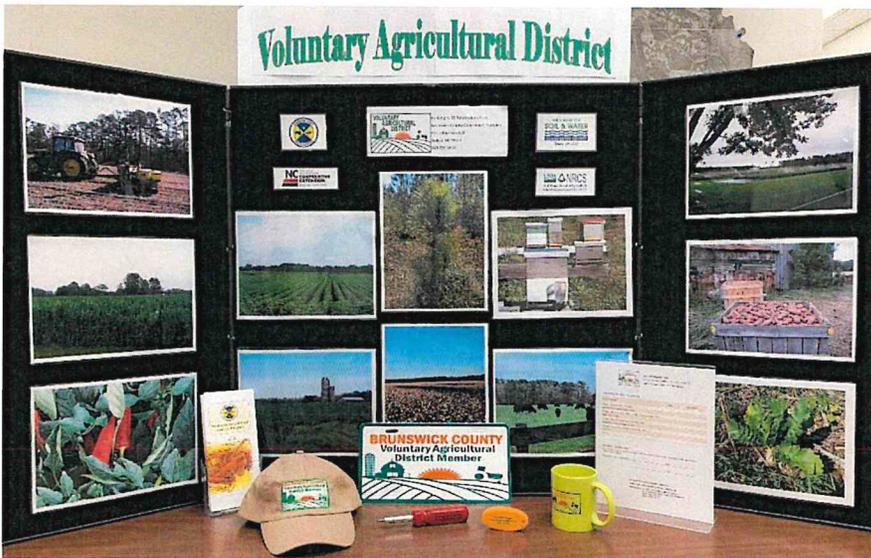
- a) Promote local farm products through festivals, agri-tourism businesses, farmers markets, farm tours, and other events
- b) Encourage respect for farm property by increasing non-farmer neighbor education and awareness of the right-to-farm laws
- c) Encourage local farms to offer education opportunities to improve awareness within their own communities
- d) Continue to support the coordination with Farm Bureau “Ag in the Classroom” and “Life of the Farm” programs
- e) Create an easy to understand brochure on the realities of living in agricultural areas, make it available for distribution, and add it to the county website
- f) Build a coalition of organizations and citizens to promote the awareness of local, state, and national issues affecting agriculture

Goal #7 – Strengthen the Voluntary Agricultural District Program to Improve Identity, Networking, and Unity within the Agricultural Community

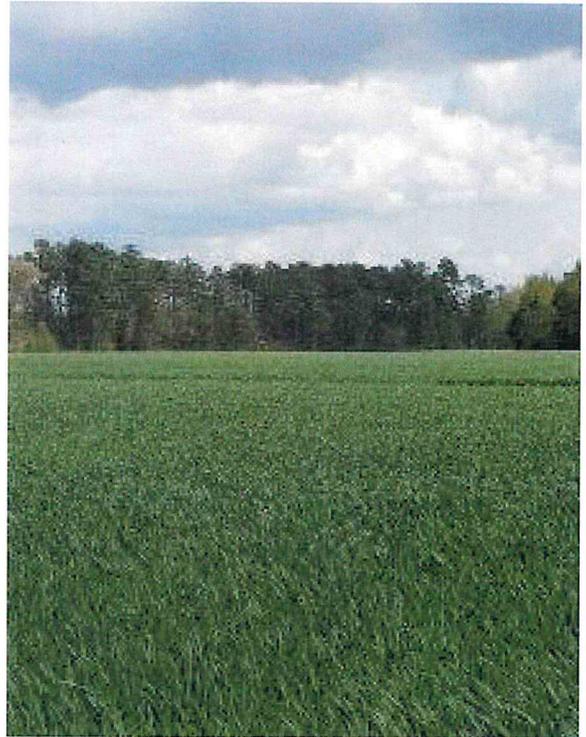
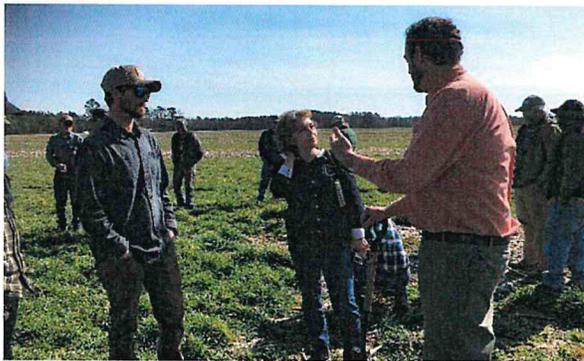


Strategies:

- a) Ensure VAD parcels are recorded at the Brunswick County Register of deeds and are documented as part of the official VAD GIS Layer Database.
- b) Provide a yearly report to county officials on the VAD Program
- c) Post official VAD maps at the following locations:
 - Brunswick County Planning Department
 - Brunswick County Tax Department
 - Brunswick County Register of Deeds
 - Brunswick County Soil and Water Conservation District Office
 - North Carolina Cooperative Extension
 - USDA Natural Resources Conservation Service
- d) Use the VAD as a vehicle to cultivate local and state media coverage of the benefits of agriculture to the well-being of the county, and regularly communicate with media about achievements reached under this plan
- e) Develop educational programs for county farmland owners
- f) Continue to use the Brunswick County VAD Advisory Board as the voice of the agriculture community
- g) Provide the VAD newsletter to VAD members
- h) Encourage communication among farmers and agribusinesses to help create a sense of community
- i) Hold an annual meeting and appreciation dinner for participants in the VAD Program that provides the opportunity to network



Goal #8 – Foster collaboration and communication between Local Governments, Leaders, and Organizations to Promote Brunswick County Agriculture and to Support the Right to Farm



Strategies:

- a) Educate county and municipal officials, planning boards, and staff on farming issues and the basics of agricultural law
- b) Continue efforts to keep members of the agricultural community involved in local government and planning.
- c) Develop a greater appreciation for agriculture among government officials and non-farm residents through education and outreach
- d) Foster dialogue between non-farmers, government officials, and the agriculture community to help connect supply with demand and to reduce land use conflicts
- e) Encourage county and inter-municipal cooperation to support agriculture
- f) Work with NC Cooperative Extension, USDA Natural Resource Conservation Service, Farm Service Agency, Brunswick Soil and Water Conservation, NC Forest Service and other partners to expand their knowledge of agriculture
- g) Develop stronger connections between schools and local farms



Goal #9 – Increase Agriculture Development through Agriculture- Friendly Regulations, Plans, and Policies

Strategies:

- a) Promote balanced land use planning and growth management that preserves agricultural and rural heritage while enhancing quality of life for all of Brunswick County
- b) Incorporate agricultural related best management practices into regulations, plans, and policies
- c) Create a list of tolls that reduce pressure on farming operations and prevent conflicts between farmers and neighbors
- d) Regularly review all existing land-related development regulations, plans, and policies to ensure they are agriculture friendly and allow for new technologies and practices
- e) Provide flexibility within regulations and policies to allow farm businesses to adapt, diversify, and expand their current operations
- f) Encourage and incentivize alternate development types that promote land conservation such as cluster developments, conservation subdivisions, and agricultural developments
- g) Consider implementing an agricultural zoning district
- h) Encourage and incentivize compact development and higher densities in areas accessible to public water and sewer service and in areas designated for higher density development. Encourage lower density in areas without public water and sewer service.
- i) Tailor zoning and subdivision regulations to guide growth away from farming areas
- j) Consider encouraging and incentivizing buffers between new development and existing farms to reduce impacts and conflicts
- k) Provide buffers between new developments and farms to prevent future conflicts
- l) Incorporate elements of this plan into any new planning documents and any future land use plan
- m) Offer officials, land designers, and land owners training in smart growth, NC Wildlife Green Growth Toolbox, and infrastructure planning
- n) Regularly review all land-related development regulations, plans, and policies to ensure that farmers can expand their wealth through accessory businesses, new ventures, and value-add products.
- o) Support migrant and farm worker housing
- p) Consider adopting a Purchase of Developments Rights (PDR) Program and/or Transfer of Developments Rights (TDR) Program

05

Summary of Goals and Implementation Schedule

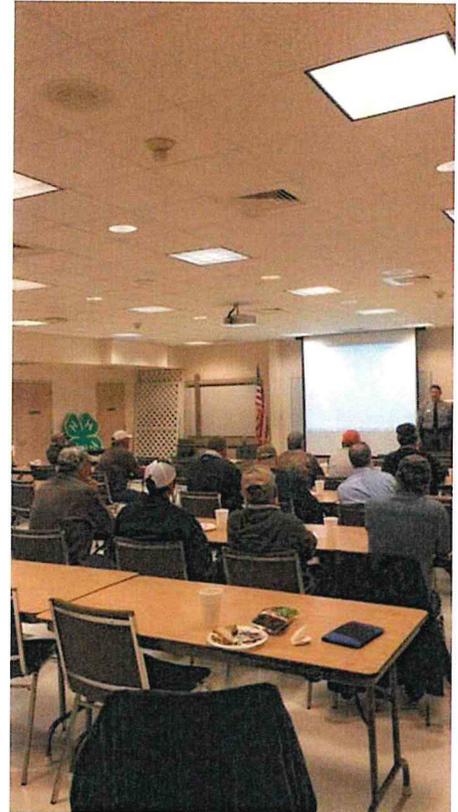
Summary of Goals And Implementation Schedule

Intent

The intent of the Brunswick County VAD Advisory Board in developing this plan was to create a living document to be used by both the agricultural community and local governments to implement economic development programming, improve public policy, and create a generally supportive environment for agriculture within Brunswick County. Implementing the goals and strategies outlined within this plan will be determined by factors such as annual goals, funding availability, and priority of issues facing Brunswick County.

Integration

The Brunswick County Agricultural Development Plan is intended to provide policy and programmatic guidance to local, county, and state agencies and elected officials. It should therefore be integrated with or within other plans and policy guidance documents as appropriate.



IMPLEMENTING PLAN GOALS				
NUMBER	GOAL	SHORT TERM	MEDIUM TERM	LONG TERM
1	STRENGTHEN FARM AND FORESTRY VIABILITY AND THE AGRICULTURAL ECONOMY THROUGH ECONOMIC DEVELOPMENT, EDUCATION AND MARKETING	X		
2	MAINTAIN AND EXPAND FARM BUSINESSES, LOCAL AGRICULTURAL INFRASTRUCTURE, AND SUPPORT SERVICES			X
3	ENCOURAGE THE DIVERSIFICATION OF AGRICULTURAL PRODUCTS TO THE PRODUCTION BASE		X	
4	EXPAND EFFORTS TO PROMOTE LOCALLY GROWN FOOD AND PRODUCTS		X	
5	PROTECT FARMLAND AS A VALUABLE NATURAL RESOURCE	X		
6	FOSTER GREATER RECOGNITION OF PUBLIC SUPPORT FOR AGRICULTURE THROUGH INCREASES IN EDUCATION AND AWARENESS		X	
7	STRENGTHEN THE VOLUNTARY AGRICULTURAL DISTRICT PROGRAM (VAD) TO IMPROVE IDENTITY, NETWORKING, AND UNITY WITHIN THE AGRICULTURAL COMMUNITY	X		
8	FOSTER COLLABORATION AND COMMUNICATION WITH LOCAL GOVERNMENTS, LOCAL LEADERS, AND ORGANIZATIONS TO PROMOTE BRUNSWICK COUNTY AGRICULTURAL AND SUPPORT THE RIGHT TO FARM		X	
9	INCREASE AGRICULTURE DEVELOPMENT THROUGH AGRICULTURAL FRIENDLY REGULATIONS, PLANS, AND POLICIES			X

Acknowledgements

This plan was coordinated by the NC Cooperative Extension's Brunswick County Voluntary Agricultural District Program in conjunction with the Brunswick Soil & Water Conservation District and the Brunswick County Planning Department.

Brunswick VAD Advisory Board

Chip Carroll, Chairman	Jody Clemmons, Vice Chairman
Sam Bellamy	Mamie Caison, Ex Officio
Marc Green	Kirstie Dixon, Ex Officio
Jim Stanaland	Mark Blevins, Ex Officio

Special Thanks To:

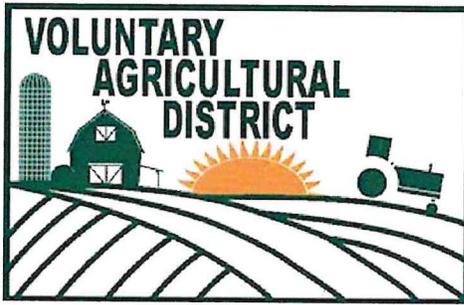
All the farmers and other individuals that participated in the drafting of this plan and the organizations that helped facilitate this plan including:

Brunswick Soil & Water Conservation District Staff

Brunswick County Planning Department Staff

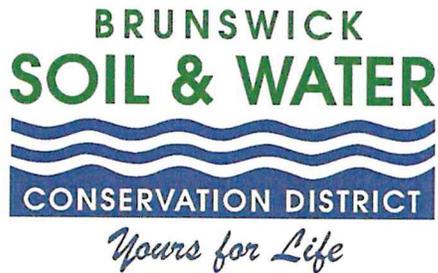
Heather Stickler, NC Cooperative Extension Intern

NC Cooperative Extension Staff



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