



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
February 10, 2020**

**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 November 12, 2019 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Planned Development – PD-26

Name: International Logistics Park of North Carolina

Applicant: Buddy Seymour

Tax Parcel: A portion of 01400008

Location: 4601 Andrew Jackson Hwy (US 74/76)

Description: The International Logistics Park of North Carolina is a proposed Industrial Planned Development that is proposing an Industrial Park with four lots with up to 1,182,640 square feet of industrial space on a gross site of 96.03 acres.

B. Planned Development – PD-27

Name: Goose Marsh (Modification)

Applicant: Coastal Land Design

Tax Parcels: 15300014, 153MA001-003, 153MB001-070, 15400061, 1540006102-105, 1540006109

Location: Located on Gilbert Road SE (SR 1501)

Description: Goose Marsh is a proposed Planned Development to modify the existing Goose Marsh Major Subdivision which will consist of 669 single family lots on a gross site of 316.17 acres creating an overall density of 2.11 dwelling units per acre.

C. Rezoning Z-788 – LPM Group Inc. (David Purser)

Proposed rezoning of approximately 8.6 acres located at 2651 and 2671 Midway Road SE (NC 906) from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcels 18700001 and 1870000102.

10) Other Business.

- Planning Board Case Update.
- Project Updates.
- Deadline Schedules.

11) Adjournment.

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

**6:00 P.M. Tuesday**  
**November 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  
Alvin Nobles  
Ron Medlin  
Tom Simmons

MEMBERS ABSENT

Richard Leary  
Brett Riggs, Alternate

STAFF PRESENT

Helen Bunch, Zoning Administrator  
Marc Pages, Senior Planner  
Connie Marlowe, Admin. Asst. II  
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Tim Farmer  
Edward Ingram

Constance Padgett Reeves

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:01 p.m. He asked for a moment of silence in remembrance of Mr. Bobby Long, former Planning Board member.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Richard Leary and Mr. Brett Riggs were absent.

IV. CONSIDERATION OF MINUTES OF THE 14-OCT-19 MEETING.

Mr. Bittenbender made a motion to approve the 14-Oct-19 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. OLD BUSINESS.

A. Rezoning Z-782 – Beckington Land Group, LLC

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

Mr. Pages addressed the Board. He stated that the Planning Board held a Public Hearing on this zoning change on 12-Aug-19 and recommended for approval to the Board of Commissioners. He stated that the Board of Commissioners held a Public Hearing on 21-Oct-19 and they remanded the matter to the Planning Board citing concerns regarding traffic, buffers, stormwater, and building heights. Mr. Pages re-read the Staff Report (attached) that was presented at the 12-Aug-19 Planning Board meeting. He proceeded to read supplemental information (attached) addressing site conditions discussed at the Board of Commissioners' meeting.

Ms. Bunch addressed the Board. She stated that the applicant must apply to North Carolina Department of Transportation (NCDOT) for a driveway permit and other road improvements such as a turn lane may be required. Ms. Bunch said there are concerns at the intersection of Old Fayetteville Road NE (SR 1437) and Lanvale Road NE (SR 1438). She further stated that there are several schools in the area that has caused an increase in traffic. As a result, NCDOT has planned for intersection improvements including full traffic signalization with additional lanes. However, funding has been delayed by NCDOT due to Hurricane Florence and Matthew's impacts on the NCDOT budget and the projected date of completion is uncertain at this time. Mr. Pages proceeded to address stormwater, building heights in MR-3200 zoning, zoning history of the subject property, and other developments that have been approved in the area. He identified the subject property and surrounding properties on a visual map.

Mr. Pages said staff recommends approval from R-6000 (High Density Residential) to MR-3200 (Multifamily Residential) for Tax Parcel 02900087.

Ms. Easley clarified that there are no known capacity deficiencies for Old Fayetteville Road NE (SR 1437) and Mr. Pages concurred.

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

Ms. Constance Padgett Reeves, 1314 Old Fayetteville Road NE, addressed the Board. Ms. Reeves said she has spoken with Mr. Stonewall Mathis, NCDOT Deputy Division Traffic Engineer, regarding traffic concerns on Old Fayetteville Road NE (SR 1437) and in the immediate area. She stated Mr. Mathis acknowledged that funding has been delayed, but a traffic accident study was completed between February 1, 2012 and January 2017 and that study confirmed 23 wrecks at the intersection of Lanvale Road NE (SR 1438) and Old Fayetteville Road NE (SR 1437) during that time. Ms. Reeves said she asked that a new traffic study be conducted for Old Fayetteville Road NE (SR 1437) from North Brunswick High School to the stop sign at Lanvale Road NE (SR 1438). Ms. Reeves also expressed concerns with excessive speeding and motorists passing vehicles illegally (on marked solid line) in the area and she intends to address these issues with the Sheriff's Office. Ms. Reeves was also concerned with excessive traffic in the area as well as current flooding conditions. She suggested that a meeting be held between the neighbors of Old Fayetteville Road NE (SR 1437), the developer and staff to discuss their concerns prior to a decision being made on the zoning change.

Mr. Dunham reminded Ms. Reeves that NCDOT has plans to improve the intersection of Old Fayetteville Road NE (SR 1437) and Lanvale Road NE (SR 1438). Ms. Reeves interjected that the installation of a stop light and turn lane have been in NCDOT's road improvement plan for this intersection for a decade and neither has been installed. Ms. Reeves felt that Old Fayetteville Road NE (SR 1437) cannot handle the potential traffic (approximately 300 cars per day) that will be generated by the proposed development (136 multifamily units). Ms. Reeves proceeded to read a letter presented at the Board of Commissioners' 21-Oct-19 meeting requesting road improvements be in place prior to the approval of this zoning change. She also expressed concern with wildlife being forced out of their environment as a result of the proposed zoning change should the property be developed.

Mr. Edward Ray Ingram, owner of Tax Parcel 02900090, addressed the Board. Mr. Ingram said he has a farm on his property. He concurred with Ms. Reeves regarding several accidents in the area as a result of the excessive traffic in this area for several years. Mr. Ingram said there is a high school in the area and more young drivers in the area that have added to traffic congestion. Mr. Ingram felt that more people on Old Fayetteville Road NE (SR 1437) should be made aware of the proposed development to the community.

Mr. Dunham asked staff about NCDOT funding for the intersection of Lanvale Road NE (SR 1438) and Old Fayetteville Road NE (SR 1437). Ms. Bunch said funding for this project has been delayed due to hurricanes and the financial demands for other projects to be completed. Ms. Bunch reiterated that a driveway permit will have to be issued by NCDOT and a traffic analysis study will be conducted to determine if any road improvements need to be made by the developer prior to developing the subject property. Mr. Dunham asked if staff has any knowledge regarding the intended use of the property? Ms. Bunch stated that it would be inappropriate for the Board to discuss the intended use at the zoning approval phase because the Board has to consider all uses in the MR-3200 zoning district. Mr. Dunham clarified that such will occur post the zoning change and Ms. Bunch concurred.

Mr. Ingram re-addressed the Board. He reiterated that there are flooding issues in the area when there is a major rain event. Mr. Dunham stated that stormwater issues are addressed by the County's Stormwater Engineer (Brigit Flora) and the State, if applicable.

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 (Medium Density Residential) based on additional information from NCDOT regarding future improvements to the intersection of Lanvale Road NE (SR 1438) and Old Fayetteville Road NE (SR 1437) that will be addressed at a later date due to unavailability of funding at the current time. She further stated that NCDOT will have to issue a driveway permit for development of the subject property 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 MDR (Medium Density Residential).

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

Multifamily housing is needed in the area. There is public water and sewer available and there are no known capacity deficiencies for Old Fayetteville Road (SR 1437) in the immediate area.

VIII. PUBLIC HEARINGS.

A. Rezoning Z-786 – Tim Farmer

Request rezoning of approximately 1.54 acres located at 8551 Ocean Hwy W (US 17) from C-LD (Commercial Low Density) to R-7500 (Medium Density Residential) for a portion of Tax Parcel 21000010.

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-7500 (Medium Density Residential) for Tax Parcel 21000010.

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

Mr. Tim Farmer addressed the Board. Mr. Farmer said he owns the property south (Tax Parcel 2100001004) of the subject property. He stated that he intends to use a portion of Tax Parcel 21000010 for residential purposes, but he do not want the entire parcel to be zoned residential. Mr. Farmer further stated that he is in the process of subdividing that portion of the property that is considered for a zoning change to R-7500 out of the subject parcel.

With no further comments, Ms. Easley 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 a portion of Tax Parcel 21000010 to R-7500 (Medium 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 Commercial.

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

There is commercial zoning remaining as the residential portion of the property will be subdivided out of the larger parcel and there were no objections to the zoning change.

IX. OTHER BUSINESS.

- Planning Board Cases Update

Mr. Pages addressed the Board. He stated that Zoning Case Z-781 was tabled at the 21-Oct-19 Board of Commissioners meeting because they want a written statement from the Department of Defense stating they have no objections to the zoning change and the matter will be considered at the Board of Commissioners 18-Nov-19 meeting. Mr. Pages further stated that Zoning Case Z-783, Z-784 and Z-785 were approved at the 21-Oct-19 Board of Commissioners' meeting.

- Planning Projects Update

Ms. Bunch addressed the Board. She stated that the County is holding a public transportation forum on 20-Nov-19 at the Cooperative Ext. Training Room regarding transportation needs and funding for upcoming projects. Ms. Bunch said Mr. Chad Kimes, NCDOT Division 3 Engineer, will speak at the meeting with a question and answer period. Mr. Bunch further stated that the Holden Beach Causeway Study has been delayed and staff will let the Board know when that project will begin when more information becomes available.

X. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-26  
Applicant: Buddy Seymour  
Project Name: International Logistics Park of North Carolina  
Property Location: 4601 Andrew Jackson Highway (US 74/76)  
Parcel Number(s): A Portion of 01400008  
Zoning District: IG (Industrial General)  
Surrounding Zoning **North:** IG and CLD (Commercial Low Density) **South:** IG  
**East:** IG **West:** Columbus County Jurisdiction  
Proposed Use: The International Logistics Park is a proposed Industrial Planned Development that is proposing an industrial park with four lots and up to 1,182,640 square feet of industrial space on a gross site of 96.03 acres.

**Approval Criteria**

- The International Logistics Park will be located on a 96.03-acre portion of Tax Parcel 01400008 which is comprised of a total of 397.88 acres.
- The majority of the surrounding uses consists of agricultural and vacant land. The Future Land Use Map denotes this area as Industrial.
- A 30-foot, 0.6 opacity peripheral buffer is proposed for the project area of 96.03 acres.
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure will include:
  1. **Water** will be provided by Columbus County.
  2. **Sewer** will be provided by Brunswick County.
  3. **Roads** will be public and will be dedicated to NCDOT.
- The Common Area for the development is 16.33 acres of the total project area.
- The Exceptional Design elements to be included in the project are as follows:
  1. 30' Buffer along Andrew Jackson Highway (US 74/76).
  2. The International Logistics Park is a partnership between Columbus and Brunswick County and has been in development for many years. The project is projected to provide needed employment opportunities in the region.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on December 12, 2019.
- An updated NCDOT driveway permit will be required prior to recording of the individual lots.

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

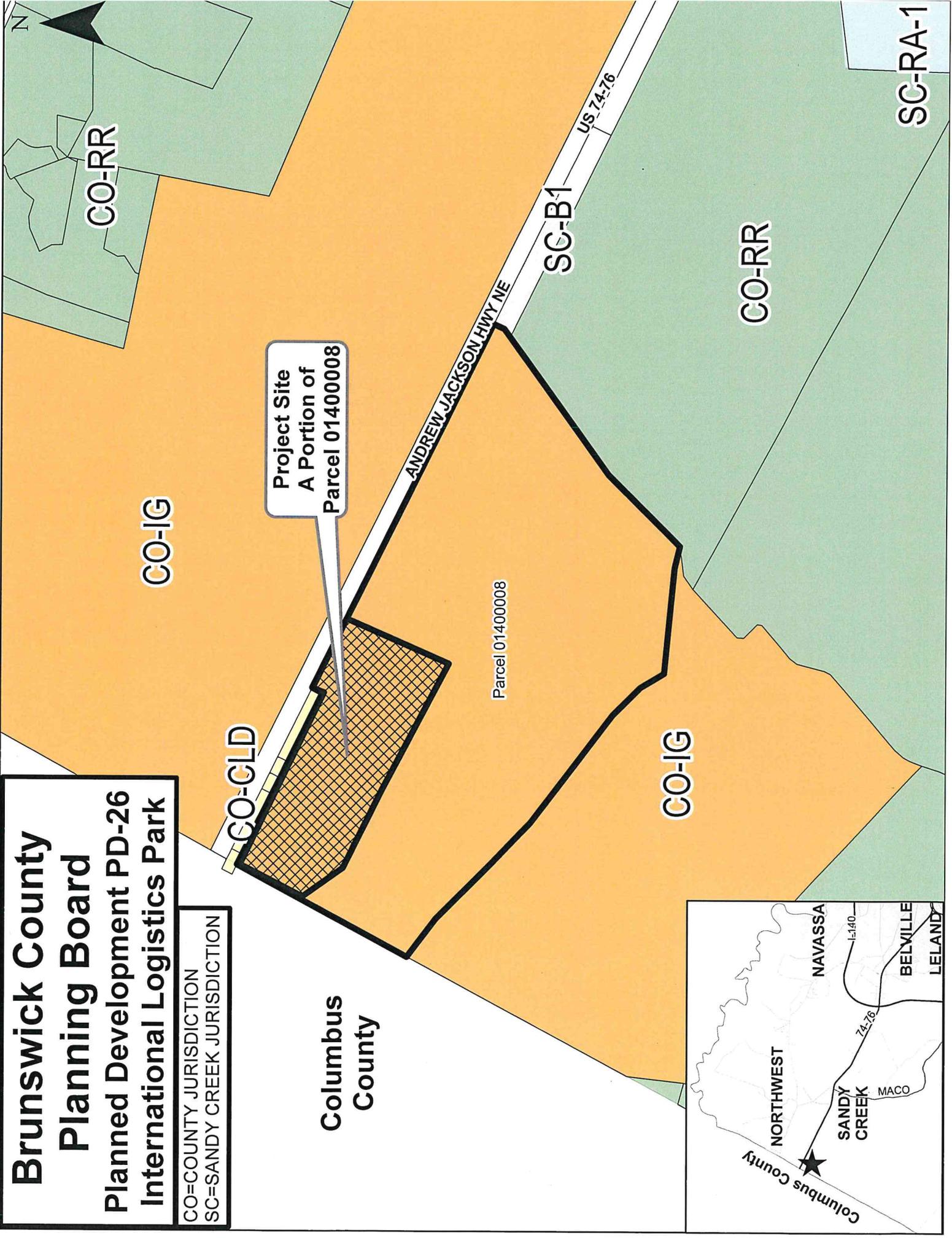
Staff recommends approval based on the following conditions:

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

# Brunswick County Planning Board Planned Development PD-26 International Logistics Park

CO=COUNTY JURISDICTION  
SC=SANDY CREEK JURISDICTION

Columbus  
County



Project Site  
A Portion of  
Parcel 01400008

CO-CLD

Parcel 01400008

ANDREW JACKSON HWY NE

US 74-76

SC-B1

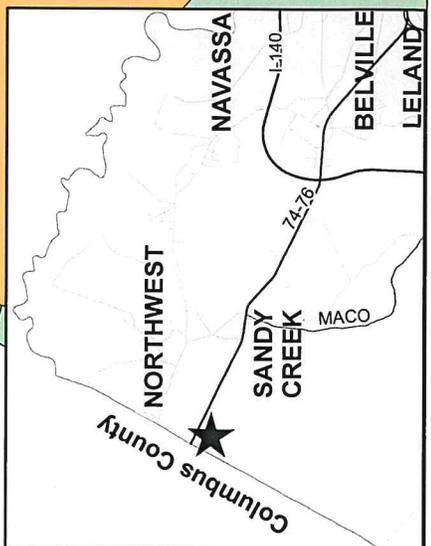
CO-RR

CO-IG

CO-RR

SC-RA-1

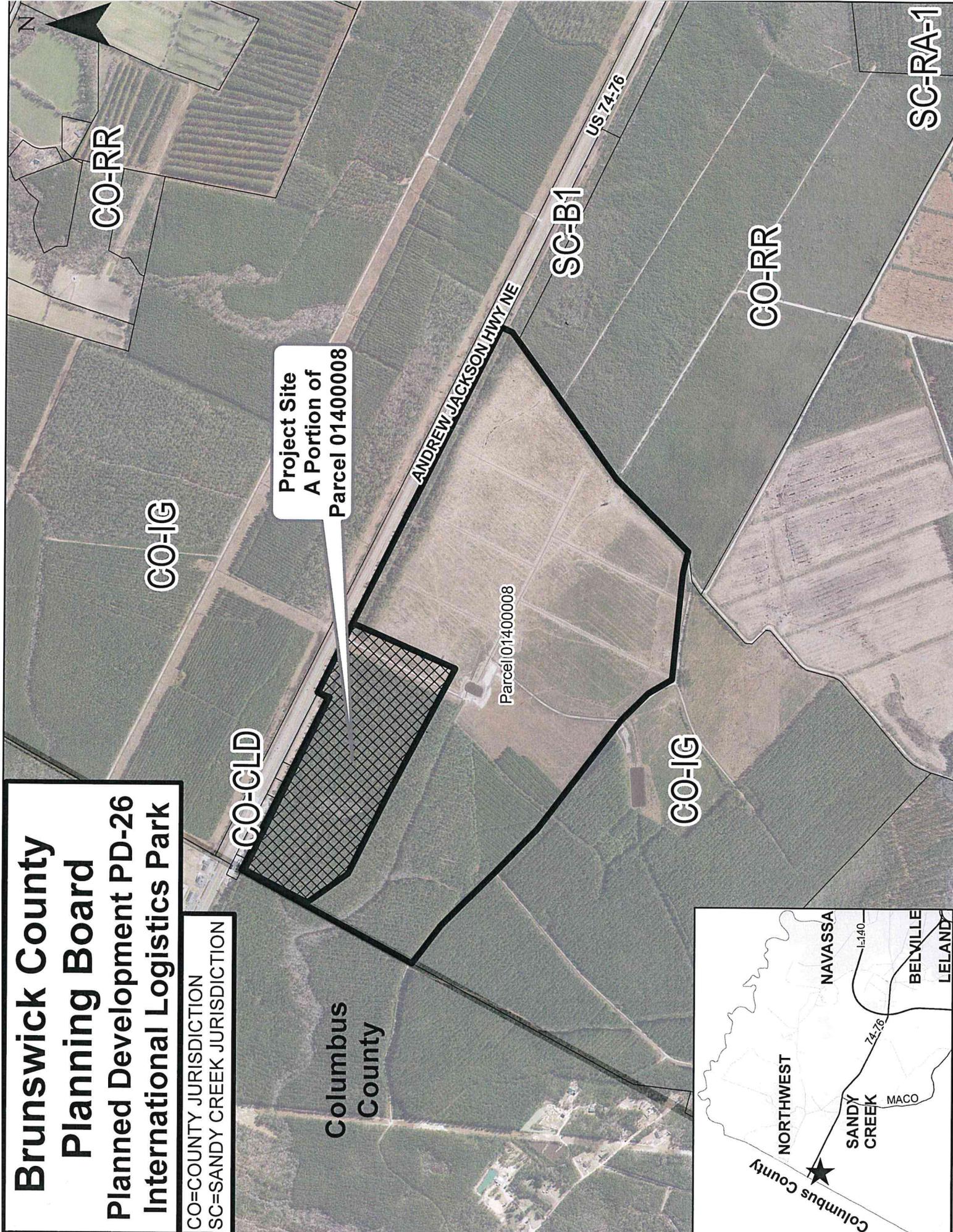
CO-IG



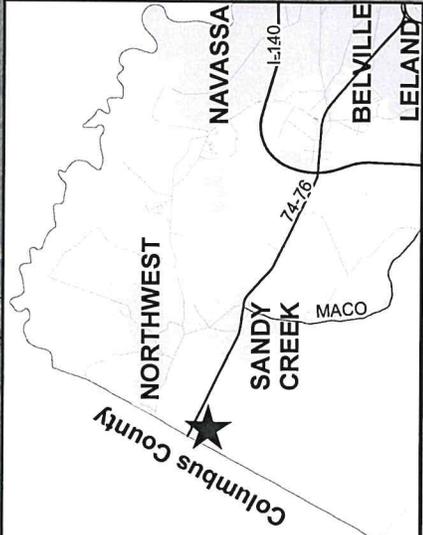
# Brunswick County Planning Board Planned Development PD-26 International Logistics Park

CO=COUNTY JURISDICTION  
SC=SANDY CREEK JURISDICTION

Project Site  
A Portion of  
Parcel 01400008



Columbus  
County



# Columbus County

## PUBLIC UTILITIES

TELEPHONE  
910-642-5257



FAX  
910-642-1041

December 18, 2019

Brunswick Business & Industry Development  
Bill Early, Executive Director  
1175 Turlington Avenue, Suite 202  
Leland, N.C. 28451

Dear Mr. Early:

The purpose of this letter is to confirm that under the Inter-Local Agreement between Columbus and Brunswick Counties, it is the responsibility of Columbus County to provide water service to the International Logistics Park of North Carolina, which is located on an approximate 1200 acre tract bridging the Columbus and Brunswick County line. A 16 inch main is already in place near the county line. An elevated water tank is also located less than a mile away to ensure adequate water pressure to meet the needs of those locating in the park, as well as the residents of the Delco and Riegelwood areas.

Engineering designs and project cost estimates have been developed to further extend the 16 inch water main from its current terminus point near the county line down Hwy 74/76 to the entrance of the ILP and into the park itself. Columbus County is able to supply limited water to any new construction planned for the park prior to the end of the second quarter of 2020. Funding for the line extension will be provided through one or more funding sources. These include: 1) any remaining funds from the sewer project currently underway at the park, 2) US EDA Grant funds through a grant being submitted this year, or 3) reserve funds from either Economic Development funds (Article 44).

If there are any questions, please feel free to contact me at the Columbus County Public Utilities Department or the Columbus County Economic Development Office.

Sincerely,

Harold Nobles  
Director of Public Utilities



# Planned Unit Development (PUD) - Master Plan

Application and Checklist  
Fee: \$500

For Office Use Only	
File # <u>11-22</u>	Receipt # <u>8350860019</u>
Date Submitted: <u>11-22-19</u>	

This application is a request to obtain a Special Exception Permit to construct a Planned Unit Development 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. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a mixed-use or cluster style development as an alternative to a conventional major subdivision. Please reference Section 4.8.5. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Planned Unit Developments (PUD's).

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

Property Owner	Name	<u>Brunswick-Columbus International</u>	Phone	<u>910-762-2676</u>
	Address	<u>P.O. Box 158</u>	Fax	<u>910-762-2680</u>
	City, St, Zip	<u>Bolivia, NC 28422</u>	Email	<u>bcameroniv@cameronco.com</u>

Applicant or Representative	Name	<u>Buddy Seymour</u>	Phone	<u>336-282-3550</u>
	Address	<u>5603 New Garden Village Dr.</u>	Fax	<u>336-282-9991</u>
	City, St, Zip	<u>Greensboro, NC 27410</u>	Email	<u>bseymour@windsorcommercial.com</u>

Property Information	Address	<u>4601 Andrew Jackson Hwy.</u>
	Tax Parcel(s)	<u>01400008</u>
	Acreage	<u>397.89</u>
	Current Zoning	<u>IG</u>
	Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>	

Project Information	Project Name	<u>International Logistics Park</u>		
	Modification or Expansion Of Existing PUD?	Yes <input type="checkbox"/> No <input type="checkbox"/>		
	Single Family Acres	<input type="text"/>	Lots	<u>4</u>
	Multi-Family Acres	<input type="text"/>	Units	<input type="text"/>
	Commercial Acres	<u>96.03</u>		

Authorization	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>11/20/19</u>
	Property Owner Signature	<u>Gary A. James, Chair</u> <u>Brunswick-Columbus ILP Board</u>	Date	<u>11/20/2019</u>

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



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

December 13, 2019

Greg Wayne  
Hanover Design Services  
1123 Floral Parkway  
Wilmington, NC 28403

**RE: International Logistics Park Planned Development  
File # PD-26**

Dear Mr. Wayne,

The Technical Review Committee (TRC), at their December 12, 2019 meeting, reviewed the preliminary plans for the above referenced project.

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

- Please provide documentation from Columbus County Utilities that they will be providing water services to the project.
- Please specify the peripheral buffer with an opacity of 0.6.
- Please note that existing vegetation will be preserved in the buffer areas with supplemental landscaping where necessary.
- Please show the temporary turnaround on Logistics Parkway.
- Please label the fire lanes and indicate that they will be constructed consistent with fire code.
- Please note that all buildings will be subject to site specific review.
- Note that the Property Owners Association will be responsible for the maintenance of all stormwater and common areas within the development.
- Please provide a copy of the completed Traffic Impact Analysis.
- Begin discussions for the Driveway Permit and utility easement process from NCDOT. Please contact Angel Hammers with NCDOT for additional details 910-398-9100 or [akhammers@ncdot.gov](mailto:akhammers@ncdot.gov).
- Indicate that trash areas and utility areas (pump station) will be screened per Sections 6.4 and 6.18 of the UDO.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO. An approved lighting plan will be required prior to the issuance of building permits."
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 23, 2019. Please accompany the paper plans with a digital set. 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

A handwritten signature in cursive script that reads "Marc C. Pages". The signature is written in black ink and is positioned below the typed name "Marc Pages".

# CASE PD-26

## ADJACENT PROPERTY OWNER(S)

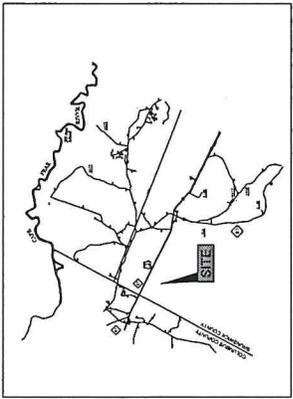
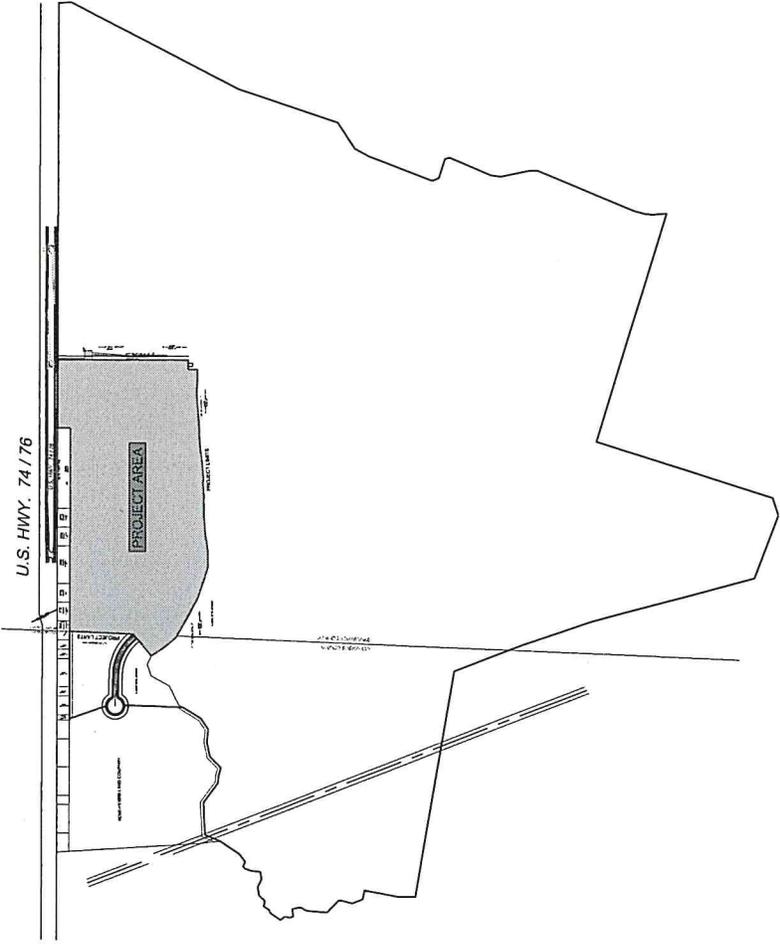
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
140001405	HEDRICK JANET MILLS	1888 BYRDVILLE-FREEMAN RD	DELCO	NC	28436
1400014	M1 LLC	PO BOX 1	BOLTON	NC	28423
140001409	M1 LLC	PO BOX 1	BOLTON	NC	28423
140001411	MILLSTAR LTD	PO BOX 360	WILMINGTON	NC	28402
140001403	BROWN ANGELA B	3063 WACCAMAW SHORES RD	LAKE WACCAMAW	NC	28450
140001404	BROWN ANGELA B	3063 WACCAMAW SHORES RD	LAKE WACCAMAW	NC	28450
140001402	QUICK STOP DELCO LLC	362 RL HONEYCUTT DR	WILMINGTON	NC	28412-7189
140000801	BRUNSWICK COLUMBUS INTERNATIONAL	1007 EVANGELINE DR	Ieland	NC	28451-7992
1400001	WALTERS MICHAEL P ETALS	PO BOX 457	TABOR CITY	NC	28463
140001414	SHARON COMPANIES LLC THE	2002 HAWTHORNE PLACE	WILMINGTON	NC	28403
1400007	CORBETT D SCOTT & JOANNE K TRUSTEES	1931 HAWTHORNE RD	WILMINGTON	NC	28403-5328

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
01400008	BRUNSWICK COLUMBUS INTERNATIONAL	1007 EVANGELINE DR	Ieland	NC	28451-7992

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1400008	Buddy Seymour	5603 New Garden Village Dr.	Greensboro	NC	27410



VICINITY MAP  
(NOT TO SCALE)

**SITE DATA**

ZONED	IG
SETBACKS	
FRONT	50 FT
REAR	50 FT
SIDE	10 FT
STREET SIDE YARD	25 FT
HEIGHT	50 FT
LOT AREAS	
LOT 1	16.29 AC.
LOT 2	14.52 AC.
LOT 3	15.71 AC.
LOT 4	25.86 AC.
COMMON AREA	16.33 AC.
PUBLIC R/W	7.32 AC.
TOTAL PROJECT AREA	96.03 AC.

**NOTE:**  
 1. THE SITE IS LOCATED IN THE UNINCORPORATED AREA OF BURNING SPRINGS, NORTH CAROLINA.  
 2. ALL UTILITIES TO BE PROVIDED BY BURNING SPRINGS, NORTH CAROLINA.  
 3. ALL UTILITIES TO BE PROVIDED BY BURNING SPRINGS, NORTH CAROLINA.  
 4. ALL UTILITIES TO BE PROVIDED BY BURNING SPRINGS, NORTH CAROLINA.  
 5. BURNING SPRINGS, NORTH CAROLINA.

**ADDITIONAL NOTES:**  
 Project to be built to County specifications for water and sewer. A utility plan must be submitted and approved by Engineering and Emergency Management, Planning and Zoning Department, before construction. No natural drainage areas will be cut off or disturbed before obtaining the permits.  
 All easements on the final plat, master convenants, and deeds showing the location of easements and noting that these areas may not be filled, disturbed, or altered in any way without the prior written consent of the Board of Engineers.  
 A Home Owners Association will be formed prior to the sale of lots and the Home Owners Association will comply with the standards set forth in Section 6.8.2.11 of the Burnsville County Unified Development Ordinance.  
 All roads will be built to NCDOT minimum standards for subdivision roads.

PRELIMINARY PLAN

PHASE I SITE PLAN OF  
**International Logistics Park**  
 of North Carolina

OWNER: INTERNATIONAL LOGISTICS INTERNATIONAL PARK, INC.  
 100 W. WILSON ROAD, SUITE 200  
 REXDALE, NC 28138

DESIGNER: HANOVER DESIGN SERVICES, P.A.  
 100 W. WILSON ROAD, SUITE 200  
 REXDALE, NC 28138

DATE: 10/20/19

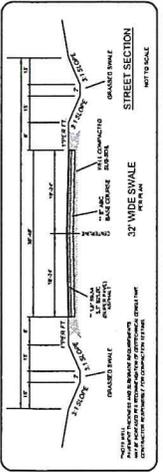
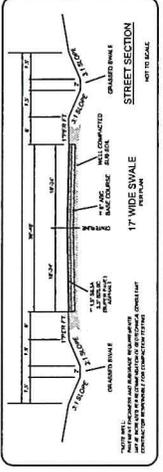
SCALE: 1" = 100'

REV. NO. 1

DATE: 10/20/19

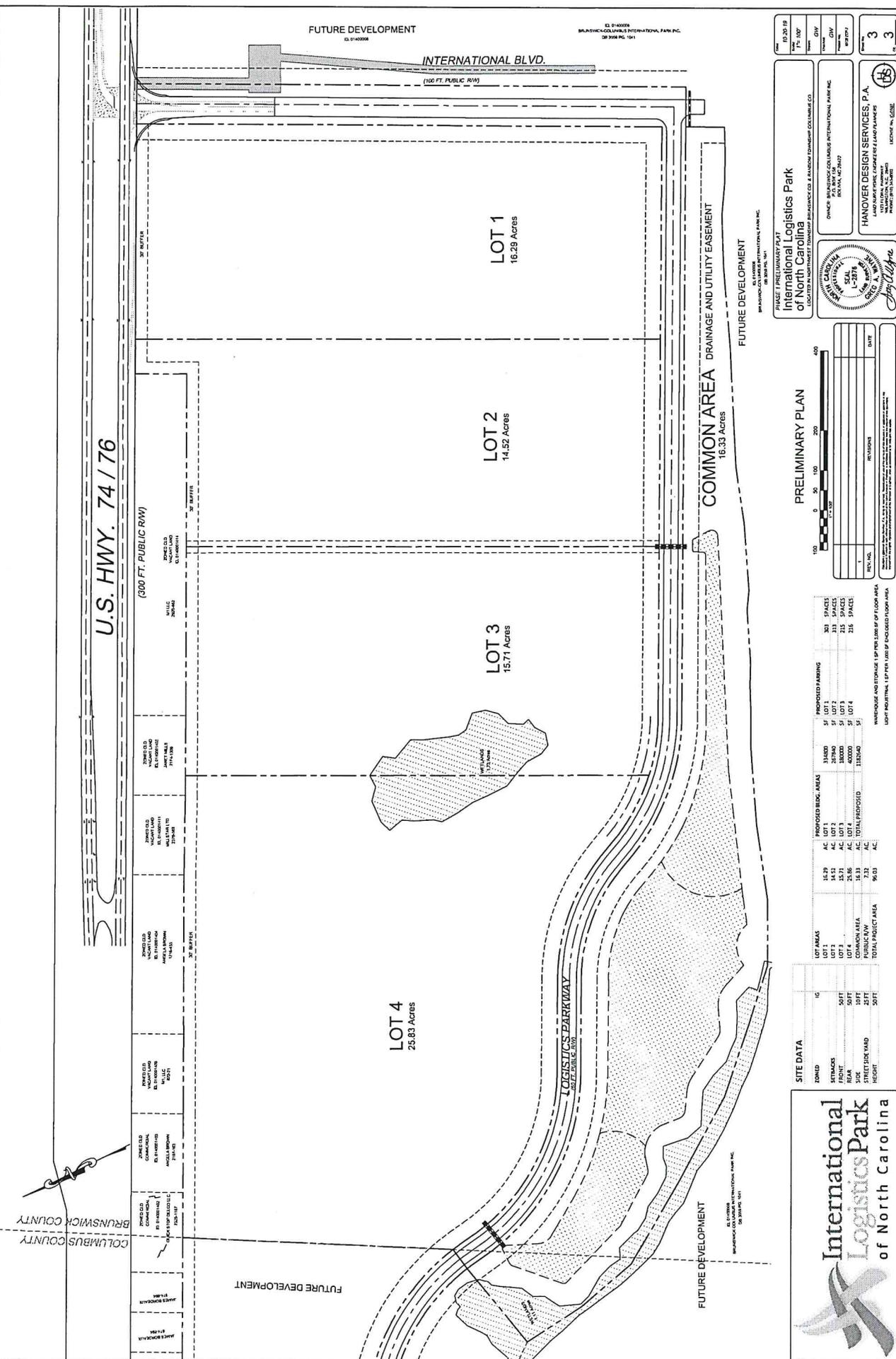
REV. NO. 3

DATE: 10/20/19



REV. NO.	DESCRIPTION	DATE
1		
3		





FUTURE DEVELOPMENT  
 03-01-00008

03-01-00008  
 BRUNSWICK-COLUMBUS INTERNATIONAL PARK INC.  
 28-2006-PC-1041

INTERNATIONAL BLVD.  
 (100 FT. PUBLIC R/W)

U.S. HWY. 74 / 76  
 (300 FT. PUBLIC R/W)

LOT 1  
 16.29 Acres

LOT 2  
 14.52 Acres

LOT 3  
 15.71 Acres

LOT 4  
 25.83 Acres

COMMON AREA  
 16.33 Acres

LOGISTICS PARKWAY  
 (200 FT. PUBLIC R/W)

FUTURE DEVELOPMENT  
 03-01-00008

FUTURE DEVELOPMENT  
 03-01-00008

DATE: 03/20/19  
 SCALE: 1" = 100'  
 SHEET: 01V  
 OF: 01V  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

PROJECT: BRUNSWICK-COLUMBUS INTERNATIONAL PARK INC.  
 LOCATION: NORTHWEST CORNER OF BRUNSWICK COUNTY AND COLUMBUS CO.

OWNER: BRUNSWICK-COLUMBUS INTERNATIONAL PARK INC.  
 1010 W. WYOMING ST.  
 WYOMING, NC 27177

DESIGNER: HANOVER DESIGN SERVICES, P.A.  
 1010 W. WYOMING ST.  
 WYOMING, NC 27177  
 LICENSE NO. 35248

SCALE: 1" = 100'  
 DATE: 03/20/19

SCALE: 1" = 100'

0 50 100 200 300 400

PRELIMINARY PLAN

REV. NO.	DESCRIPTION	DATE
1	ISSUED	

LOT AREAS	AC	PROPOSED BLDG. AREAS	PROPOSED PARKING	SPACES
LOT 1	16.29	31800	31800	301
LOT 2	14.52	28700	28700	313
LOT 3	15.71	32900	32900	313
LOT 4	25.83	42000	42000	216
COMMON AREA	16.33	118340	118340	216
TOTAL PROPOSED	88.68	147340	147340	1169
TOTAL PROJECT AREA	96.93			

HOUSEHOLD AND OFFICE USE: 1 SP. PER 100 SF OF FLOOR AREA  
 LIGHT INDUSTRIAL: 1 SP. PER 100 SF OF FLOOR AREA

SITE DATA

ZONING	IC
REAR <td>SOFT</td>	SOFT
SIDE <td>SOFT</td>	SOFT
FRONT <td>SOFT</td>	SOFT
MIN. SIDE WIND <td>SOFT</td>	SOFT
MIN. FRONT <td>SOFT</td>	SOFT

International  
 Logistics Park  
 of North Carolina

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-27

Applicant: Coastal Land Design (Drapac)

Project Name: Goose Marsh (Modification)

Property Location: Gilbert Road SE (SR 1501)

Parcel Number(s): 15300014, 153MA001-003, 153MB001-070, 15400061, 1540006102-105, 1540006109

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North:** R-7500 (Medium Density Residential)  
**South:** R-7500 (Medium Density Residential)  
**East:** R-7500 (Medium Density Residential)  
**West:** R-7500 (Medium Density Residential)

Proposed Use: Goose Marsh was originally approved as a Major Subdivision on October 10, 2005 for 794 single-family lots on 400 acres for a density of 1.99 dwelling units per acre. 73 single-family lots were recorded and seven lots were sold to individuals and now have single-family homes. The developer is not proposing any changes to these existing lots. The new owner and developer of Goose Marsh is proposing to modify the development by making it a planned development consisting of 669 single-family lots on 316.17 acres creating an overall density of 2.11 dwelling units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, agricultural and vacant land. The Future Land Use Map denotes this area as MDR (Medium Density Residential).
- The proposed project meets minimum vehicular access point requirements.
- Proposed infrastructure:
  1. **Water** and **Sewer** will be provided by Brunswick County
  2. **Roads** will be private.
- The required Open Space for the development is 63.33 acres. The developer is proposing 131.8 acres of dedicated open space. The original site plan for Goose Marsh provided 34.18 acres of total open space.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 20.5 acres of recreation space where as 9.5 acres are required.
  2. Adding approximately 3 miles of trails that will interconnect the development including the existing lots.
  3. Sidewalks are provided throughout the development.
  4. Mail kiosk is located off the street.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on December 12, 2019.
- A neighborhood meeting was held on December 10, 2019.

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

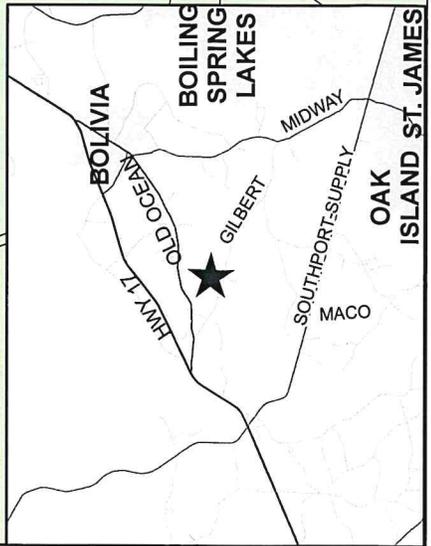
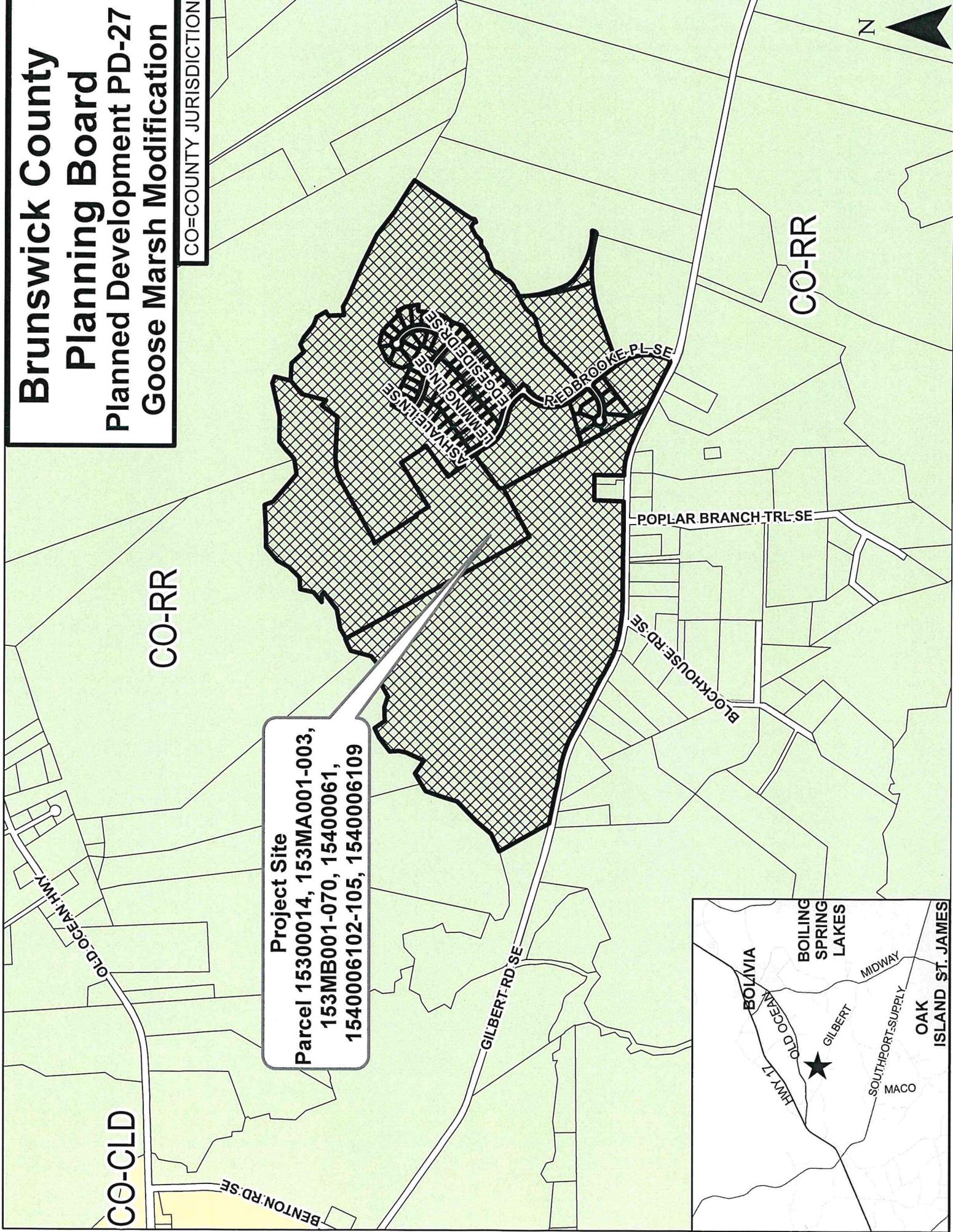
Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Remove the pedestrian access to Tax Parcel 1540006107.

# Brunswick County Planning Board Planned Development PD-27 Goose Marsh Modification

CO=COUNTY JURISDICTION

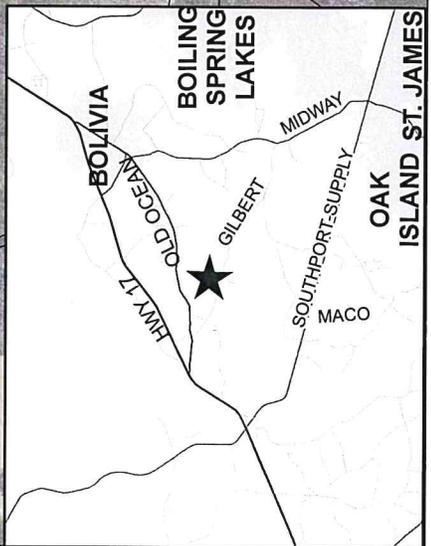
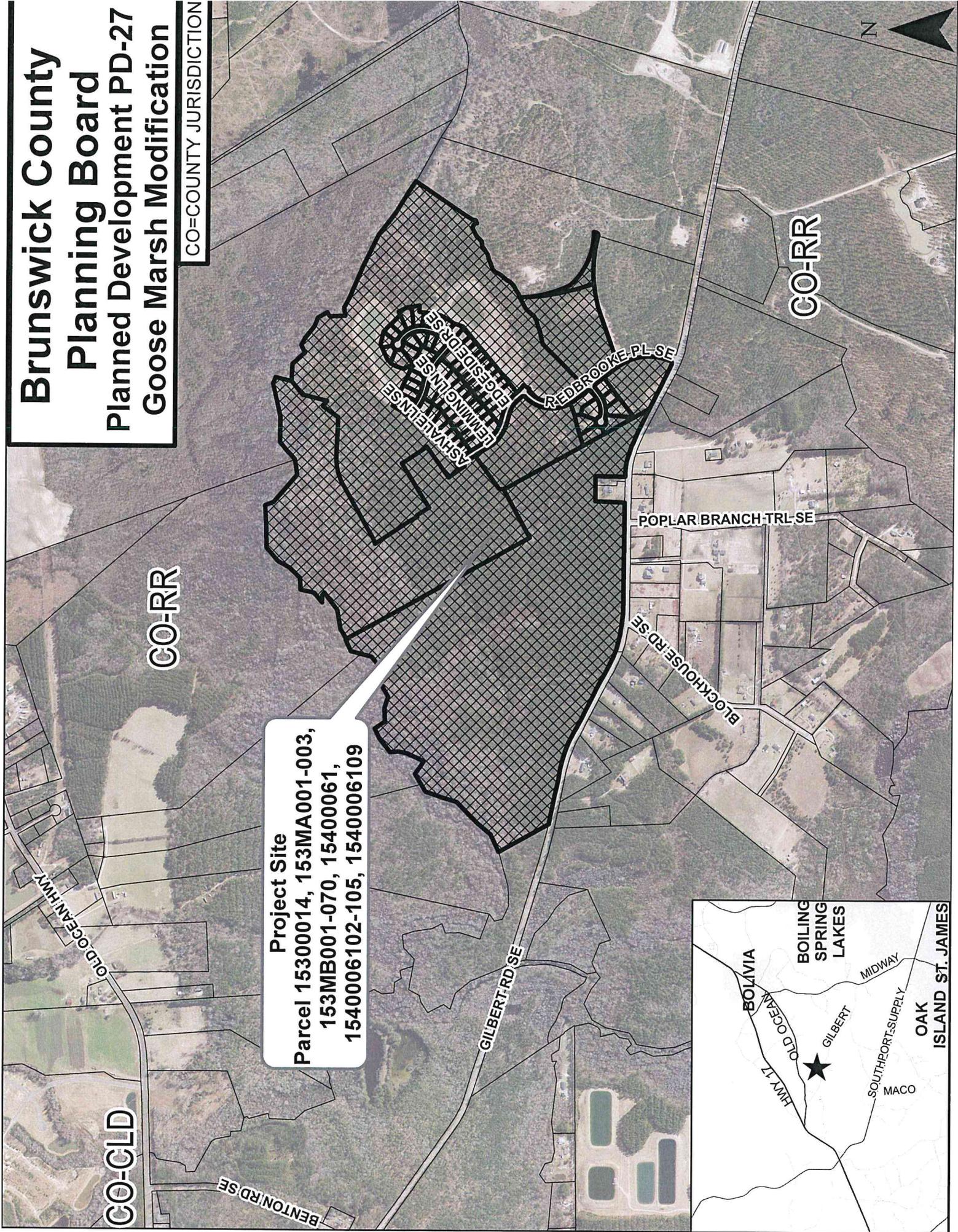
**Project Site**  
Parcel 15300014, 153MA001-003,  
153MB001-070, 15400061,  
1540006102-105, 1540006109



# Brunswick County Planning Board Planned Development PD-27 Goose Marsh Modification

CO=COUNTY JURISDICTION

**Project Site**  
Parcel 15300014, 153MA001-003,  
153MB001-070, 15400061,  
1540006102-105, 1540006109





**Planned Unit Development (PUD) - Master Plan**  
**Application and Checklist**  
**Fee: \$500**

**For Office Use Only**  
 File # AD-281 Receipt # 5992  
 Date Submitted: 12/3/19

This application is a request to obtain a Special Exception Permit to construct a Planned Unit Development 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. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a mixed-use or cluster style development as an alternative to a conventional major subdivision. Please reference Section 4.8.5. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Planned Unit Developments (PUD's).

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

<b>Property Owner</b>	Name	<u>Goose Marsh NC, LLC</u>	Phone	<u>303-434-6365</u>
	Address	<u>P.O. Box 2249</u>	Fax	
	City, St, Zip	<u>Cumming, GA 30028</u>	Email	<u>Andrew@stbourne.com</u>

<b>Applicant or Representative</b>	Name	<u>Coastal Land Design, PLLC</u>	Phone	<u>910-254-9333</u>
	Address	<u>P.O. Box 1172</u>	Fax	<u>910-254-0502</u>
	City, St, Zip	<u>Wilmington, NC 28402</u>	Email	<u>fbraxton@cldeng.com</u>

<b>Property Information</b>	Address	<u>Gilbert Road SE</u>
	Tax Parcel(s)	<u>15300014, 15300061, 1530006102-105 +109</u>
	Acreage	<u>316.17</u>
	Current zoning	<u>R-7500</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

<b>Project Information</b>	Project Name	<u>Goose Marsh PUD</u>
	Modification or Expansion Of Existing PUD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>139.58</u> Lots <u>669</u>
	Multi-Family Acres	<u>        </u> Units <u>        </u>
	Commercial Acres	<u>        </u>

<b>Authorization</b>	Property Owner Signature	<u>C. M.</u>	Date	<u>12/2/2019</u>
	Applicant/Representative Signature	<u>J. Frank Braxton</u>	Date	<u>12/2/2019</u>

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



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

December 13, 2019

Frank Braxton  
Coastal Land Design  
PO Box 1172  
Wilmington, NC 28402

**RE: Goose Marsh Planned Development  
File # PD-27**

Dear Mr. Braxton,

The Technical Review Committee (TRC), at their December 12, 2019 meeting, reviewed the preliminary plans for the above referenced project.

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

- Please remove the periphery buffer from lots 512-520 and 574-578.
- Please specify the peripheral buffer depths with an opacity of 0.6.
- Please list the approximate length of the entire trail system.
- Please indicate mail kiosk locations.
- Please specify active open space uses.
- Please indicate the proposed cul-de sac radius.
- Please add pavement base specifics to street detail.
- Please indicate project phases.
- Please renumber the existing lot number to those as they are legally recorded.
- Please correct the lot number alignment.
- Note that the Homeowners Association will be responsible for the maintenance of all stormwater and open space areas within the development.
- Please note that a TIA will be completed prior to the recording of the final plats.
- Please note that existing vegetation will be preserved in the buffer areas with supplemental landscaping where necessary.
- Indicate that trash areas and utility areas (pump station) will be screened per Sections 6.4 and 6.18 of the UDO.
- A Heritage Tree Survey will be required. See Section 6.1.3.A. of the UDO for standards. If no heritage trees are on site, please note on the site plan.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO. An approved lighting plan will be required prior to the issuance of building permits."
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.

- The Engineering Department provided the following comments:
  - Water and sewer usage based on 210 gpd for a 3-bedroom house existing sewer NCDEQ permit from August 2011 has 3 pump stations for the development.
  - Existing gravity sewer, would prefer rest of development be gravity as well existing 8" watermain throughout current development with 8" stubouts at Redbrook PI near Newgate Ct (possibly into land no longer owned by 'Goose Marsh'), Redbrook PI & Cayhill Ln, Cayhill Ln & Ashvale Ln and at the end of Ashvale Ln.
  - Make sure watermain is looped throughout the development and ties into Gilbert Rd at the proposed new entrance.
- The Emergency Services (911) Department provided the following comments:
  - 1) Need separate street names for R/W servicing:
    - a. Lots 497-511
    - b. Lots 527-528-537
    - c. Lots 512-520, 538-546, 553-560
    - d. Lots 561-580
    - e. Lots 547-552
    - f. Lots 225-233
    - g. Lots 241-263 [appropriate to use same name for 241-245 as rest]
    - h. Lots 160-166
    - i. Lots 99, 275-279
    - j. Lots 117-141
    - k. Main Entry Boulevard
    - l. Lots 1-37, 55-58
    - m. Lots 59-67
    - n. Lots 38-51
    - o. Access R/W from Main Boulevard to Cemetery Area lots
    - p. Lots 384-403
    - q. Lots 581-585
    - r. Lots 295-479
    - s. Lots 350-355, 421-433
    - t. Lots 368-371
    - u. Lots 435-461
    - v. Lots 293-294, 355-362
  - 2) Please extend naming of Lots 18-33 to existing Edgeside Drive
  - 3) Please extend naming of Lots 187-214 to existing Ashvale Lane
  - 4) Please extend naming of Lots 186
  - 5) Please extend naming of Lots 223, 224, 278-284, 100-11, 69-79 to Cahill Lane
  - 6) Please extend naming of Lots 80-98, 112-116, 142-159, 168-186 to Mansfield Ave or provide signage plan for the name change points on the continuous loop that will create both Mansfield and Ashvale.
  - 7) Note that this general area floods heavily during major events such as hurricanes and becomes inaccessible quickly for entry/exit in any direction of travel. The Lockwood Folly River has been known to ignore demarcations and go beyond its established zones turning this area of Brunswick County into an effective island. During Hurricane Florence chest deep floodwaters from the river were witnessed on Old Ocean Hwy directly upstream from this area and a heavy-duty fire department 4x4 was swept off the road downstream from it.

Hurricane education and flooding awareness for incoming residents and HOA should be established.

General concern for residential loss on boundary lots such as 5-11, 20-31, 124-174, 198-214, 570-574 if they are built at ground level and with disregard to potential flooding.

- 8) Will signage and any identifiable names be provided for:
- a. Trail Accesses (Maps would be awesome)
  - b. Cemetery Area
  - c. 12.43 Amenity Area
  - d. Pocket Park
  - e. River Access
- Begin discussions for the Driveway Permit and utility easement process from NCDOT. Please contact Angel Hammers with NCDOT for additional details 910-398-9100 or [akhammers@ncdot.gov](mailto:akhammers@ncdot.gov).
  - ATMC has facilities available to provide fiber to the home service for telephone, cable, and internet service to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at [jdstanley@atmc.coop](mailto:jdstanley@atmc.coop).
  - Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.

Please return 3 *folded* copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on December 23, 2019. Please accompany the paper plans with a digital set. 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

A handwritten signature in cursive script that reads "Marc A. Pages". The signature is written in black ink and is positioned below the typed name "Marc Pages".

# CASE PD-27

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1530000601	WARD JOHN D AND	11 BRIERWOOD RD	SHALLOTTE	NC	28470-4404
1530001001	HALL ANDREW	PO BOX 1346	WRITSVILLE BCH	NC	28480-1346
1530001403	CARSON DONALD L	68 BENTON RD SE	BOLIVIA	NC	28422-8893
1530001404	SEENES SHIRLEY ETUX	9372 CENTERWAY DR	GLEN ALLEN	VA	23059-7403
1530001502	CREECH JANE (LT)	1087 HOLLYWOOD ROAD	SANFORD	NC	27332
1530001504	GILBERT BILLY WORTH ET	713 GILBERT RD	BOLIVIA	NC	28422
1530001511	WHEELER TRACY DALE ETUX	1625 POPLAR BRANCH TRL	BOLIVIA	NC	28422-8400
1530001603	CHATTANOOGA OOLTEWAH INVESTORS ETAL	PO BOX 6022	OCEAN ISLE BEACH	NC	28469
1540006108	OETZEL STACEY L	176 N TAMENEND AVENUE	NEW BRITAIN	PA	18901
1700001602	CUMBEE JOSHUA N ETUX	737 GILBERT RD SE	BOLIVIA	NC	28422-8755
1700001609	CUMBEE JOSHUA N ETUX	737 GILBERT RD SE	BOLIVIA	NC	28422-8755
1530001008	BROWN JOYCE BELL	1010 STONE CHIMNEY RD SW	SUPPLY	NC	28462
1530001009	BELL JULIAN RAY	1745 OLD OCEAN HWY	BOLIVIA	NC	28422
1530001401	SPENCER DONALD P ETUX MADELINE P	581 GILBERT ROAD	BOLIVIA	NC	28422
1530001402	RUSH DAVID CLARK ETUX	696 GILBERT RD SE	BOLIVIA	NC	28422-8756
1530001407	CRABTREE VAN CHADWICK ET	575 GILBERT RD SE	BOLIVIA	NC	28422-8949
1530001408	BILLMAN STEVEN D	567 GILBERT ROAD SE	BOLIVIA	NC	28422
1530001409	BECK WILLIAM DAVID ET NORMA	591 GILBERT RD SE	BOLIVIA	NC	28422
1530001410	KELLY ALEXUS	1382 TURKEY HILL RD	WINSTON SALEM	NC	27106-3279
15300015	WHEELER TRACY DALE ETUX	1625 POPLAR BRANCH TRAIL	BOLIVIA	NC	28422
1530001501	ANDERSON LYNDA ET RELMON	1650 BLOCKHOUSE RD SE	BOLIVIA	NC	28422
1530001506	PELTON KRISTIAN T ETUX	655 GILBERT RD SE	BOLIVIA	NC	28422-8757
1530001509	MOONEY FAMILY IRREVOCABLE ASSET PROTECTION TRUST	PO BOX 306	BOLIVIA	NC	28422-0306
1530001510	BELLAMY MALISSA B	PO BOX 10283	SOUTHPORT	NC	28461
1530001513	STURM BARBARA C ETVIR	685 GILBERT ROAD	BOLIVIA	NC	28422
1530001517	MOONEY FAMILY IRREVOCABLE ASSET PROTECTION TRUST	PO BOX 306	BOLIVIA	NC	28422-0306
1530001518	GILBERT T J ET VIRGINIA	696 GILBERT RD	BOLIVIA	NC	28422
1530001602	ORROCK JAMES FRANCIS (LT) ETUX	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1530001606	ORROCK JAMES FRANCIS (LT) ETUX	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1530001611	ORROCK BRANDON J	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1540006107	CAISON DONALD ERIC ETUX	880 GILBERT ROAD SE	BOLIVIA	NC	28422

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1530000601	WARD JOHN D AND	11 BRIERWOOD RD	SHALLOTTE	NC	28470-4404
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1530001403	CARSON DONALD L	68 BENTON RD SE	BOLIVIA	NC	28422-8893
1530001404	SEENES SHIRLEY ETUX	9372 CENTERWAY DR	GLEN ALLEN	VA	23059-7403
1530001502	CREECH JANE (LT)	1087 HOLLYWOOD ROAD	SANFORD	NC	27332
1530001504	GILBERT BILLY WORTH ET	713 GILBERT RD	BOLIVIA	NC	28422
1530001511	WHEELER TRACY DALE ETUX	1625 POPLAR BRANCH TRL	BOLIVIA	NC	28422-8400
1530001603	CHATTANOOGA OOLTEWAH INVESTORS ETAL	PO BOX 6022	OCEAN ISLE BEACH	NC	28469
1540006108	OETZEL STACEY L	176 N TAMENEND AVENUE	NEW BRITAIN	PA	18901
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1700001609	CUMBEE JOSHUA N ETUX	737 GILBERT RD SE	BOLIVIA	NC	28422-8755
1530001008	BROWN JOYCE BELL	1010 STONE CHIMNEY RD SW	SUPPLY	NC	28462
1530001009	BELL JULIAN RAY	1745 OLD OCEAN HWY	BOLIVIA	NC	28422
1530001401	SPENCER DONALD P ETUX MADELINE P	581 GILBERT ROAD	BOLIVIA	NC	28422
1530001402	RUSH DAVID CLARK ETUX	696 GILBERT RD SE	BOLIVIA	NC	28422-8756
1530001407	CRABTREE VAN CHADWICK ET	575 GILBERT RD SE	BOLIVIA	NC	28422-8949
1530001408	BILLMAN STEVEN D	567 GILBERT ROAD SE	BOLIVIA	NC	28422
1530001409	BECK WILLIAM DAVID ET NORMA	591 GILBERT RD SE	BOLIVIA	NC	28422
1530001410	KELLY ALEXUS	1382 TURKEY HILL RD	WINSTON SALEM	NC	27106-3279
15300015	WHEELER TRACY DALE ETUX	1625 POPLAR BRANCH TRAIL	BOLIVIA	NC	28422
1530001501	ANDERSON LYNDA ET RELMON	1650 BLOCKHOUSE RD SE	BOLIVIA	NC	28422
1530001506	PELTON KRISTIAN T ETUX	655 GILBERT RD SE	BOLIVIA	NC	28422-8757
1530001509	MOONEY FAMILY IRREVOCABLE ASSET PROTECTION TRUST	PO BOX 306	BOLIVIA	NC	28422-0306
1530001510	BELLAMY MALISSA B	PO BOX 10283	SOUTHPORT	NC	28461
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1530001517	MOONEY FAMILY IRREVOCABLE ASSET PROTECTION TRUST	PO BOX 306	BOLIVIA	NC	28422-0306
1530001518	GILBERT T J ET VIRGINIA	696 GILBERT RD	BOLIVIA	NC	28422
1530001602	ORROCK JAMES FRANCIS (LT) ETUX	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1530001606	ORROCK JAMES FRANCIS (LT) ETUX	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1530001611	ORROCK BRANDON J	493 GILBERT RD SE	BOLIVIA	NC	28422-8406
1540006107	CAISON DONALD ERIC ETUX	880 GILBERT ROAD SE	BOLIVIA	NC	28422

15300014	GOOSE MARSH NC LLC	PO BOX 2249	CUMMING	GA	30028-6501
153MA001	SAVAGE KIMBERLY A & JAN E COATS	585 NEWGATE COURT SE	BOLIVIA	NC	28422
153MA002	BARRETT MICHAEL B ETUX PAMELA KAYE	581 NEWGATE COURT	BOLIVIA	NC	28422
153MA003	SMITH JOSEPH PRESTON	582 NEWGATE COURT SE	BOLIVIA	NC	28422
153MB001	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB002	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB003	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB004	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB005	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB006	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB007	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB008	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB009	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB010	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB011	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB012	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB013	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB014	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB015	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB016	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB017	ZECCHINO CARMINE AND	712 EDGESIDE DR SE	BOLIVIA	NC	28422
153MB018	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB019	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB020	FALL JENNIFER	535 MINNIEFORD AVE APT 1	BRONX	NY	10464-1231
153MB021	BERGAMINE THOMAS ETUX DEBORAH	139 DEBROOKE PLACE	ST SIMONS ISLAND	GA	31522
153MB022	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB023	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB024	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB025	DRAPAC GROUP 31 LLC	6161 SANTA MONICA BLVD # 102	LOS ANGELES	CA	90038-4404
153MB026	DILSHEIMER BRIAN D	229 RIGHTERS MILL ROAD	GLADWYNE	PA	19035
153MB027	KEFALIS JOAN	675 EDGESIDE DR SE	BOLIVIA	NC	28422-7477
153MB028	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB029	PETOSKY LESLIE A ETUX CLAUDIA M	1754 JACKSON STREET	LINESVILLE	PA	16424
153MB030	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB031	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB032	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB033	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB034	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB035	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB036	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB037	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB038	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB039	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
153MB040	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB041	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB042	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB043	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB044	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB045	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB046	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB047	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB048	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB049	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB050	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB051	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB052	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB053	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB054	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB055	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB056	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB057	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB058	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB059	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB060	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB061	DILSHEIMER THOMAS S	421 TREGARON RD	BALA CYNWYD	PA	19004-2706
153MB062	JOHNSON MAURICE H	119 RIDGEWOOD DR	LANDENBERG	PA	19350-9101
153MB063	BAAS RICHARD T ETUX DEBRA A	648 EDGESIDE DR SE	BOLIVIA	NC	28422-7477
153MB064	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB065	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB066	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB067	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB068	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB069	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
153MB070	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
15400061	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006102	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006103	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006104	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006105	DRAPAC GROUP 31 LLC	PO BOX 2249	CUMMING	GA	30028
1540006109	GOOSE MARSH LLC	401 E CITY AVE STE 107	BALA CYNWYD	PA	19004-1116

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	COASTAL LAND DESIGN	PO BOX 1172	WILMINGTON	NC	28402

Goose Marsh Neighborhood Meeting Sign-In Date 12/10

Carmine Zecchino

712 Edgeside Dr SE Bolivia NC 28422

Richard<sup>"Tom"</sup> and Debra Baas

648 Edgeside Dr SE Bolivia, NC 28422

Kim Savage

585 Newgate Ct. SE Bolivia, NC 28422

Donald Caison

880 Gilbert Rd SE Bolivia, NC 28422

Joshua Cumber

737 Gilbert Road, Bolivia, NC 28422

Eric A. Hill

191 Gilbert Rd. SE Bolivia, NC 28422

John D. Ward

11 Brierwood Rd.

Shelton, NC 28470

JUAN Kefalis

675 Edgeside Dr SE  
Bolivia NC 28422

Date

Todd Robertson ~~PO Box~~ 910-523-1257  
HARVEY BELL 1690 OLD OCEAN HWY BOLIVIA  
PH 910 512 4372

Joyce B Brown  
1610 Stone Chimney Rdsw Supply NC28962  
ph 910-842-6665





# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-788

February 10, 2020

## APPLICATION SUMMARY

The applicant, David Purser, requests to rezone Tax Parcels 18700001 and 1870000102 from R-7500 (Medium Density Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

2651 & 2671 Midway Rd SE (NC 906)

### Tax Parcels

18700001 and 1870000102

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

CLD (Commercial Low Density)

### Surrounding Zoning

R-7500 and OK-CLD (Oak Island Jurisdiction)

### Current Use

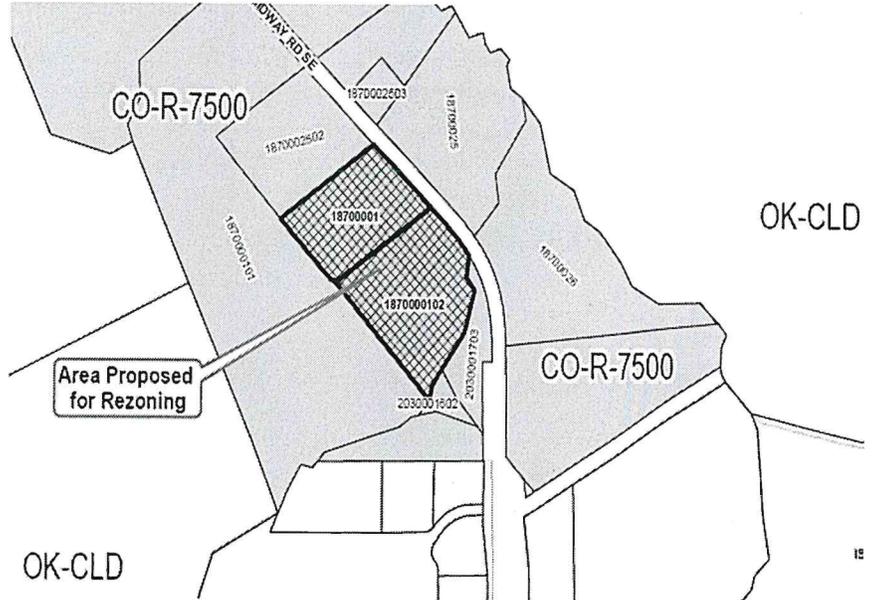
Residential, Vacant Lands

### Surrounding Land Uses

Residential, Commercial, Vacant Lands

### Size

8.6 acres



## SITE CONSIDERATIONS

**Zoning History:** The project area was previously zoned RR (Rural Residential) prior to the mass rezonings in 2007 as part of the initial UDO adoption.

**Buffers:** If rezoned to CLD, all non-residential uses will require a 0.4 (vacant) or 0.6 (developed) opacity buffer to R-7500 areas. A buffer is not required for non-residential uses zoned CLD unless there is existing residential then a 0.4 opacity buffer will be required.

**Traffic:** There are no capacity deficiencies for this section of Midway Road (NC 906). The developer shall be responsible for obtaining an NCDOT driveway permit prior to construction.

**Utilities:** Water is available from Brunswick County Utilities along Midway Road. Sewer is not available in the area. Water connection will require developer responsibility to connect to the water and sewer system.

**Schools:** The Virginia Williamson Elementary School, South Brunswick Middle School and South Brunswick High School have adequate capacity.

**CIP Projects in Area:** NC 211 R-5021 NCDOT Utility Relocation (FY 2020), Southport WWT Expansion (FY 2019), New Early College High School (FY 2022)

**NCDOT Road Improvements in Area:** Widen NC 211 from Midway Road (NC 906) to NC 87 (Project R-5021) – Pre-Construction Phase (Anticipated Construction 2019 - 2021). Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

**Environmental Impacts:** Biodiversity & Wildlife Habitat Assessment Score: Portions of the rezoning site score a 5 out of 10 due to wetlands classified as substantial.

## ANALYSIS

*"This District is intended primarily to be used in outlying areas, adjacent to major thoroughfares, with yards and other provisions for reducing conflicts with adjacent residential uses, and with substantial setbacks to reduce marginal friction on adjacent major thoroughfares. Commercial uses in this District will serve the needs of residential neighborhoods for auto-dependent commercial facilities; and serve the needs of highway oriented tourist business."*

**CAMA Land Use Plan Classification:** *Mixed Use*

- Proposed Zoning is consistent with CAMA Land Use Plan

**Applicable CAMA Land Use Policies:**

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.
- P.112 states that Brunswick County will encourages industrial and commercial development in areas with existing infrastructure that does not infringe on existing medium density residential areas.

## STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO CLD FOR TAX PARCELS 18700001 AND 1870000102 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-788



### 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.

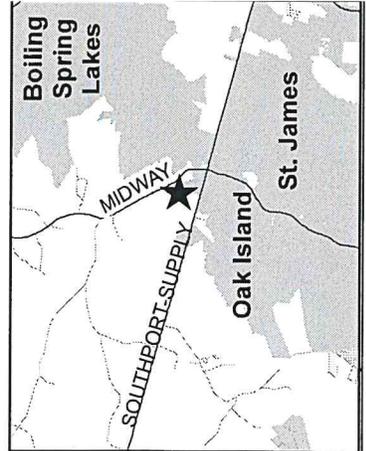
# Rezoning Case Z-788 R-7500 TO CLD

CO=COUNTY JURISDICTION  
OK=OAK ISLAND JURISDICTION

OK-CLD

CO-R-7500

ISLAND LAKES DR



RIPLY DR

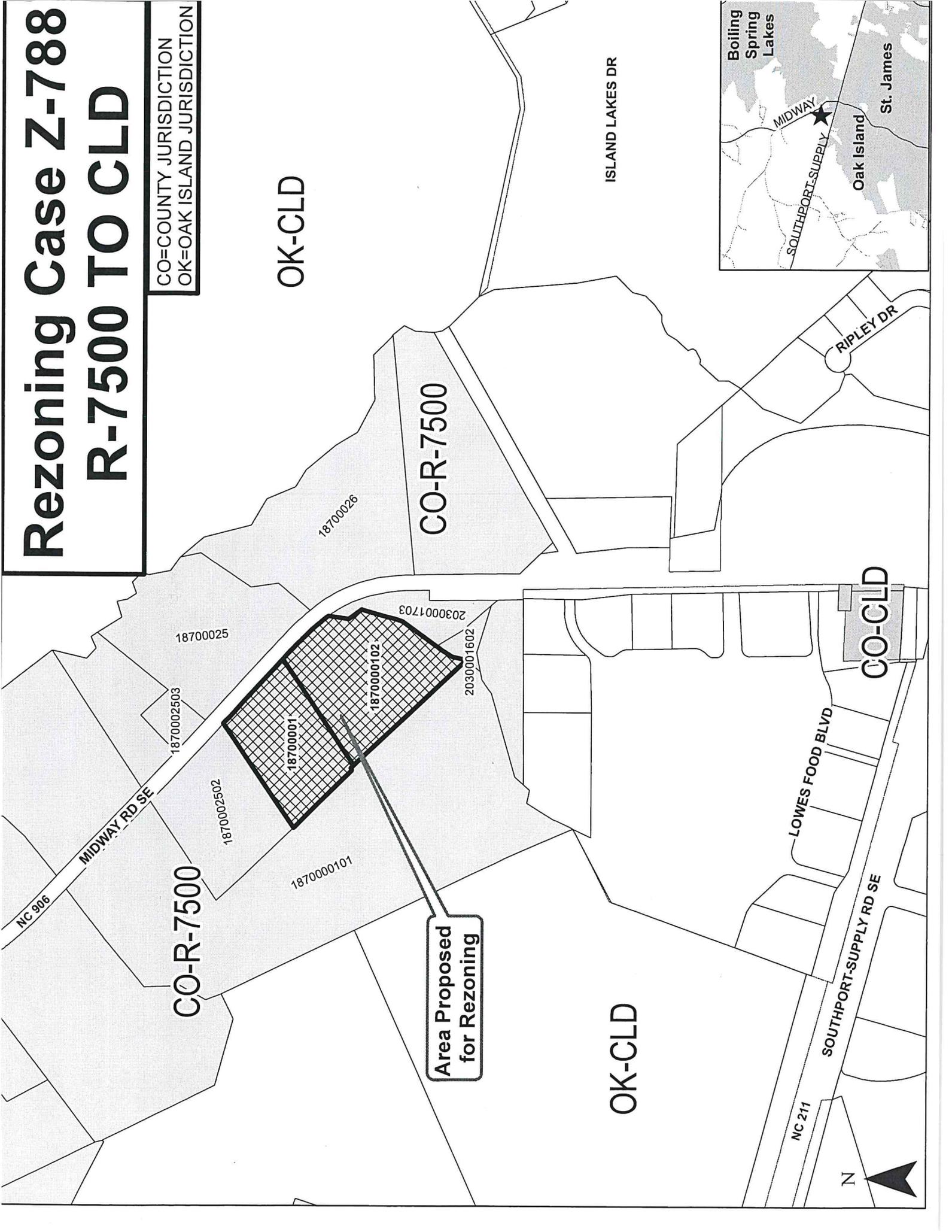
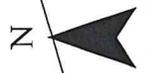
CO-CLD

Area Proposed  
for Rezoning

OK-CLD

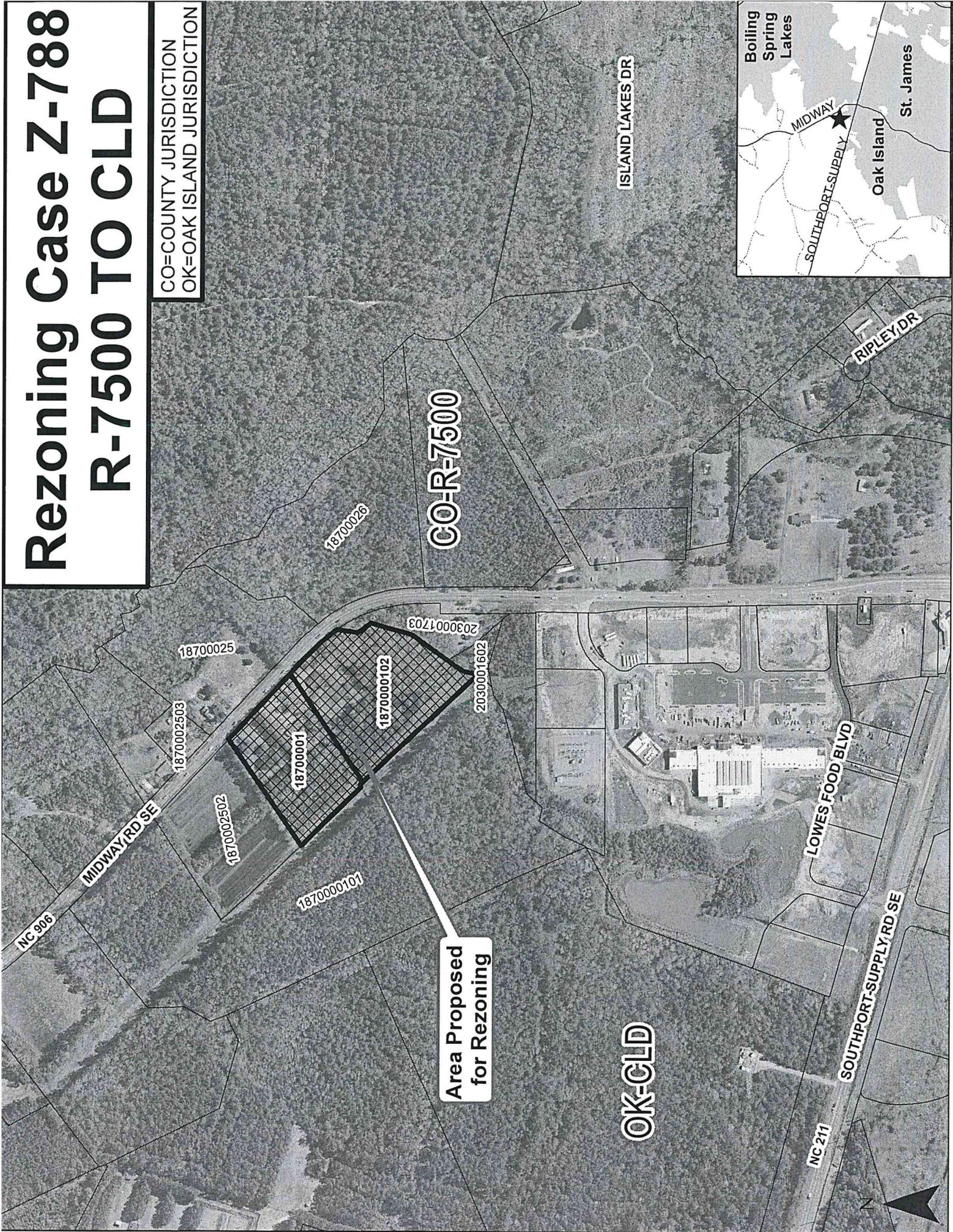
LOWES FOOD BLVD

SOUTHPORT-SUPPLY RD SE



# Rezoning Case Z-788 R-7500 TO CLD

CO=COUNTY JURISDICTION  
OK=OAK ISLAND JURISDICTION



Area Proposed  
for Rezoning

CO-R-7500

OK-CLD

ISLAND LAKES DR

RIPLEY DR

LOWES FOOD BLVD

SOUTHPORT-SUPPLY RD SE

MIDWAY RD SE

NC 906

NC 211

Boiling  
Spring  
Lakes

MIDWAY

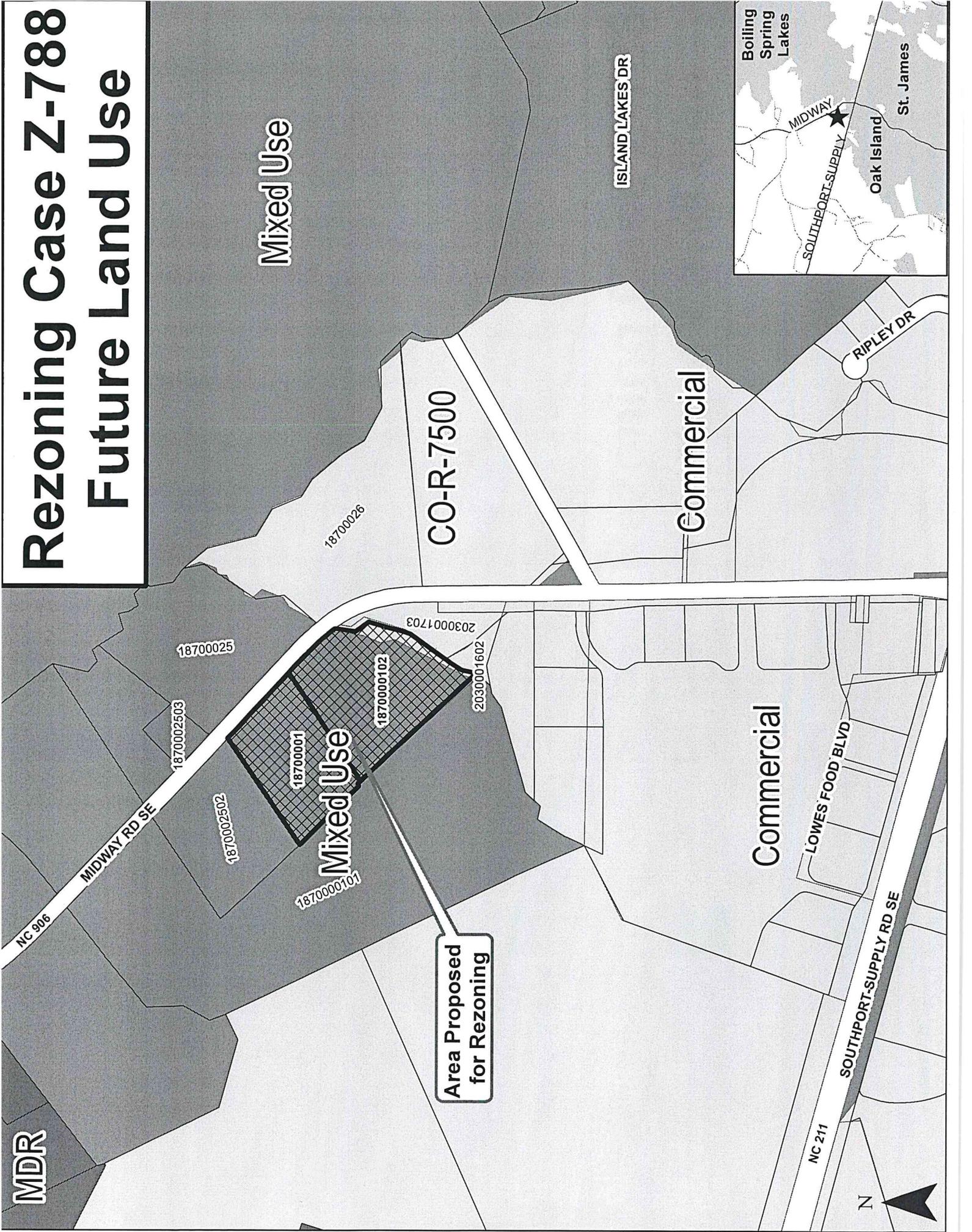
SOUTHPORT-SUPPLY

Oak Island

St. James



# Rezoning Case Z-788 Future Land Use



MDR

Area Proposed  
for Rezoning



NC 211

SOUTHPORT-SUPPLY RD SE

LOWES FOOD BLVD

Commercial

Commercial

CO-R-7500

ISLAND LAKES DR

Mixed Use

Boiling  
Spring  
Lakes

MIDWAY

SOUTHPORT-SUPPLY

Oak Island

St. James



# REZONING APPLICATION

*For Office Use Only*

Rezoning Case Z- 788 Invoice # 8359402020  
 Date Received 1/6/2020  
 Northwest Jurisdiction  YES  NO

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

**APPLICANT INFORMATION** (This person will be the contact person and will receive all mailings)

Applicant Name(s): LPM Group Inc (David Purser)

Mailing Address:  
4912 East Oak Island Drive, Oak Island N.C 28465

Phone: 980-254-1489 Email: Dpurser4@carol.na.rr.com

**PROPERTY OWNER INFORMATION** (If different from above)

Owner Name(s):

Mailing Address:

Phone: Email:

**PROPERTY INFORMATION**

Property Address and/or Description of Location:  
2651, 2671 Midway Road, Bolivia N.C 28422

Parcel Tax ID #(s): 1870000102, 18700001 Total Site Acreage: 8.6

Current Zoning District(s): R-7500 Proposed Zoning District(s): CLD

Conditional Zoning Request  YES  NO

*Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.*

**NOTE:** If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.

**STATEMENT OF REASONABLENESS**

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

Rezoning is consistent with future land use plan, with dot projects this would be very close to ramps of overpass. Character of the area is large growth with the overpass and development of Pine Forest across the street which is zoned OK-CLD.

**LAND USE COMPATIBILITY**

Future Land Use Map Classification: Mixed USE

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

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

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

**APPLICANT/OWNER SIGNATURE**

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

Applicant Signature: [Signature]

Date: 1-6-2020

Owner Signature: [Signature]

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

Owner Signature: [Signature]

Date: 1-6-2020

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

**Brunswick County Jurisdiction Fees**

- <1.0 acres (\$350)
- 1.0 to <5 acres (\$400)
- 5.0 to <25 acres (\$450)
- 25 to <50 acres (\$600)
- 50+ acres (\$1,200)
- Conditional Zoning (Add \$200)

**City of Northwest Jurisdiction Fees**

- <1.0 acres (\$1,650)
- 1.0 to <5 acres (\$1,760)
- 5.0 to <25 acres (\$1,870)
- 25 to <50 acres (\$2,090)
- 50+ acres (\$2,200)
- Conditional Zoning (Add \$550)

Please note that any continuance request after initial advertising will incur and additional \$500 fee for Brunswick County Jurisdiction and \$550 for City of Northwest Jurisdiction.

# CASE Z-788

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1870002503	CLARIDA JOHN E SR ET	2634 MIDWAY RD SE	BOLIVIA	NC	28422-8006
18700026	LOPEZ SALOMON DE LA CRUZ ETUX	4025 BLUE BANKS LOOP RD	LELAND	NC	28459
2030001703	RAY ROSE	2719 MIDWAY RD SE	BOLIVIA	NC	28422
18700025	HEWETT WILLIAM E	113 HOMESTEAD DRIVE	GOLDSBORO	NC	27530
2030001602	SPENCER JAMES W	340 OLD BRUNSWICK RD	BOLIVIA	NC	28422
1870002502	DRIVER LAWRENCE ETUX	507 W OAK ISLAND DR	OAK ISLAND	NC	28465-7136
1870000101	DRIVER LAWRENCE ETUX	507 W OAK ISLAND DR	OAK ISLAND	NC	28465-7136

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1870000102	LPM GROUP INC	4912 E OAK ISLAND DR	OAK ISLAND	NC	28465
18700001	LPM GROUP INC	4912 E OAK ISLAND DR	OAK ISLAND	NC	28465

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1870000102	LPM GROUP INC	4912 E OAK ISLAND DR	OAK ISLAND	NC	28465
18700001	LPM GROUP INC	4912 E OAK ISLAND DR	OAK ISLAND	NC	28465

# BRUNSWICK COUNTY PLANNING

## Project Submittal Deadline Schedule 2020

*Major Subdivisions and Planned Developments and Major Site Plans*

Project Submittal Deadline*	Technical Review Committee (TRC) Meeting Date	Project Revision Due Date*	Planning Board Meeting Date
1/3/2020	1/16/2020	1/24/2020	2/10/2020
1/31/2020	2/13/2020	2/21/2020	3/9/2020
2/28/2020	3/12/2020	3/20/2020	4/13/2020
4/3/2020	4/16/2020	4/24/2020	5/11/2020
5/1/2020	5/14/2020	5/22/2020	6/8/2020
6/5/2020	6/18/2020	6/26/2020	7/13/2020
7/3/2020	7/16/2020	7/24/2020	8/10/2020
7/31/2020	8/13/2020	8/21/2020	9/14/2020
9/4/2020	9/17/2020	9/25/2020	10/12/2020
10/2/2020	10/15/2020	10/23/2020	11/9/2020
11/6/2020	11/19/2020	11/27/2020	12/14/2020
12/4/2020	12/17/2020	12/28/2020	1/11/2021
1/4/2021	1/14/2021	1/22/2020	2/8/2021

\*All Submittals and Revisions are due by 5:00 pm on the deadline day. Incomplete submittals and plans cannot be processed.

# Brunswick County Planning Board

## *Rezoning Application Deadline Schedule 2020*

Application Deadline*	Planning Board Meeting Date
1/3/2020	2/10/2020
1/31/2020	3/9/2020
2/28/2020	4/13/2020
4/3/2020	5/11/2020
5/1/2020	6/8/2020
6/5/2020	7/13/2020
7/3/2020	8/10/2020
7/31/2020	9/14/2020
9/4/2020	10/12/2020
10/2/2020	11/9/2020
11/6/2020	12/14/2020
12/4/2020	1/11/2021
1/4/2021	2/8/2021

\* Completed Applications are due by 5:00 pm on the application deadline day. **Incomplete applications will not be accepted.**  
*Final scheduling of requests will be made following the submittal of the request.*