



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
November 12, 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) Recognition of former Planning Board Member Troy Price
- 6) Consideration of Minutes from the October 14, 2019 Meeting
- 7) Agenda Amendments
- 8) Public Comment
- 9) Old Business
  - A. Proposed Rezoning Z-782 – Beckington Land Group, LLC  
Proposed rezoning of approximately 16.64 acres located on Old Fayetteville Rd NE (SR 1437) from R-6000 (High Density Residential) to MR-3200 (Multifamily Residential) for Tax Parcel 02900087.
- 10) Public Hearing
  - A. Proposed Rezoning Z-786 – Tim Farmer  
Proposed rezoning of approximately 1.54 acres located at 8551 Ocean Hwy W (US 17) from CLD (Commercial Low Density) to R-7500 (Medium Density Residential) for a portion of Tax Parcel 21000010.
- 10) Other Business
  - Planning Board Case Update
  - Planning Projects Update
- 11) Adjournment

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

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

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

MEMBERS PRESENT

Joy Easley, Vice Chair  
William Bittenbender  
Richard Leary  
Ron Medlin  
Brett Riggs

MEMBERS ABSENT

Eric Dunham, Chair  
Alvin Nobles  
Tom Simmons

STAFF PRESENT

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

OTHERS PRESENT

Jeff Malpass  
John Hankins  
John Shirk, Floodplain Admin.  
Ira Potter  
Wendy Rackley

Justine Bishop, PE  
Martha Robinson  
Colleen Potter  
James Dobiac  
Jasper Taylor

I. CALL TO ORDER.

Ms. Easley called the meeting to order at 6:02 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. OATH OF OFFICE – Brett Riggs.

Ms. Marlowe administered the Oath of Office to Mr. Brett Riggs. Ms. Easley and the other members welcomed Mr. Riggs to the Board.

IV. ROLL CALL.

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

V. CONSIDERATION OF MINUTES OF THE 09-SEP-19 MEETING.

Mr. Leary made a motion to approve the 09-Sep-19 minutes as presented and the motion was unanimously carried.

VI. AGENDA AMENDMENTS.

There were none.

VII. PUBLIC COMMENT.

There were none.

VIII. PUBLIC HEARINGS.

A. Rezoning Z-785 – David Koon

Request rezoning of approximately 0.157 acres located at 3676 Sunset Harbor Road SE (SR 1112) from C-LD (Commercial Low Density) to R-6000 (High Density Residential) for Tax Parcel 234AB020.

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

Mr. Pages said staff recommends approval from C-LD (Commercial Low Density) to R-6000 (High Density Residential) for Tax Parcel 234AB020.

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

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 recommend to the Board of Commissioners to approve Tax Parcel 234AB020 to R-6000 (High Density Residential) and the motion was unanimously carried.

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

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

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

The property is currently classified as Mixed Use.

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

There is infrastructure (public water) in the area and there was no opposition to the zoning change.

B. Planned Development – PD-25

Name: Sunset Estates  
Applicant: Jeff Malpass  
Tax Parcel: A portion of 09700029  
Location: Bell Swamp Road NE (SR 1406 and Bell Swamp Connection (SR 1407)  
Description: Sunset Estates is a proposed Planned Development consisting of 231 single family lots on a gross site of 79.69 acres creating an overall density of 2.90 dwelling units per acre.

Mr. Pages addressed the Board. He read the Staff Report (attached). Mr. Pages noted that Haw Hill Raceway (Tax Parcel 0970000701) is located to the east of the subject property and periodically has auto race events on their property. He identified the subject property and surrounding properties 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;
- That the development of the parcel shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance; and
- Indicate a 5 foot front setback for the typical townhouse lot details; and
- Add a note on the master plan that indicates the project site lies within a half mile of the Voluntary Agricultural District (VAD).

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

Mr. Justin Bishop, Professional Engineer, addressed the Board on behalf of the applicant. Mr. Bishop stated that the 5 foot front setback for the townhouse lot details was an oversight and it will be corrected. He reiterated that they are proposing 176 single family detached lots and 55 townhomes with private roads. He further stated that public water and sewer will be provided to

the site by extending the force main down Bell Swamp Connection NE (SR 1407 to the existing force main from US 17.

Ms. Martha Robinson, 270 Bell Swamp Road NE, addressed the Board. Ms. Robinson stated that the proposed development is in a Voluntary Agricultural District. She further stated that the plat should disclose that the development is within a VAD and she proceeded to read a list of the agricultural activities associated with a VAD. Ms. Robinson concluded that there is a swine operation in the VAD.

Mr. James Dobiac, 175 Kings Hollow NE, addressed the Board. Mr. Dobiac expressed concern with potential stormwater issues that maybe generated by the proposed development. He stated that his property currently floods approximately 4 times a year during a basic rainfall. Mr. Dobiac suggested that the property be graded and contoured to drain toward Bell Swamp. Mr. Pages interjected that the applicant has to receive stormwater approval from the County and the State. Mr. Bishop stated that they are proposing 3 stormwater ponds on the site toward the north side of the site close to Bell Swamp and the roads will drain in that direction.

Mr. Ira Potter addressed the Board. Mr. Potter said he owns Haw Hill Raceway across the road from the subject property and he farms on his property. Mr. Pages stated that it has been noted on the preliminary plan that Mr. Potter's racetrack is nearby.

Ms. Wendy Rackley, 317 Bell Swamp Road NE, addressed the Board. Ms. Rackley expressed concern with wildlife being displaced as a result of the proposed development. She stated that this is a quiet community with a mixture of residential homes (manufactured homes and stick built homes). Ms. Rackley was also concerned with a potential increase in taxes and additional traffic that will be generated from the proposed development.

Ms. Coleen Potter addressed the Board. Ms. Potter said she and husband have horses and they raise farm animals and crops on their property. She was concerned with stormwater runoff ending in Bell Swamp and their fields. Ms. Dixon interjected that the VAD program protects the homeowners that have agricultural activities on their property.

Mr. Jasper Taylor, 186 Bell Swamp Connection NE, addressed the Board. Mr. Taylor said his property currently floods when there is a heavy rain. He felt that any activity on the subject property will negatively impact his property.

Mr. Bishop readdressed the Board. He stated that this will be a high density development with curb and gutters, catch basins in the roads and stormwater runoff will be contoured to the proposed stormwater ponds. Mr. Bishop said the State requires them to treat a certain amount of runoff and the County stormwater permit requires post-development flow rate for the 1 year event and the 10 year event, 24 hour storms may not exceed the pre-development flow rate. He reiterated that there will be curb and gutter on the roads with catch basins and piping to the wet ponds to the north of the property.

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

Mr. Bittenbender asked if the proposed plan meets the County Stormwater requirements? Mr. Pages reiterated that the applicant will have to meet the minimum stormwater requirements for both the County and State.

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

C. Proposed Text Amendments to the Brunswick County Unified Development Ordinance.

Ms. Dixon addressed the Board. She provided a brief overview regarding the proposed text amendments (attached) to the Brunswick County Unified Development Ordinance (UDO) that address the recently approved Session Law 2019-99 (HB 237) to allow the Planning Board to grant final approval on rezonings. She further stated that once the Planning Board makes a decision, any person with standing may appeal the Planning Board's decision by written notice to the County Manager within 15 days of the decision; otherwise, the Planning Board's decision will be final. Ms. Dixon stated that the Board of Commissioners requested the NC General Assembly extend this authorization and their request was approved through Session Law 2019-99 (House Bill 237). Ms. Dixon discussed each section of the UDO that will be updated to reflect the proposed amendments.

Ms. Dixon said staff recommends approval of the proposed text amendments to the UDO to allow the Planning Board to grant final approval on rezonings with a provision that any person with standing may appeal the Planning Board's decision by written notice to the County Manager within 15 days of the decision and the decision is final if no appeal is presented in the 15 day timeframe.

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

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

Mr. Bittenbender made a motion to recommend to the Board of Commissioners to approve the proposed text amendments to the Brunswick County Unified Development Ordinance and the motion was unanimously carried.

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

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

The proposed text amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it will not affect the plan and it is a procedural change that will comply with Session Law 2019-99 (House Bill 237).

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

Based on Session Law 2019-99 (House Bill 237), this procedure will streamline the process and reduce approval time for rezonings.

D. Proposed Text Amendments to the Brunswick County Unified Development Ordinance (Flood Damage Prevention).

Mr. John Shirk, Floodplain Administrator, addressed the Board regarding amendments (attached) to the Flood Damage Prevention Ordinance. He stated that the County participates in the National Flood Insurance Program (NFIP) and the County is a Community Rating System (CRS) community. As a result, those property owners located in a flood hazard area can receive a 10% reduction in flood insurance. Mr. Shirk said 30 of the 226 flood map panels were not updated last year when the Flood Damage Prevention Ordinance was revised in August 2018 so those map panels have to be revised prior to December 2019. Mr. Shirk stated that the proposed changes are housekeeping items that have to be updated so the County can continue to be in compliance with NFIP requirements. He further stated that 1 of the new changes is an automatic adoption clause which is located in Section 7.1.3.(B), General Provisions, Basis for Establishing the Special Flood Hazard Area, that does not require further Board approval after January 1, 2021 for map adoption and flood insurance study adoption. He concluded that there are date changes regarding the Pre/Post FIRM on the table in Section 7.1.6., Legal Status Provisions.

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

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

Mr. Bittenbender made a motion to recommend to the Board of Commissioners to approve the proposed text amendments to the Brunswick County Unified Development Ordinance and the motion was unanimously carried.

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

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

The proposed text amendment is consistent with the CAMA Land Use Plan (Comprehensive Plan) as it will not affect the Plan and these are minor modifications required for the County to maintain the Community Rating System (CRS) status.

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

The proposed text amendment will allow for the County to continue participating in the National Flood Insurance Program (NFIP) and maintain the CRS standing.

IX. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that there are several rezonings (Z-781, Z-782, Z-783, and Z-784) that will be considered at the Board of Commissioners' Monday 21-Oct-19 meeting for approval. She stated that Z-781 and Z-782 rezonings were delayed for consideration by the Board of Commissioners at their Monday 16-Sep-19 meeting due to Hurricane Dorian.

- Planning Projects Update

Ms. Dixon addressed the Board. She provided the Board with an update of the Planning Department's projects that include:

- NCDOT Transportation Forum, tentatively scheduled for Wednesday 20-Nov-19
- Holden Beach Causeway project
- Comprehensive Land Use Plan
- Hazard Mitigation Plan
- NC 211 Corridor Feasibility Plan

- Our County Data Book

Ms. Dixon addressed the Board. She provided the Board with a copy of the 2019 Fall Our County Data Book, which is also available online on the Planning Department's website.

X. ADJOURNMENT.

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

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

**6:00 P.M. Monday**  
**August 12, 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  
William Bittenbender  
Richard Leary  
Ron Medlin  
Alvin Nobles  
Tom Simmons

MEMBERS ABSENT

None

STAFF PRESENT

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

OTHERS PRESENT

Frank Braxton  
John Hankins

Wayne Hickerson  
Ryan Kaiser

I. CALL TO ORDER.

The Chair called the meeting to order at 6:01 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 08-JUL-19 MEETING.

Mr. Leary made a motion to approve the 08-Jul-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-781 – Frank Braxton, Coastal Land Design

Request rezoning of approximately 30.24 acres located west of the intersection of Heartwood Loop Road NE and Old Forest Road NE from C-I (Commercial Intensive) to SBR-6000 (High Density Site Built Residential) for Tax Parcel 0460006004.

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 the Town of Leland (Town) is attempting to annex Lanvale Forest, which is anticipated to be considered in November 2019 by the Town. Mr. Pages further stated that there have been some concerns about the proximity of the zoning change to the Military Installation and railroad, but options for development will be discussed once a plan is submitted for consideration. Mr. Pages further stated that a road maintenance agreement from Lanvale Forest Homeowners Association will be required should this property remain in the unincorporated area of Brunswick County. Mr. Pages said Malcolm Charles, Installation Manager, with the Military Ocean Terminal – Sunny Point (MOTSU), initially, had concerns with the proposed zoning change, but after review, they have no issues with the proposed zoning change. He stated that MOTSU prefers residential zoning adjacent to their site rather than heavy commercial zoning.

Mr. Pages said staff recommends approval from C-I (Commercial Intensive) to SBR-6000 (High Density Site Built Residential) for Tax Parcel 0460006004.

Mr. Dunham asked staff the depth of the southern strip of the subject property? Mr. Pages said the narrow strip is 100' wide. He further stated that all the development of the property will be in the northern portion of the property.

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

Mr. Frank Braxton, Coastal Land Design, addressed the Board on behalf of the applicant. Mr. Braxton stated that the proposed zoning is a continuation of what is existing in the area with regards to lot sizes and housing types. He stated that the existing zoning district is not appropriate for the area. Mr. Braxton said they have spoken with MOTSU and they are satisfied with the intended use of the property. Mr. Braxton further stated that they are aware that a private road maintenance agreement will have to be in place unless the Town of Leland annexes this area. At such time, Mr. Braxton said they will petition the Town to maintain the roads.

Mr. Wayne Hickerson, 1232 Springvale Terrace Court, addressed the Board in opposition to the zoning change. Mr. Hickerson read a letter (attached) expressing concerns with potential public safety issues in case of an emergency situation. Mr. Hickerson asked that the Board deny the zoning change. If approved, he suggested that future sellers provide potential buyers with a copy of the Joint Land Use Study, no further zoning requests allowing public access or development be approved within the study area, and the County adopt all applicable recommendations of the Joint Land Use Study.

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

Mr. Leary asked staff about the Joint Land Use Study (LU-1) from MOTSU. Mr. Pages reiterated that representatives from MOTSU were initially opposed to residential development, but after further study, they felt that residential zoning was better suited for the area than the current zoning designation.

Ms. Easley asked staff who was involved in the Joint Land Use Study (Study)? Ms. Dixon said nearby municipalities, Brunswick and New Hanover Counties. Commissioner Williams and Helen Bunch were representatives for Brunswick County. Ms. Dixon further stated that the Study has not been adopted and/or approved by the entities involved. Mr. Pages interjected that the Study was finalized last month. Ms. Easley asked if this area is a switch yard or terminal storage area? Ms. Dixon replied, that this area is a switch yard.

Mr. Dunham asked if the property is developed for residential purposes, will it be presented to the Board for consideration? Mr. Pages replied, yes. Mr. Pages added that residential development is permitted in the current zoning district, but the minimum lot sizes are 10,000 square feet as opposed to 6,000 square feet in the proposed zoning district.

Mr. Leary made a motion to recommend to the Board of Commissioners to approve Tax Parcel 0460006004 to SBR-6000 (High Density Site Built Residential) and the motion was unanimously carried.

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

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

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

The proposed zoning amendment is consistent with the Comprehensive Plan (CAMA Land Use Plan) and residential uses are permitted in the current zoning district.

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

The proposed zoning amendment is preferred by the Military Ocean Terminal – Sunny Point adjacent to the corridor surrounding the switching yard and there is similar zoning nearby.

B. Rezoning Z-782 – Beckington Land Group

Request rezoning of approximately 16.64 acres located on Old Fayetteville Road NE (SR 1437) across from Clancy Drive NE from R-6000 (High Density Residential) to MR-3200 (Multifamily Residential) for Tax Parcel 02900087.

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

Mr. Pages said staff recommends approval from C-I (Commercial Intensive) to SBR-6000 (High Density Site Built Residential) for Tax Parcel 02900087.

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

Mr. Ryan Kaiser addressed the Board. Mr. Kaiser made himself available for questions from the Board.

Mr. Dunham asked if the proposed use will be a major subdivision? Mr. Pages said the property will likely be developed for multifamily use, which is approved by staff.

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

Ms. Easley made a motion to recommend to the Board of Commissioners to approve Tax Parcel 02900087 to MR-3200 (Multifamily Residential) and the motion was unanimously carried.

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

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

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

The proposed zoning amendment is consistent with the Comprehensive Plan (CAMA Land Use Plan) and it is consistent with surrounding properties.

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

The proposed zoning amendment was previously zoned MR-3200 in October 2012 and multifamily housing is needed in the County.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Mr. Pages addressed the Board. He stated that Zoning Case Z-780 was approved at the Board of Commissioners' Monday 17-Jun-19 meeting and the UDO Refinements will be presented at the Board of Commissioners' Monday 19-Aug-19 meeting for approval.

IX. ADJOURNMENT.

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



# BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422

[www.brunswickcountync.gov/planning](http://www.brunswickcountync.gov/planning) • (910)253-2200

DATE: November 12, 2019

TO: Brunswick County Planning Board Members

FROM: Marc A. Pages, Senior Planner

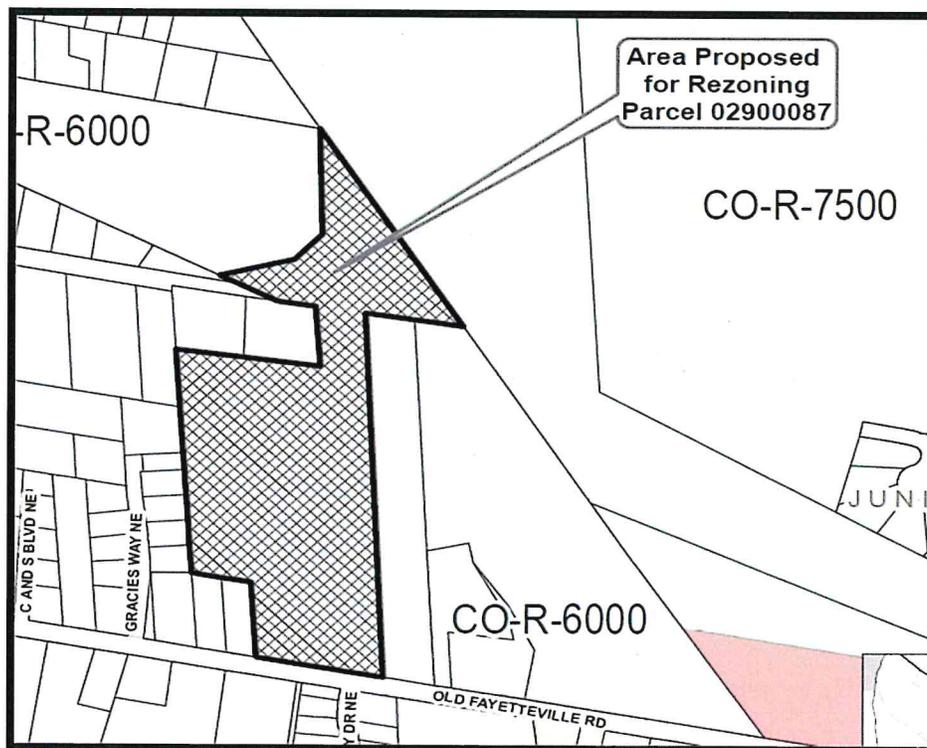
RE: **Rezoning Case# Z-782 – Beckington Land Group, LLC**

## Background:

Rezoning Case Z-782 is a request to rezone Tax Parcel 02900087 (approximately 16.64 acres) located off Old Fayetteville Road (SR 1437) near Leland from R-6000 (High Density Residential) to MR-3200 (Multifamily Residential). This rezoning was presented to the Planning Board on August 12 2019. After the public hearing and case deliberation, the Planning Board Members in attendance recommended **APPROVAL** of the rezoning request.

This rezoning request went to the Commissioners for their consideration and public hearing on October 21, 2019. During the public hearing, an adjacent property owner voiced concerns and posed several regarding traffic, buffers, stormwater, and building heights. The Commissioners opted to send the rezoning request back to the Planning Board for further consideration citing the adjacent property owner questions and concerns.

At the upcoming Planning Board Meeting, Planning Staff will provide a brief case overview and address *Site Conditions* (Buffers, Traffic, NCDOT Road Improvements in Area, Utilities, Environmental Impacts) and the general development process (NCDOT Permitting, Stormwater, And Building Heights). *Enclosed is meeting minutes from the August 12, 2019 Planning Board Meeting, Z-782 Staff Report, case maps, submitted application, list of owners & adjacent owners, and a blank consistency statement form.*



# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-782

August 12, 2019

## APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 02900087 from R-6000 (High Density Residential) to MR-3200 (Multifamily Residential). 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

Old Fayetteville Road NE (SR 1437)

### Tax Parcel(s)

02900087

### Current Zoning

R-6000

### Proposed Zoning

MR-3200

### Surrounding Zoning

R-6000 and R-7500 (Medium Density Residential)

### Current Use

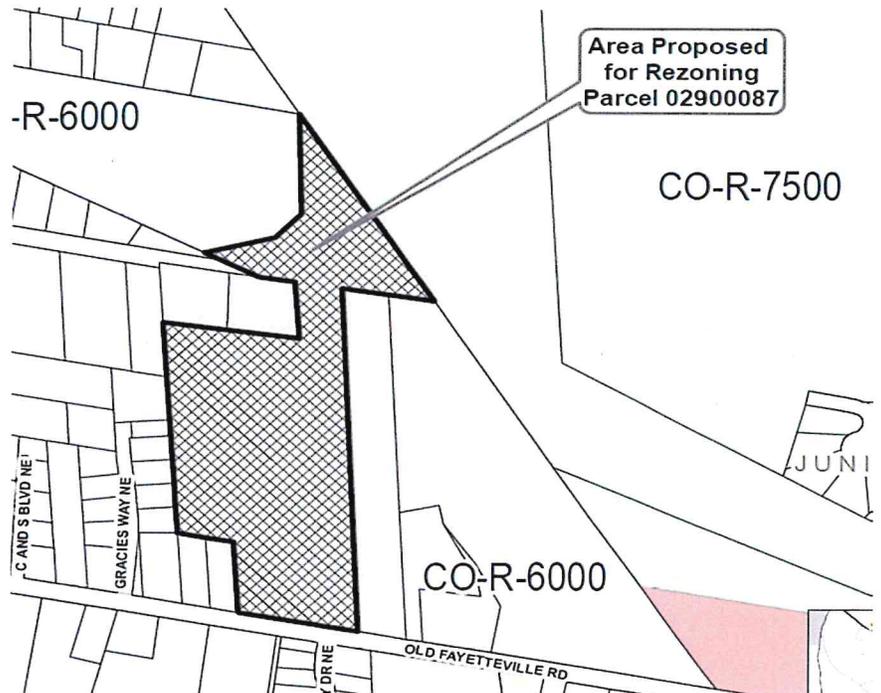
Vacant Land

### Surrounding Land Uses

Residential, Vacant Lands

### Size

16.64 acres



## SITE CONSIDERATIONS

**Zoning History:** The subject parcel has experienced multiple zoning changes in recent years. In October 2012, Rezoning Case Z-686 changed the zoning of the subject parcel from R-6000 to MR-3200. In December 2016, Rezoning Case Z-749 changed the zoning of the subject parcel from MR-3200 to R-6000.

**Buffers:** If rezoned to MR-3200, all uses will require a 0.2 (vacant) or 0.4 (developed) opacity buffer to R-6000 and R-7500 areas.

**Traffic:** There are no known capacity deficiencies for Old Fayetteville Road. The developer shall be responsible for obtaining an NCDOT driveway permit prior to construction.

**Utilities:** Water and Sewer is available from Brunswick Regional Water and Sewer (H2GO).

**Schools:** Lincoln Elementary School is currently near capacity. Leland Middle School is currently out of capacity.

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

**NCDOT Road Improvements in Area:** Lanvale Road and Old Fayetteville Road Intersection Improvements – Near Future.

**Environmental Impacts:** Biodiversity & Wildlife Habitat Assessment Score: Portions of the rezoning site score a 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."*

**CAMA Land Use Plan Classification:** MDR (Medium Density Residential)

- Proposed Zoning is consistent with CAMA Land Use Plan.

**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 areas 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 FOR TAX PARCEL 02900087 BASED upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# Rezoning Case Z-782 R-6000 to MR-3200

CO=COUNTY JURISDICTION

Area Proposed  
for Rezoning  
Parcel 02900087

CO-R-6000

CO-R-7500

DALE ST NE

CO-NC

LANVALE RD NE

C AND S BLVD NE

GRACIES WAY NE

SR 1437

SR 1438

CO-R-6000

OLD FAYETTEVILLE RD

CO-SBR-6000

ASHFORD PLACE

CO-R-6000

PARKWOOD ESTATES

JUNIPER CREEK

I-140

US 74-76

Navassa

Leland

Belville

LANVALE

MACO

OCEAN



US 74-76  
ANDREW JACKSON HWY

# Rezoning Case Z-782 R-6000 to MR-3200

CO=COUNTY JURISDICTION

Area Proposed  
for Rezoning  
Parcel 02900087

CO-R-6000

CO-R-7500

DALE ST NE

CO-NC

LANVALE RD NE

C AND S BLVD NE

GRACIES WAY NE

SR 1437

SR 1438

CO-R-6000

OLD FAYETTEVILLE RD

CO-SBR-6000

ASHLTON  
PLACIE

CO-R-6000

PARKWOOD  
ESTATES

JUNIPER CREEK

I-140

Navassa

Leland

Belville

★ LANVALE

MACO

US 74-76

US 74-76  
ANDREW JACKSON HWY



# Rezoning Case Z-782 Future Land Use

CO-COUNTY JURISDICTION

US 74-76  
ANDREW JACKSON HWY

Area Proposed  
for Rezoning  
Parcel 02900087

MDR

MDR

Community  
Commercial

GRACIES WAY NE

C AND S BLVD NE

MDR

SR 1437

SR 1438

MDR

MDR

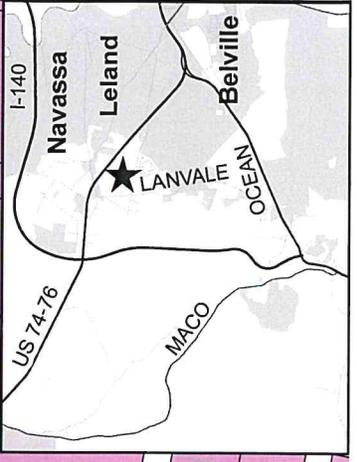
CLANCY DR NE

OLD FAYETTEVILLE RD

ASHTON  
PLACE

PARKWOOD  
ESTATES

JUNIPER CREEK





# REZONING APPLICATION

*For Office Use Only*

Planning Project #: \_\_\_\_\_  
 Rezoning Case Z- 782

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): Beckington Land Group, LLC	
Mailing Address: 2922-110 Orville Wright Way Wilmington, NC 28405	
Phone: 910-899-0555	Email: kaiser@triumphilm.com
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): SAME	
Mailing Address: SAME	
Phone: 910-794-8699	Email: Craig@stevensfinehomes.com
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: Site is on Old Fayetteville Rd, Across from Clancy Dr. NE	
Parcel Tax ID #(s): 02900087	Total Site Acreage: 16.64
Current Zoning District(s): R-6000	Proposed Zoning District(s): MR-3200
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>	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

Please explain why the proposed zoning is reasonable for the area. Possible reasons could be the rezoning is consistent with the character of the area, the rezoning will match the surrounding zoning, or the rezoning is consistent with the Land Use Plan:  
Future Land Use Plan shows area is Medium Density. Site is served by Water and Sewer

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Medium Density

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

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

NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

**APPLICANT/OWNER SIGNATURE**

In signing of this Rezoning Application, I certify that I have understand the application guidelines and that incomplete applications will delay my application and my rezoning. I ALSO UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN. I further certify that I am authorized to submit this application and that all the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Signature: \_\_\_\_\_

Date: June 27, 2019

Owner Signature: \_\_\_\_\_

Date: June 27, 2019

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

**OFFICE USE ONLY**

DATE RECEIVED: \_\_\_\_\_

RECEIPT #: \_\_\_\_\_

<5.00 acres (\$300)

5.00 to 49.99 acres (\$500)

50.00 to 99.99 acres (\$750)

>100 acres (\$1,000)

Land Use Plan Amendment

Conditional Zoning

# CASE Z-782

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2900054	LONG CHAD AUSTIN	8995 DALE STREET NE	LELAND	NC	28451
2900085	REEVES CONSTANCE PADGETT	1305 OLD FAYETTEVILLE RD	LELAND	NC	28451
2900088	LONG DONALD W ET JANET C	9005 DALE STREET NE	LELAND	NC	28451
290008801	DIEHL MORGAN JOHN ET MARY C	9015 DALE STREET NE	LELAND	NC	28451
2900090	INGRAM EDWARD RAY ET DENISE B	1320 OLD FAYETTEVILLE RD	LELAND	NC	28451
290009501	N C DEPARTMENT OF TRANSPORTATION	5501 BARBADOS BLVD	CASTLE HAYNE	NC	28429
037AC00101	ASHTON PLACE AT BRUNSWICK HOA INC	1628 DOCTORS CIRCLE	WILMINGTON	NC	28401
037AC00102	ASHTON PLACE AT BRUNSWICK HOA INC	1628 DOCTORS CIRCLE	WILMINGTON	NC	28401
029PB00101	S AND J PROPERTIES	PO BOX 157	LELAND	NC	28451-0157
029PB006	S AND J PROPERTIES	PO BOX 157	LELAND	NC	28451-0157
029PB010	S AND J PROPERTIES	PO BOX 157	LELAND	NC	28451-0157
029PB007	S AND J PROPERTIES	PO BOX 157	LELAND	NC	28451-0157
029PB009	S AND J PROPERTIES	PO BOX 157	LELAND	NC	28451-0157
029PB008	S AND J PROPERTIES	PO BOX 157	LELAND	NC	28451-0157
029IA00901	MATHIS DANA M	8990 DALE STREET NE	LELAND	NC	28451
290004402	HEWETT WILLIAM EARL ETUX	PO BOX 667	LELAND	NC	28451-0667
2900046	COLBERT PLACE LLC	PO BOX 1586	WRITTSVILLE BCH	NC	28480-1586
290008201	BISHOPRIC OF THE CH OF LATTER-DAY S	50 E NORTH TEMPLE	SALT LAKE CTY	UT	84150-9001
290008702	S & J PROPERTIES OF LELAND NC LLC	PO BOX 157	LELAND	NC	28451-0157
2900091	REEVES CONSTANCE PADGETT AND	PO BOX 1443	CAROLINA BCH	NC	28428-1443
2900086	WHITE DONALD R JR ETUX	1736 MACO RD NE	LELAND	NC	28451-7812
290008701	CULLY REBECCA MARIE	1380 OLD FAYETTEVILLE RD NE	LELAND	NC	28451
	MILITARY OCEAN TERMINAL SUNNY POINT	6280 SUNNY POINT RD SE	SOUTHPORT	NC	28461

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2900087	BECKINGTON LAND GROUP	2922-110 ORVILLE WRIGHT WAY	WILMINGTON	NC	28405

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2900087	BECKINGTON LAND GROUP	2922-110 ORVILLE WRIGHT WAY	WILMINGTON	NC	28405

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-782 (R-6000 to MR-3200)



### 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**

- 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 STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-786

November 12, 2019

## APPLICATION SUMMARY

The applicant requests to rezone a 1.54 acre portion of Tax Parcel 21000010 from CLD (Commercial Low Density) to R-7500 (Medium Density Residential). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

8551 Ocean Highway W. (US 17)

### Tax Parcel

A Portion of 21000010

### Current Zoning

CLD (Commercial Low Density)

### Proposed Zoning

R-7500 (Medium Density Residential)

### Surrounding Zoning

R-7500 and CLD

### Current Use

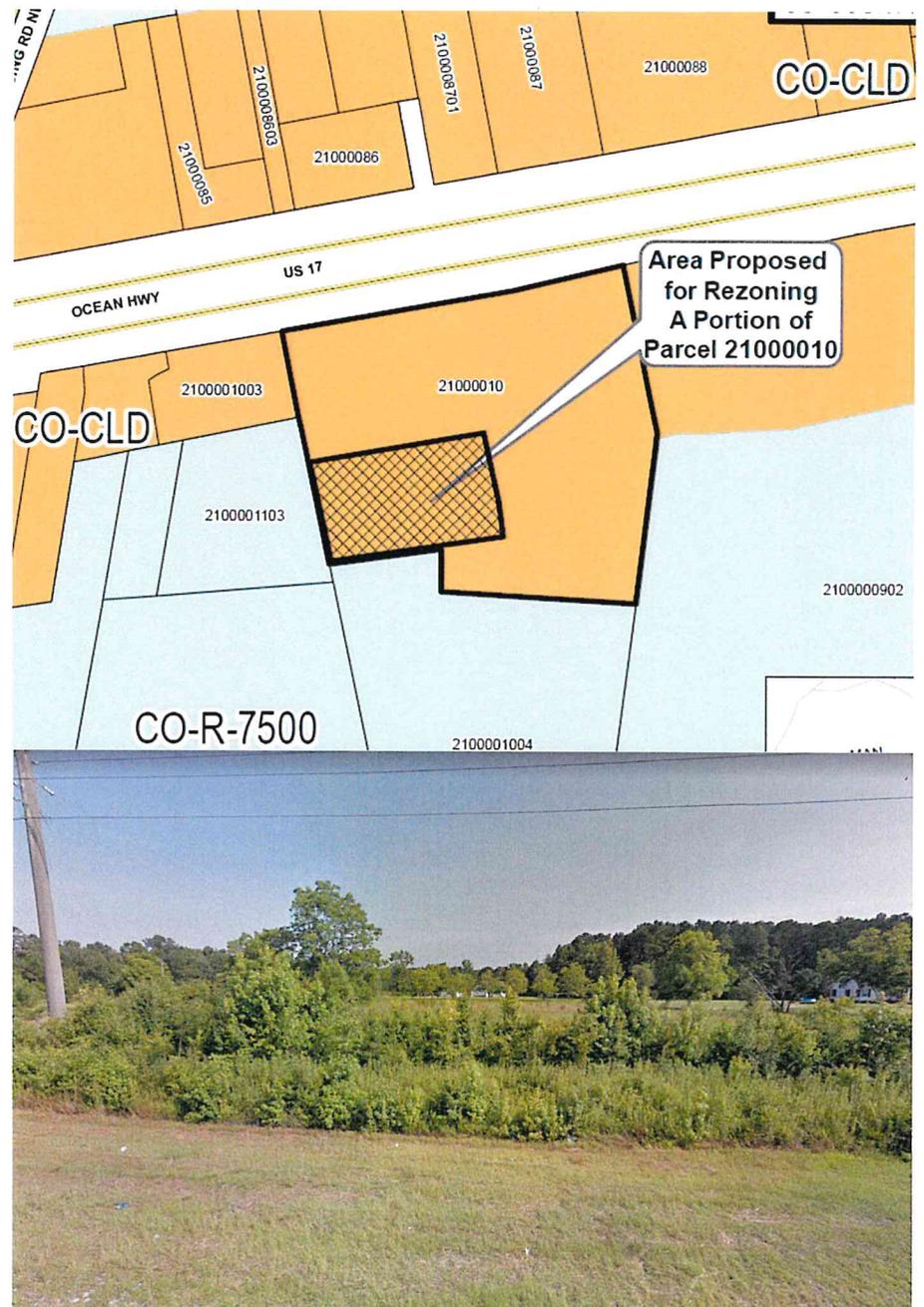
Vacant Land

### Surrounding Land Uses

Residential, Agricultural and Vacant Lands

### Size

1.54 Acres



## SITE CONSIDERATIONS

**Zoning History:** Approximately 4.7 acres of the southern portion of the subject property was rezoned from R-7500 to CLD in November of 2008.

**Buffers:** If rezoned to R-7500, project boundary buffers shall be 0.2 (vacant) or 0.6 (developed) opacity buffer adjacent to CLD areas. A buffer is not required for residential uses adjacent to R-7500 areas. If non-residential uses are proposed adjacent to R-7500 areas, then a 0.4 opacity buffer will be required.

**Traffic:** There are no capacity deficiencies for this section of Ocean Highway West (US 17). A NCDOT driveway permit will be required to be obtained prior to construction.

**Utilities:** Water and sewer is available from Brunswick County Utilities along Ocean Highway West (US 17). It is the developer's responsibility to coordinate with Brunswick County Utilities to connect to the water and sewer system.

**Schools:** There are no 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 rezoning site.
- Biodiversity & Wildlife Habitat Assessment Score: The rezoning site scored 0 out of 10 therefore the site is considered more favorable for development.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

## ANALYSIS

*"The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems."*

**CAMA Land Use Plan Classification:** *Commercial*

- Proposed Zoning is consistent with CAMA Land Use Plan

**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 areas 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 R-7500 FOR A PORTION OF TAX PARCEL 21000010** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-786 (C-LD to R-7500)



### 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**

- 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-786 CLD to R-7500

CO=COUNTY JURISDICTION

CO-CLD

21000088

21000087

2100008701

CO-R-7500

21000086

2100008603

21000085

CO-CLD

SR 1304

PEA LANDING RD NW

US 17

OCEAN HWY

210000902

Area Proposed  
for Rezoning  
of A Portion of  
Parcel 21000010

21000010

2100001003

CO-CLD

2100001103

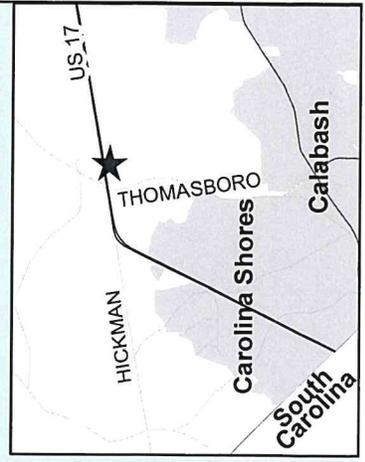
210000902

CO-R-7500

2100001004

SR 1165

THOMASBORO RD SW





# Rezoning Case Z-786 CLD to R-7500

CO=COUNTY JURISDICTION

LDR

21000088

21000087

2100008701

21000086

2100008603

21000085

LDR

SR 1304

PEA LANDING RD NW

COMMERCIAL

US 17

OCEAN HWY

210000902

Area Proposed  
for Rezoning  
of A Portion of  
Parcel 21000010

COMMERCIAL

210000902

21000010

2100001004

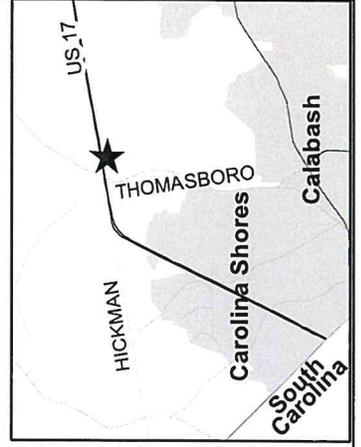
COMMERCIAL

2100001003

2100001103

THOMASBORO RD SW

SR 1165





# REZONING APPLICATION

*For Office Use Only*  
 Planning Project #: \_\_\_\_\_  
 Rezoning Case Z- 786

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

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>Tim Farmer</u> <u>Christine Farmer</u>	
Mailing Address: <u>POB 2546</u> <u>Shallotte, N.C. 28459</u>	
Phone: <u>910-443-2010</u>	Email: <u>timfarmerinc@yahoo.com</u>
<b>PROPERTY OWNER INFORMATION</b> (If different from above)	
Owner Name(s): <u>Tim Farmer Landscaping Inc</u> <u>Tim Farmer</u>	
Mailing Address:	
Phone:	Email:
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>8551 Ocean Hwy W Sunset Beach, NC 28468</u>	
Parcel Tax ID #(s): <u>(portion of)</u> <u>21000010</u>	Total Site Acreage: <del>8.00</del> <u>1.36</u>
Current Zoning District(s): <u>CLD</u>	Proposed Zoning District(s): <u>Residential 1 Acres ADP20K</u> <u>R-7500</u> <u>Leave Remaining CLD</u> <u>(survey forthcoming)</u>
Conditional Zoning Request <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> 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.	
<b>NOTE:</b> If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

**STATEMENT OF REASONABLENESS**

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

I own the property behind this 8 acre tract. Another 8 acre tract that is residential. I just want to change approx 1.1 to 1.4 Acres of the CLD tract to residential to build a home on. The remaining acreage will stay CLD. I realize that I can build on CLD but the ~~BANK~~ will NOT do a residential loan on this property w/out changing the zoning. A survey is forthcoming showing the proposed change. Thank you!

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Commercial

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

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

NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

**APPLICANT/OWNER SIGNATURE**

In signing of this Rezoning Application, I certify that I have understand the application guidelines and that incomplete applications will delay my application and my rezoning. I ALSO UNDERSTAND THAT MY REZONING REQUEST MUST BE CONSISTENT WITH THE LAND USE PLAN. I further certify that I am authorized to submit this application and that all the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Signature: [Signature]

Date: 10-1-19

Owner Signature: [Signature]

Date: 10-1-19

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

**OFFICE USE ONLY**

DATE RECEIVED: 10/4/19

RECEIPT #: 834263 2019

- <5.00 acres (\$500)
- 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-786

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21000085	HUGHES BONITA GORE	3211 MULLET CREEK PL SE	BOLIVIA	NC	28422
2100001103	BROWN AMANDA LEE (LT)	8617 OCEAN HWY WEST	SUNSET BEACH	NC	28468
2100008701	COLONIAL FUEL & LUBRICANT SRVS INC	PO BOX 576	SAVANNAH	GA	31402
2100001003	BROWN AMANDA L ETVIR	8617 OCEAN HWY W	SUNSET BEACH	NC	28468
2100000902	RIVER OF LIFE BAPTIST OF SUNSET BCH NC INC	8411 OCEAN HIGHWAY	SUNSET BEACH	NC	28468
21000087	THOMASBORO PROPERTIES LLC	PO BOX 1499	SHALLOTTE	NC	28459-1499
2100001004	FARMER TIMOTHY DEAN ETUX	PO BOX 2546	SHALLOTTE	NC	28459
21000088	GORE TIM E ET	PO BOX 1973	SHALLOTTE	NC	28459
21000086	JM ENTERPRISE NC LLC	7602 HIGH MARKET ST	SUNSET BEACH	NC	28468-4393
2100008603	MCDOWELL ALLAN L	8566 OCEAN HWY W	SUNSET BEACH	NC	28468-6121

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21000010	TIM FARMER LANDSCAPING INC	PO BOX 2546	SHALLOTTE	NC	28459

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
21000010	TIM FARMER LANDSCAPING INC	PO BOX 2546	SHALLOTTE	NC	28459