



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
March 9, 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 February 10, 2020 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.
 - A. Rezoning Z-787CZ – Ray Ellixson
Proposed conditional rezoning of approximately 5.7 acres located on Midway Road SE (NC 906) near the intersection of Lewis Loop Road (SR 1506) from R-7500 (Medium Density Residential) to RR-CZ (Conditional Rural Residential) for Tax Parcel 1710004806.

LAND USE PLAN MAP AMENDMENT LUM-787CZ:
Request to amend Tax Parcel 1710004806 from MDR (Medium Density Residential) to LDR (Low Density Residential).
 - B. Planned Development – PD-28
Name: Calabash Station
Applicant: H & H Homes (Bryant Spencer)
Tax Parcels: 22500110, 2250011001, 2250011003, 2250011004, 2250011005, 2250010902, 2250011101, 2250011107
Location: 690 Calabash Rd NW (SR 1300)
Description: Calabash Station is a proposed Planned Development consisting of 251 Single Family Lots on a gross site of 93.45 acres creating an overall density of 2.69 dwelling units per acre.
- 10) Other Business.
 - Census 2020.
 - Planning Board Case Update.
 - Administrative Adjustment Report.
- 11) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

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

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

MEMBERS PRESENT

Eric Dunham, Chair
William Bittenbender
Richard Leary
Ron Medlin
Alvin Nobles
Brett Riggs, Alternate

MEMBERS ABSENT

Joy Easley
Tom Simmons

STAFF PRESENT

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

OTHERS PRESENT

Buddy Seymour
John Hankins
Heather Burkert
Les Petosky
Barbara McQuery
Elizabeth Williams

Frank Braxton
Maude Kelley
Randy Richardson
Donald Caison
David Purser

I. CALL TO ORDER.

Mr. Dunham 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.

Ms. Easley and Mr. Simmons were absent.

IV. CONSIDERATION OF MINUTES OF THE 12-NOV-19 MEETING.

Mr. Leary made a motion to approve the 12-Nov-19 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

The Chair stated that Zoning Case #Z-787 has been postponed by the applicant until further notice and that case will not be considered tonight.

VI. PUBLIC COMMENT.

Ms. Heather Burkert addressed the Board. Ms. Burkert was concerned with the potential impacts that zoning changes on Midway Road SE (NC 906) will have on the current farming communities. She stated that she currently operates an agri-tourism business on Midway Road SE and she expressed her concerns about the rural heritage being lost as result of potential zoning changes. Ms. Burkert said smart growth planning should be implemented on Midway Road SE to preserve the rural character. She suggested that no zoning changes occur on Midway Road SE until a study can be completed with input from the community regarding the development direction of Midway Road in an effort to maintain the integrity of residential uses.

Ms. Dixon stated that, it was her understanding, that this area was zoned R-7500 in May 2007 because property owners did not want single-wide mobile homes and/or commercial activity in the area. Ms. Burkert agreed with Ms. Dixon's recollection of the current zoning designation along Midway Road S and she asked that the Board keep in mind their predecessors reasoning for the current zoning designation. The Chair stated that there is an item for consideration that is off Midway Road SE. Ms. Dixon said that rezoning case is in close proximity to Southport-Supply Road SE (NC 211) and it is currently classified as mixed use in the CAMA Land Use Plan. Ms. Burkert suggested that the mixed use land classification be clearly defined and commercial zoning be restricted to that area. Ms. Dixon said the mixed use land classification has been defined. She further stated that the CAMA Land Use Plan is in the process of being updated and any inconsistencies will be addressed.

Ms. Barbara McQuery addressed the Board. Ms. McQuery was concerned with commercial zoning continuing in the rural portions along Midway Road SE. She concurred with Ms. Burkert's comments and she suggested that property owners on Midway Road SE have input in what happens in the rural areas on Midway Road SE.

Ms. Maude Kelley addressed the Board. Ms. Kelley said she grew up in a farming environment and she moved back to the area for a residential, farming lifestyle. She, too, was concerned with commercial zoning creeping into the neighborhood. She further stated that her family is a third generation farming family. Ms. Kelley said she would like to see the area stay rural.

Mr. Randy Richardson addressed the Board. Mr. Richardson said his grandparents purchased a farm on Midway Road SE in 1948. He, too, felt that all property owners on Midway Road SE should have a say in what happens in the area.

VII. PUBLIC HEARINGS.

A. Planned Development – PD-26

Name: International Logistics Park of North Carolina
Applicant: Buddy Seymour
Tax Parcel: A portion of 01400008
Description: The International Logistics Park 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.

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 based on the following conditions:

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

The Chair asked staff if a separate parcel(s) will be created for this project and Mr. Pages concurred. Mr. Pages said each lot will have a separate parcel, but the entire property is currently zoned Industrial General (IG).

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

Mr. Buddy Seymour, Windsor Development Group, addressed the Board on behalf of the applicant. Mr. Seymour stated that this is the first phase of the proposed development that will consist of 4 lots. Mr. Seymour said they intend to construct part of the first building at the entrance, which will be approximately 150,000 square feet on a speculative basis. He further stated that they will prepare other sites so as potential tenants come in the facility will be available to occupy. Mr. Seymour said the industrial development business is important to communities as it creates jobs and it will increase the tax base.

The Chair asked what will be housed on site? Mr. Seymour said there will be industrial uses such as manufacturing and warehousing. Mr. Seymour said the proposed building to be constructed will be 30' clear on the inside to allow for warehousing operations and other industrial activities. Mr. Nobles asked if the building will be finished? Mr. Seymour said the first building will be constructed if utilities are made available to the site. He further stated that it will be a shell building and the prospective tenant will finish the building to their specifications.

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

Mr. Bittenbender made a motion to approve International Logistics Park of North Carolina Planned Development with the noted conditions and the motion was unanimously carried.

B. Planned Development – PD-27

Name: Goose Marsh (Modification)
Applicant: Coastal Land Design
Tax Parcel: 15300014, 153MA001-003, 153MB001-070, 15400061, 1540006102-105, and 1540006109
Location: 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.

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

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(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Remove the pedestrian access to Tax Parcel 1540006107; and
- Remove the buffer area from Lots 491-494.

Mr. Pages said staff received an email from Stacey Oetzel (attached) expressing concerns regarding an existing sign, a well head and other items potentially encroaching on her property. She noted within her email, she is having her property re-surveyed to determine if there are any encroachments on her property and she will keep all interested parties apprised of the results. Mr. Pages interjected that her concerns are private civil issues that must be addressed through the civil process.

Mr. Bittenbender 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 reiterated that this project was purchased after the initial development stalled. He said the developer is outdoor oriented and they are proposing 3+ miles of trails which includes sidewalks. He further stated that they have reduced the number of proposed lots and increased the recreational area. Mr. Braxton said they met with the existing property owners in the area and there were no objections to the proposed development. Mr. Braxton said they are adding a second entrance and amenities (lake and clubhouse) to enhance the area. He said there is an existing pump station as well as water and sewer lines on the site. A Transportation Impact Analysis (TIA) has been completed and they are ready to move forward will developing the property.

Mr. Les Petosky, resident of Goose Marsh, addressed the Board. Mr. Petosky was concerned with who will be responsible for current road damage and the potential for additional road

damage when construction begins for this project. Mr. Pages said the roads in this development are private. He further stated that the road(s) will have to be constructed to the North Carolina Department of Transportation's (NCDOT) minimum standards prior to recordation of any lots. Mr. Petosky said there are currently 7 homes in Goose Marsh and those property owners should not be responsible for damage to the road(s) as a result of heavy equipment used to construct this project. Mr. Petosky asked who the builder will be to construct homes on site once the project begins developing? Mr. Braxton said there will likely be a combination of a builder(s) and/or a property owner(s) building a custom home(s). Mr. Braxton said the applicant will not have a road in disrepair when they are marketing lots for sale as it could deter a potential buyer.

Mr. Donald Caison addressed the Board. Mr. Caison was concerned with a buffer being inside the lots and the potential of a stormwater pond being in close proximity to his property. Mr. Pages said the applicant has submitted an updated plan where the lots do not extend to the boundary. Mr. Pages further stated that there is a buffer area required near the stormwater pond and stormwater elements can be within a buffer as long as landscaping is included within the edge of the property to impede visibility of the stormwater pond area.

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

Mr. Leary made a motion to approve Goose Marsh Planned Development (Modification) with the noted conditions and the motion was unanimously carried.

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

Request rezoning of approximately 8.60 acres located at 2651 and 2671 Midway Road SE (NC 906) from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 18700001 and 1870000102.

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

Mr. Pages said staff recommends approval from R-7500 (Medium Density Residential) to C-LD (Commercial Low Density) for Tax Parcels 18700001 and 1870000102.

The Chair clarified that there are mixed use and commercial land classifications in the immediate area and Mr. Pages concurred.

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

Mr. David Purser addressed the Board. Mr. Purser stated that there is a shooting range to the west of the subject property and the Town of Oak Island has commercial zoning adjoining the property. Mr. Purser said the wetlands have been preliminary delineated by the U.S. Army Corps of Engineers on the subject property. He concluded that commercial development in the area will benefit the residential community.

Ms. Elizabeth Williams addressed the Board. Ms. Williams expressed concern with previous fatalities as a result of excessive traffic in the area. She was concerned with changing the zoning designation when commercial uses are currently allowed. Ms. Williams felt that additional commercial uses will be a detriment to homeowners on Midway Road SE. The Chair asked staff

how long this particular area has been designated as commercial? Mr. Pages replied, more than a decade.

Mr. Purser re-addressed the Board. He stated that the current zoning will allow for approximately 40 homes, which will generate approximately 80 vehicle trips per day; whereas, the proposed zoning will be considerably less vehicle trips per day.

Ms. Barbara McQuery addressed the Board. Ms. McQuery felt that commercial zoning should not be extended down Midway Road SE in the residential neighborhoods. She further stated that she is opposed to the zoning change and asked that a study be conducted in the area with input from the affected property owners.

Mr. Randy Richardson addressed the Board. Mr. Richardson expressed concern with commercial zoning encroaching into their residential neighborhood. He felt that there should be a stopping point for commercial zoning on Midway Road SE.

Ms. Heather Burkert addressed the Board. Ms. Burkert said this is an example of what the property owners on Midway Road SE are concerned about happening that will eventually phase out the residential neighborhoods. She asked that no further commercial or RR rezoning occurs beyond this point on Midway Road SE.

Ms. Maude Kelley addressed the Board. Ms. Kelley asked the applicant the intended use of the property? Mr. Purser said they have not determined a specific use for the property. Ms. Kelley was concerned with commercial activity in close proximity to a curve. Mr. Purser reiterated that the property could be developed for 40 residential homes, which equates to 80 vehicle trips per day and a commercial project will generate much less traffic. Mr. Pages interjected that an NCDOT driveway permit will be required and road improvements maybe required such as a turning lane and/or deceleration lane prior to a commercial project being approved. Ms. Kelley reiterated her safety concerns with a curve in close proximity to the subject property.

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

The Chair said he is concerned with rezonings that require a CAMA Land Use Plan amendment. However, this particular zoning change is compatible with the CAMA Land Use Plan. He stated that there is currently MDR (Medium Density Residential) land classification that provides for a buffer between commercial and residential uses along Midway Road SE. Mr. Pages said staff agrees that the MDR land classification is a defining line between the residential and commercial zoning. He further stated that staff has previously recommended changing the CAMA Land Use Plan Map where property was near a major corridor and/or a commercial node in a residential area because it would be beneficial to the residential community.

Mr. Bittenbender made a motion to approve Tax Parcels 18700001 and 1870000102 to C-LD (Commercial Low Density) and the motion was unanimously carried.

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

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:

The property is surrounded by mixed use and commercial as outlined in the CAMA Land Use Plan.

The Chairman stated that any person with standing may appeal the decision of the Planning Board by providing written notice to the County Manager within 15 days of the decision. If an appeal is received in the allotted time, the case will move forward to the Brunswick County Board of Commissioners for a Public Hearing and their consideration. He further stated that if notice of the appeal is not provided in writing within 15 days, then the decision of the Planning Board shall be final.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that there were 2 zoning cases (Z-782 and Z-786) that was approved at the Board of Commissioners' Tuesday January 21, 2020 meeting.

- Project Updates

Ms. Dixon addressed the Board regarding current projects (Comprehensive Land Use Plan, NCDOT Road Projects, and Carolina Bays Parkway) staff is working on.

- Deadline Schedules

Mr. Pages addressed the Board. He stated that the Board was previously provided a copy of the 2020 Planning Board schedule and deadlines (attached) for application submittals for rezonings, major subdivisions and planned developments.

IX. ADJOURNMENT.

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

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-787CZ

March 9, 2020

APPLICATION SUMMARY

The applicant, Allen Ray Ellixson, requests to rezone Tax Parcel 1710004806 from R-7500 (Medium Density Residential) to RR-CZ (Conditional Rural Residential). This conditional zoning is proposing to limit the uses to Residential/Personal/Non-Commercial Storage Structures, Kennels, Single-Family Detached Residential, Accessory Buildings, Home Occupations and Planned Developments (w/ Planning Board approval). The applicant held a Neighborhood Meeting on February 27, 2020. The owners and adjacent owners have been notified of the proposed rezoning via first class mail. A site plan is provided, and several conditions have been proposed and agreed upon by the owner.

Location

Midway Road SE (NC 906) near the intersection with Lewis Loop Road (SR 1506)

Tax Parcel

1710004806

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

RR-CZ (Conditional Rural Residential)

Surrounding Zoning

R-7500 (Medium Density Residential)

Current Use

Vacant

Surrounding Land Uses

Residential, Agricultural, Vacant Lands

Size

5.7 acres



SITE CONSIDERATIONS

Zoning History: The project area was rezoned to R-7500 as part of the rezonings in 2007 related to the UDO adoption. Prior to 2007, the site was zoned RU (Rural).

Buffers: No buffers are proposed.

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 Bolivia 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: The rezoning site score a 0 out of 10. The rezoning site contains no wetlands or flood hazard areas.

ANALYSIS

"The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed." Conditional Zoning is established to offer flexibility to meet project and community needs that are not accommodated by conventional zoning districts. These districts allow approval with individualized development standards adopted as part of the rezoning. Property is rezoned to these districts in response to and consistent with the applicant's submitted site plan, list of uses, list of conditions, and any rules or regulations, that would govern development of the site. The property owner and Brunswick County must agree to all conditions. The applicant must hold at least one neighborhood meeting on the proposal prior to the Planning Board's public hearing. These districts are potentially available in conjunction with any of the conventional zoning classifications the site.

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

- Proposed Zoning is NOT consistent with CAMA Land Use Plan
- Land Use Amendment (LUM-787CZ) proposed from MDR to LDR (Low Density Residential)

Applicable CAMA Land Use Policies:

- P.9 Brunswick County and its participating municipalities will support mixed use development of residential and supporting non-residential land uses.
- 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

Conditional Rezoning is a tool that can be used to mitigate community impacts. If the Planning Board votes for approval to RR-CZ, the following permitted uses and conditions are recommended by staff for Tax Parcel 1710004806 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

Permitted Uses:

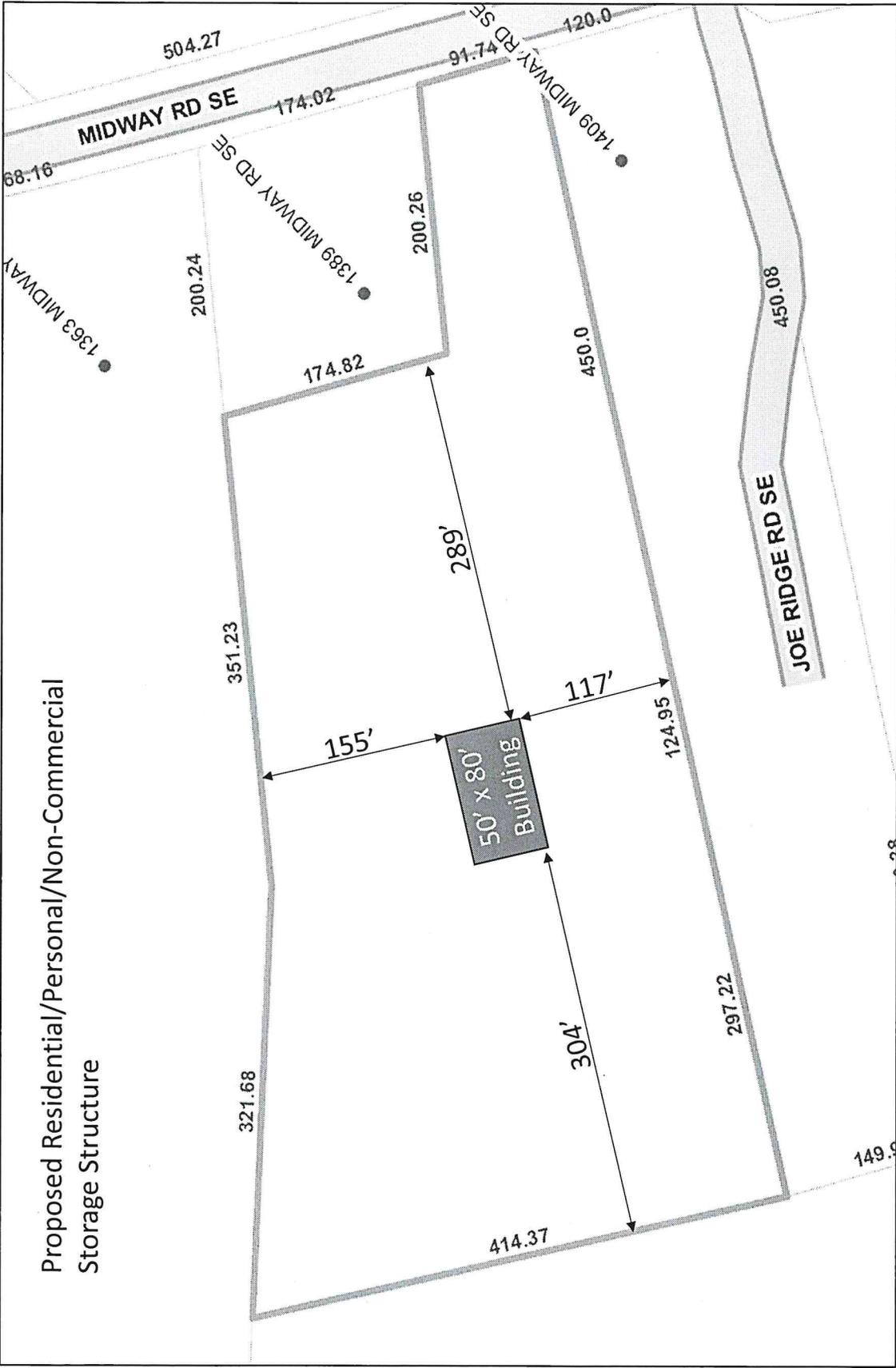
- 1. Residential/Personal/Non-Commercial Storage Structures**
- 2. Kennel**
- 3. Single Family Detached Residential**
- 4. Accessory Building**
- 5. All home occupation**
- 6. Planned Development** *(Subject to approval from the Planning Board per the Brunswick County Unified Development Ordinance)*

Conditions:

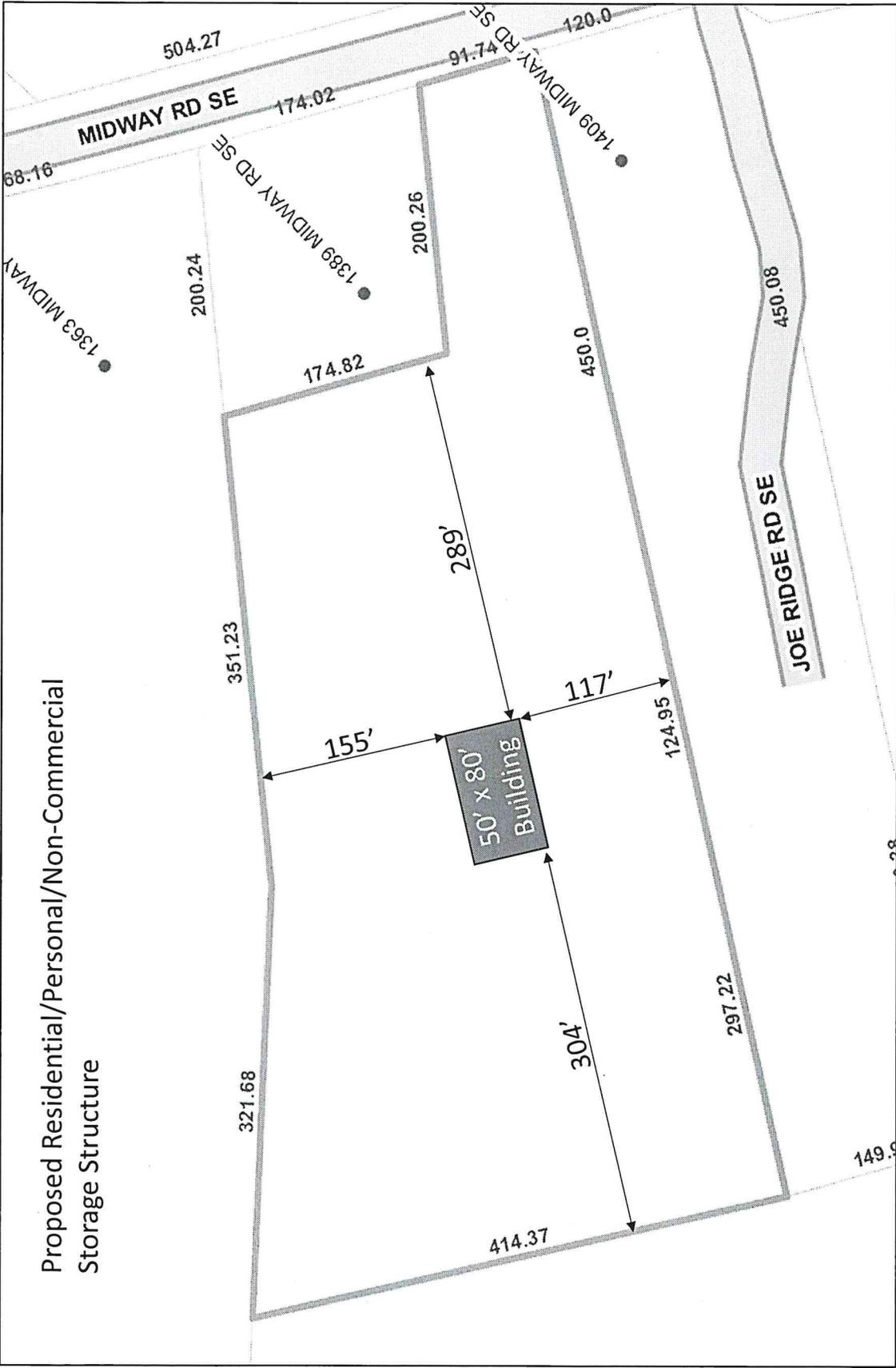
- 1. Kennel Standards - Section 5.3.5.U.**

Veterinary clinics, animal hospitals, and kennels shall be permitted in accordance with the use tables in Section 5.2., subject to the following:

- 1. In the RR district, the use shall be permitted as a limited use subject to the standards in this Section.**
 - 2. A 300-foot separation shall be maintained between the outdoor areas where animals are kept and any property line of any adjacent residential use in a residential district.**
 - 3. A minimum six-foot high wall shall be installed and maintained between outdoor areas where animals are kept and any property line of an adjacent residential use in a non-residential district.**
 - 4. The facility shall be constructed, designed, and located on the site to minimize noise, odor, and other impacts on neighboring properties. Adequate waste disposal shall be required to maintain sanitary conditions and control odor.**
 - 5. All facilities shall be licensed by the Animal Health Division of the North Carolina Department of Agriculture and Consumer Services, Article 3, and all other required permits or certificates shall be acquired and maintained.**
- 2. All development shall comply with all applicable federal, state, and local requirements and with the Brunswick County Unified Development Ordinance (UDO) and shall conform to the site plan, the list of permitted uses (subject to all limited standards imposed by the UDO), and all design features as submitted, and approved as part of this conditional rezoning as kept on file by the Brunswick County Planning Department.**
 - 3. All applicable County and State Stormwater Permits must be obtained prior to any development. No natural drainage areas will be cut off or disturbed before obtaining the permits**
 - 4. All conditions listed must be agreed upon by the owner at this time and must be followed. If any these conditions are violated the owner of the property will be in violation of the Brunswick County Unified Development Ordinance (UDO) and all permits shall be subject to revocation and any other enforcement actions available by law.**



Proposed Residential/Personal/Non-Commercial
Storage Structure



CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-787CZ



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-787CZ R-7500 TO RR-CZ

CO=COUNTY JURISDICTION

Area Proposed
for Rezoning

CO-R-7500

LEWIS LOOP RD SE

SR 1506

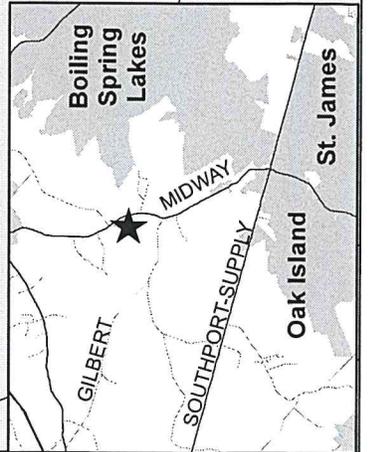
NC 906

MIDWAY RD SE

JOE RIDGE RD SE

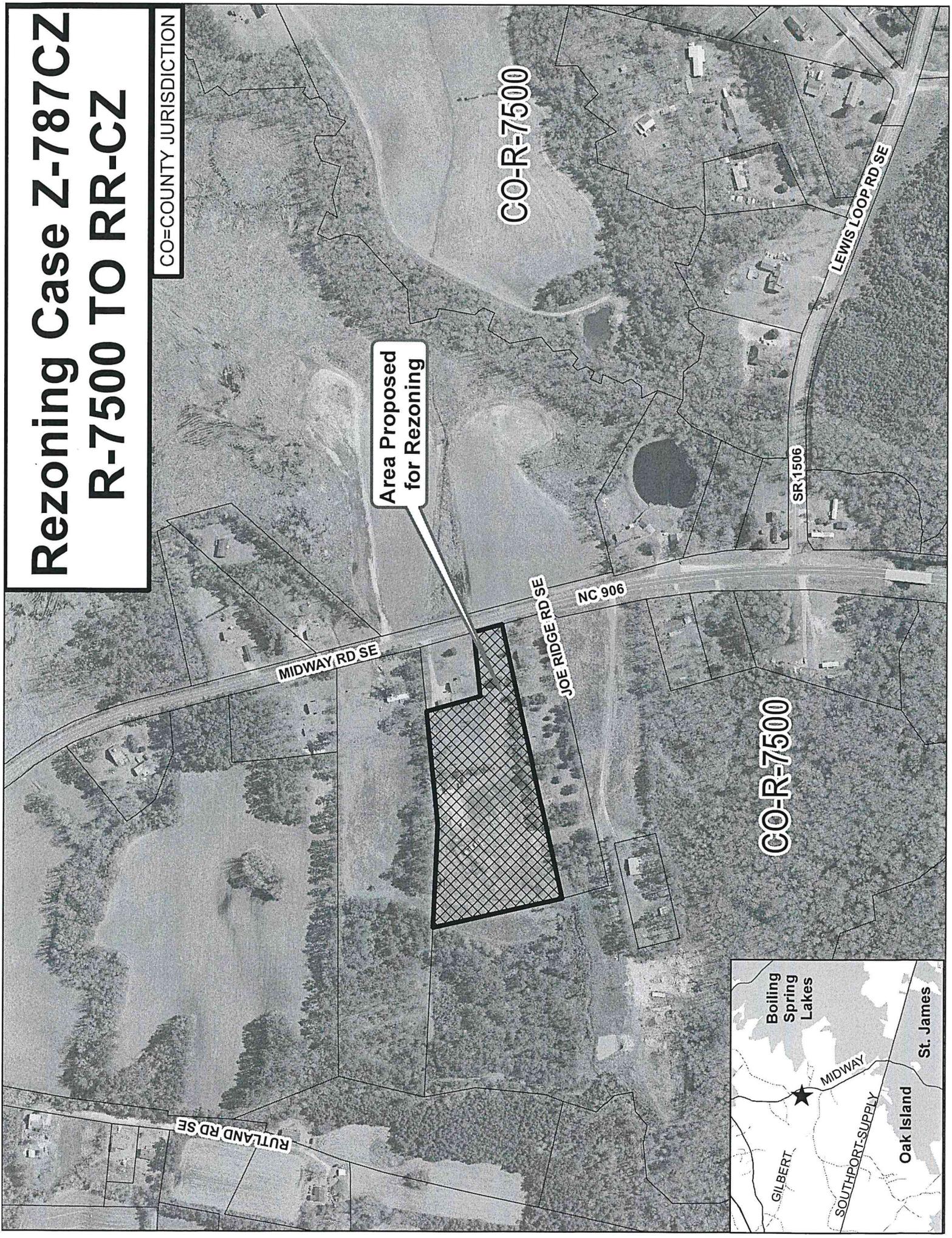
CO-R-7500

RUTLAND RD SE



Rezoning Case Z-787CZ R-7500 TO RR-CZ

CO=COUNTY JURISDICTION



Area Proposed
for Rezoning

CO-R-7500

LEWIS LOOP RD SE

SR 1506

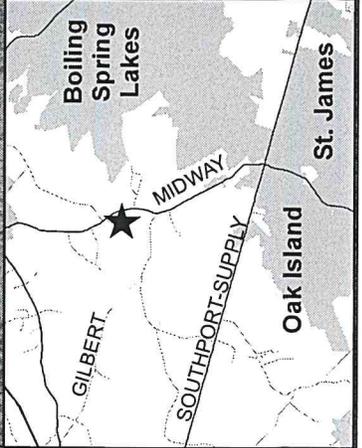
NC 906

JOE RIDGE RD SE

MIDWAY RD SE

RUTLAND RD SE

CO-R-7500



Boiling
Spring
Lakes

St. James

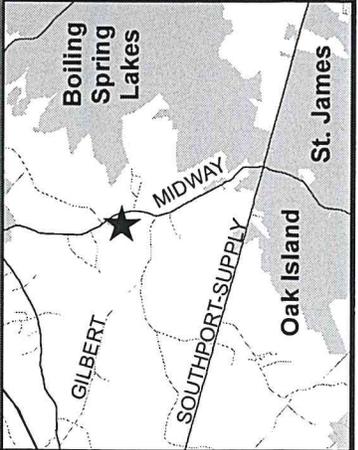
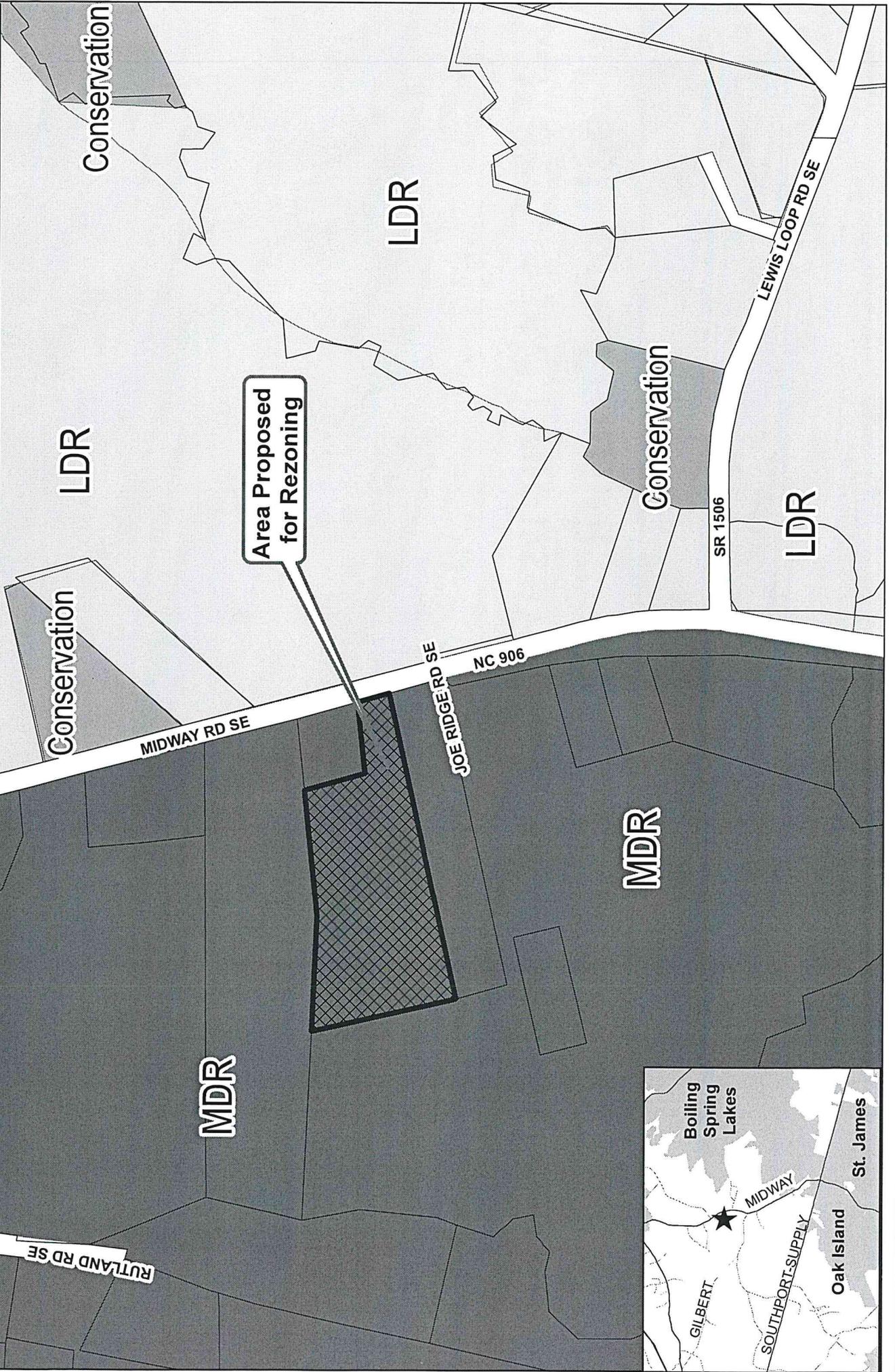
Oak Island

SOUTHPORT-SUPPLY

MIDWAY

GILBERT

Rezoning Case Z-787CZ Future Land Use



NEIGHBORHOOD MEETING VERIFICATION FORM

DATE OF MEETING: 2/27/2020 CASE # OR PROJECT NAME: Z-787CZ

LOCATION OF MEETING: COUNTY COMPLEX - CODE ADMIN CONF. ROOM

ATTENDEES

NUMBER OF ATTENDEES: _____

LIST OF ATTENDEES:

- | | |
|---------------------------------|-----------|
| 1. <u>HEATHER BURKERT</u> | 11. _____ |
| 2. <u>Allan Roy Ellixson Sr</u> | 12. _____ |
| 3. <u>HENRY BRADERT</u> | 13. _____ |
| 4. <u>Barbara McQuery</u> | 14. _____ |
| 5. <u>William H. Williams</u> | 15. _____ |
| 6. <u>Randy Richardson</u> | 16. _____ |
| 7. <u>Liston Richardson</u> | 17. _____ |
| 8. <u>Earlene William</u> | 18. _____ |
| 9. <u>Ben Williams</u> | 19. _____ |
| 10. <u>Elizabeth H Williams</u> | 20. _____ |

MEETING SUMMARY (INCLUDE ALL ATTENDEES COMMENTS & RESPONSES):

- Traffic & Heavy Equipment Concerns on Midway
- Concerns about Kennel - smells, noise
- Concerns about commercial activity
- No concerns with Personal Storage Structure



REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 787 Invoice # 8355602019
 Date Received 12/13/19
 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):
Allen (Ray) Ellixson Sr.

Mailing Address: 1002 Bonner Bussells Dr, Southport, NC 28461

Phone: 910-540-4728

Email: rellixson@yahoo.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s):
same

Mailing Address:

Phone:

Email:

PROPERTY INFORMATION

Property Address and/or Description of Location:
Midway Rd., Bolivia, NC 28422

Parcel Tax ID #(s):
See attach copy

Total Site Acreage:
~~49.5~~ 5.7

Current Zoning District(s): R 7500

Proposed Zoning District(s): ~~RR 6000~~ RR-CZ

Conditional Zoning Request YES NO

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

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

STATEMENT OF REASONABLENESS

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

Use of land was farming when we bought it. We have small farming equipment to maintain it. We would like to be able to put up building or shed to store equipment in and work on in bad weather. We was raised on a farm and would like to see our grand children raised also on a farm.

LAND USE COMPATIBILITY

Future Land Use Map Classification: MDR

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

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

The land is in a rural area with low density housing surrounding. Therefore I feel the change is appropriate.

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: Allen Roy Ellisor Sr. Date: 12-12-2019
Owner Signature: Allen Roy Ellisor Sr. Date: 12-12-2019
Owner Signature: Terrell D. DeWitt Date: 12-12-19

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

City of Northwest Jurisdiction Fees

- <1.0 acres (\$1,650)
- 25 to <50 acres (\$2,090)
- 1.0 to <5 acres (\$1,760)
- 50+ acres (\$2,200)
- 5.0 to <25 acres (\$1,870)
- 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-787CZ

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
17100050	HEWETT TERESA	3582 HERON CIRCLE SE	SOUTHPORT	NC	28422
17100052	MCLAMB JAMES R	PO BOX 474	MEADEVILLE	PA	16335
1710004802	ELLIXSON JULIAN W	1389 MIDWAY RD SE	BOLIVIA	NC	28422
1710004803	RICHARDSON LISTON E	1826 MIDWAY RD SE	BOLIVIA	NC	28422
17100048	ELLIXON WOODROW V JR ET DIANE	1008 CAPT ADKINS DR	SOUTHPORT	NC	28461
1710004804	ELLIXSON WOODROW JR ETUX	1008 CAPTAIN ADKINS DR	SOUTHPORT	NC	28461-2659

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1710004806	ELLIXSON ALLEN R ET BRENDA	1002 BONNER BUSSELLS DR	SOUTHPORT	NC	28461

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1710004806	ELLIXSON ALLEN R ET BRENDA	1002 BONNER BUSSELLS DR	SOUTHPORT	NC	28461

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-28

Applicant: H & H Homes (Bryant Spencer)

Project Name: Calabash Station Planned Development

Property Location: 690 Calabash Road NW (SR 1300)

Parcel Number(s): 22500110, 2250011001, 2250011003, 2250011004, 2250011005, 2250010902, 2250011101, 2250011107

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: Calabash Station was originally approved as a Planned Development on October 8, 2007 with 242 single-family lots on 86.7 acres for a density of 2.79 dwelling units per acre. The project expired in 2012 due to lack of activity. The present submittal is proposing 251 single-family lots on a gross site of 93.45 acres creating an overall density of 2.69 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 LDR (Low Density Residential) and Conservation.
- 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 18.7 acres. The developer is proposing 32.21 acres of dedicated open space.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 3.93 acres of recreation space where as 2.81 acres are required.
 2. Sidewalks are provided throughout the development.
 3. 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 February 13, 2010.
- A neighborhood meeting was held on February 27, 2020.

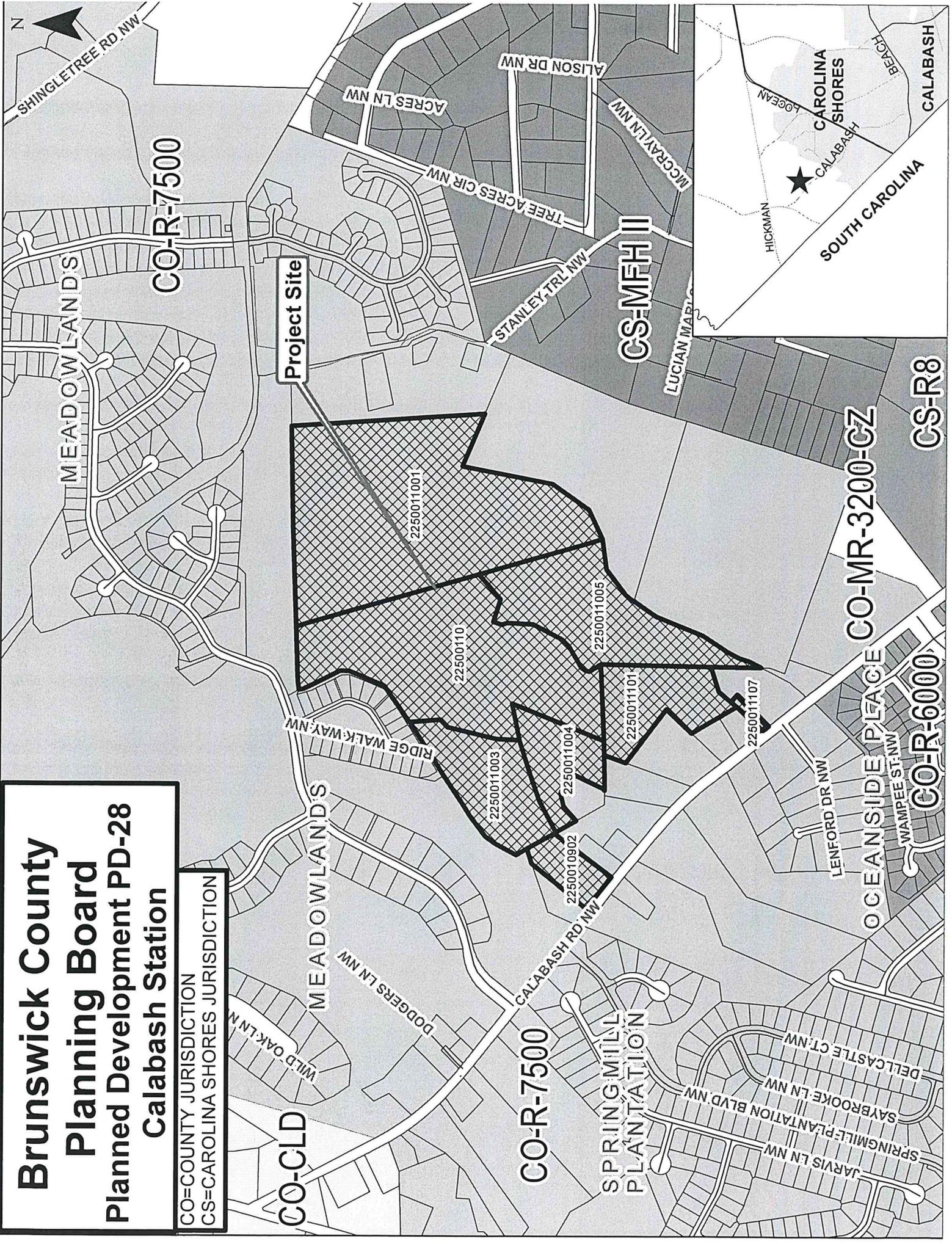
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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-28 Calabash Station

CO=COUNTY JURISDICTION
CS=CAROLINA SHORES JURISDICTION



CALABASH STATION

PLANNED DEVELOPMENT SUBMITTAL

BRUNSWICK COUNTY, NORTH CAROLINA

02.21.2020

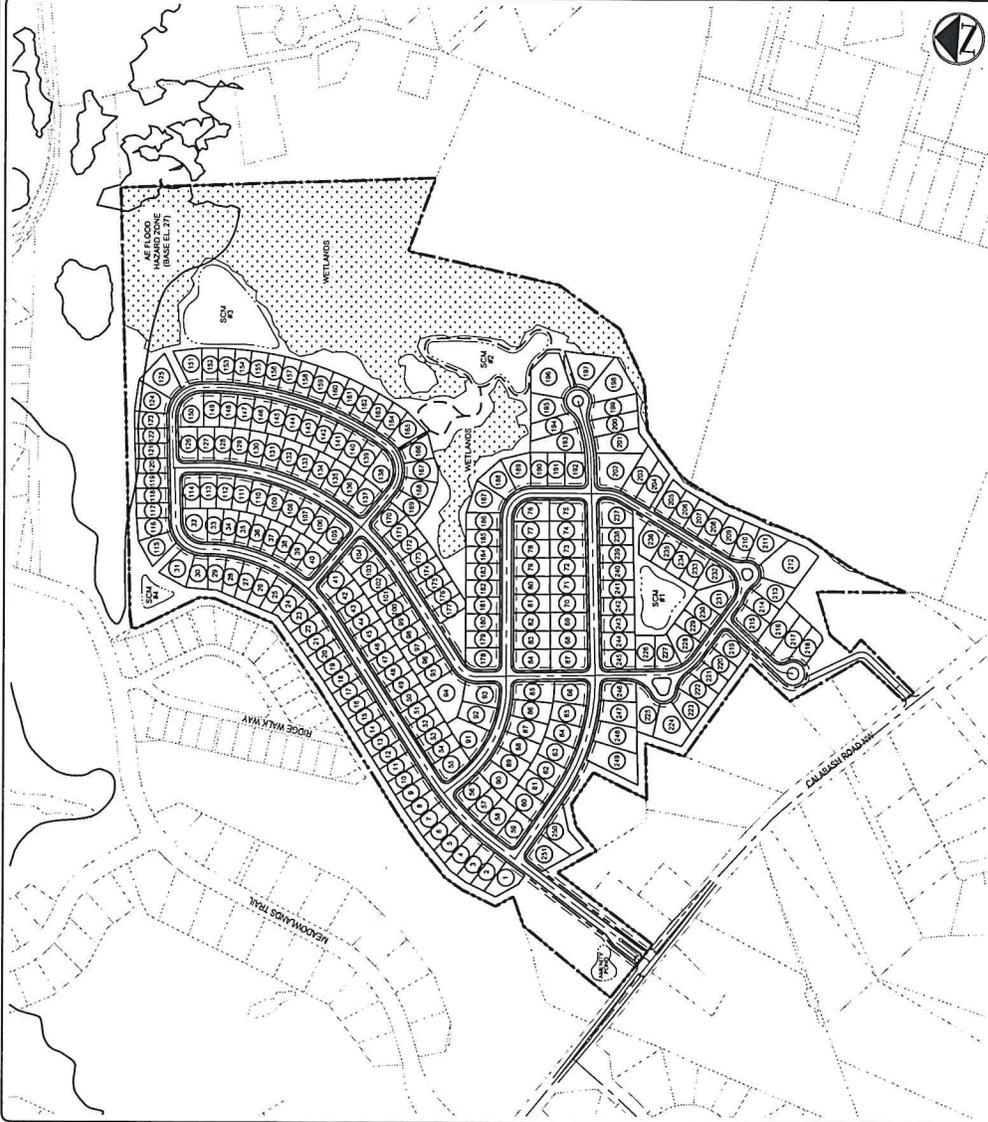
CALABASH STATION

07870-0001

02.21.2020

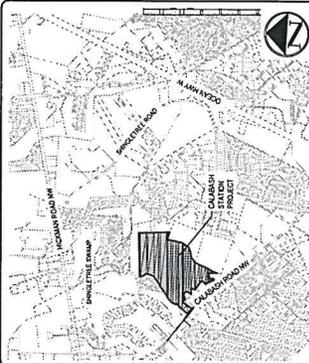
SHEET NUMBER	SHEET DESCRIPTION
CS001	COVER
CX100	EXISTING CONDITIONS
CS100	SITE PLAN
CO100	OPEN SPACE PLAN
CP100	PHASING PLAN
CG100	STORM DRAINAGE PLAN
CU100	UTILITIES PLAN
CL100	LANDSCAPE PLAN
CS501	SITE DETAILS

1 SHEET INDEX



SCALE: 1" = 100'

2 LOCATION MAP



SCALE: 1" = 2000'

4 VICINITY MAP

NAME: CALABASH STATION



OWNER:
RHH LAND INVESTORS, LLC
2919 BREEZEWOOD AVENUE, SUITE 400
FAYETTEVILLE, NC 28303



ENGINEER: MCKIM & CREED, INC.
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
RICHARD M. COLLIER, PE
RCOLLIER@MCKIMCREED.COM

LANDSCAPE ARCHITECT: MCKIM & CREED, INC.
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
TIM R. CLARK, PLA
TCLARK@MCKIMCREED.COM

SURVEYOR: MCKIM & CREED, INC.
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
DAVID JONES
DJONES@MCKIMCREED.COM

3 PROJECT INFORMATION



Planned Unit Development (PUD) - Master Plan

Application and Checklist
Fee: \$500

For Office Use Only	
File # AD-2	Receipt # 836953200
Date Submitted: 2/3/2020	

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	BRYANT SPENCER	Phone	(910) 486-4864
	Address	2919 BREEZEWOOD AVENUE, SUITE 100	Fax	
	City, St, Zip	FAYETTEVILLE, NC 28303	Email	bryantspencer@hhhomes.com

Applicant or Representative	Name	TIM CLARK	Phone	910-343-1048
	Address	243 NORTH FRONT STREET	Fax	910-251-8282
	City, St, Zip	WILMINGTON NC	Email	TCLARK@MCKIMCREED.COM

Property Information	Address	690 CALABASH RD NW CALABASH, NC 28467			
	Tax Parcel(s)	102603022260, 102603027679, 102603029218, 102603111494, 102603112103, 102603125809, 102603127085, & 102603233186			
	Acreage	APPROX. 93.45			
	Current Zoning	R7500			
Public Utilities Available?		Water	<input checked="" type="checkbox"/>	Sewer	<input checked="" type="checkbox"/>
Project Information	Project Name	CALABASH STATION			
	Modification or Expansion Of Existing PUD?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
	Single Family Acres	93.45	Lots	251	
	Multi-Family Acres		Units		
Commercial Acres					

Authorization	Property Owner Signature		Date	2/4/20
	Applicant/Representative Signature		Date	02.04.20

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



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

February 14, 2020

Tim Clark
McKim and Creed
243 N. Front Street
Wilmington, NC 28401

RE: Calabash Station Planned Development
File # PD-28

Dear Mr. Clark,

The Technical Review Committee (TRC), at their February 13, 2020 meeting, reviewed the preliminary plans for the above referenced project.

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

- Please revise the maximum project density to show 5.8 dwelling units per acre.
- Please specify the peripheral will have an opacity of 0.6.
- Please consider adding or relocating the walking trail around SCM#2 and include connections to Rosefield Way and Roslyn Court.
- Indicate that utility areas (pump station) will be screened per Sections 6.4 and 6.18 of the UDO.
- Please note that the amenity center will be subject to site specific review.
- 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 Brunswick County Floodplain Administrator, John Shirk submitted the following comments:

I have concerns with this project. Although, the project is not located in a special flood hazard area, there is still a high propensity for flooding. I am not able to find the high water mark documentation for this areas during Hurricane Florence. As this is not located in the SFHA, I have limited authority to mandate any higher building standards but strongly encourage the structures AND all utilities servicing the structures in this development to at least be elevated a minimum of two feet above highest adjacent grade. I am personally familiar with this area and in the Meadowlands, numerous structures were damaged from flooding. It is only a matter of time before this event will happen again. It is with an

abundance of caution, the builder should consider the liability for building any structure lower than the two feet above highest adjacent grade. If you have any questions, please call me at 740.243.3665 and I will respond as soon as I possibly can.

- The Engineering Department provided the following comments:
 - Existing 8" watermain on Calabash Rd – would like the water in development to loop back into Calabash Rd at fire access road.
 - Existing 8" sewer forcemain on Calabash Rd to connect proposed pump station forcemain to (min 4" forcemain).
 - No plans submitted for review yet but please keep in mind that sewer analysis will need to be completed, Pump Station will require odor control unit and Antenna height email from BJ Heck will be required.
 - Temporary blow-offs would be required at end of phases if no fire hydrants and valves past last service.

- The Code Administration Department provided the following comments:
 1. Revise sheet CP100 phasing plan. Need to provide temporary fire apparatus turn arounds for phase I on Forest Bend Drive adjacent to lot 177.
 2. Revise sheet CP100 phasing plan. Need to provide temporary fire apparatus turn arounds for phase I on Calabash Station Blvd adjacent to lot 117.
 3. Revise sheet CU100 Utility. Need to provide fire hydrant flow test within a year of date. Needed to determine minimum needed fire flow.
 4. Revise sheet CU100 Utility. Developer needs to provide square footage of proposed homes and types. Needed to determine minimum needed fire flow.
 5. Revise sheet CU100 Utility. Need to revise fire hydrant locations and spacing so that the travel distance between fire hydrants does not exceed 800' feet as measured along each road within the development. Fire hydrants are recommended to be placed at intersections to allow for functional use.
 - a. Revise sheet CU100 Utility. Add fire hydrant on Forthlin Drive at lot 75.
 - b. Revise sheet CU100 Utility. Relocate fire hydrant on Forthlin Drive at lot 65 to lot 66 at intersection.
 - c. Revise sheet CU100 Utility. Relocate fire hydrant on Forest Bend Drive at lot 178 to be at the intersection of Forest Bend Drive and Tullimore Lane.
 - d. Revise sheet CU100 Utility. Relocate fire hydrant on Calabash Station Blvd from lot 51 to lot 55.
 - e. Revise sheet CU100 Utility. Relocate fire hydrant on Calabash Station Blvd from lot 36 to lot 40.
 - f. Revise sheet CU100 Utility. Relocate fire hydrant on Rosefield Way from lot 137 to the intersection at lot 137.
 - g. Revise sheet CU100 Utility. Relocate fire hydrant on Rosefield Way from lot 148 to 146.
 - h. Revise sheet CU100 Utility. Relocate fire hydrant of Forest Bend

- The North Carolina Department of Transportation provided the following comments:
 - A right turn lane, and left turn lane will be required. Details will be worked out in the permit process.
 - The main entrance has poor offset to Springmill Plantation Rd NW. (we are actively working with the engineer to solve this problem)
 - We will require plan approval prior to construction if the development wants to petition the subdivision roads to NCDOT in the future.
 - A NCDOT Driveway Permit is required. Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North Carolina Highways to include access locations within 500' of the proposed access on both sides of the State road. Submit to the local NCDOT District Engineer's Office.
 - A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way.
 - NCDOT Division 3 District 3 is now paperless. When ready to submit email all documents to Div3Dist3@ncdot.gov
- 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.
- 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 idstanley@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 February 21, 2020. 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



PD-28

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250011606	HARRIS CATHERINE B & JEREMY HARDEE	589 CALABASH ROAD NW	CALABASH	NC	28467
225JB023	RAMOS EDWIN ETUX	1055 RIDGE WALK WAY	CALABASH	NC	28467
2250008804	MILLER DORA MAE	501 STANLEY TRL	CALABASH	NC	28467-2066
225JB021	MATHIEU PHILIP M ETUX THERESA L	1059 RIDGE WALK WAY NW	CALABASH	NC	28467
2250011006	SMITH THOMAS J AND	630 CALABASH RD NW	CALABASH	NC	28467-1903
225JB025	MCLAMB NINA DOLORES	1051 RIDGE WALK WAY NW	CALABASH	NC	28467-2274
2250008803	BRYANT JOHNNIE LEROY	PO BOX 6062	OCEAN ISL BCH	NC	28469-0062
225JB019	KLEE PETER J ETUX	1063 RIDGE WALK WAY	CALABASH	NC	28467
2250010904	STAMP ANTHONY R ETUX	700 CALABASH RD NW	CALABASH	NC	28467-1905
2250011105	HARDEE TRUST THE	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470-5583
2250008802	MCCRAY ANTONIO DELANEY AND	PO BOX 268	BOLIVIA	NC	28422-0268
225JB018	KLEE PETER JOSEPH ETUX	1063 RIDGE WALK WAY NW	CALABASH	NC	28467-2274
2250011108	WETHINGTON ROBERT D ETUX	552 CALABASH RD NW	CALABASH	NC	28467-1914
2250011104	KARBACK JOHN ET KATHERINE	650 CALABASH RD NW	CALABASH	NC	28467
225001109	ONEAL GEORGIA AMELIE	4417 MANDI AVE	LITTLE RIVER	SC	29566
2250009827	MEADOWLANDS GOLF CLUB INC	101 TANNENBAUM STREET	DURHAM	NC	27705
2250009809	MEADOWLANDS GOLF CLUB INC	PO BOX 4159	CALABASH	NC	28467
2250010905	CARTER JEFFREY E ETUX TONYA L	PO BOX 4159	CALABASH	NC	28467
2250011701	THOMPSON KATHY H	680 CALABASH ROAD NW	CALABASH	NC	28467
225JB016	SUMMERS LAWRENCE J ETUX SHEILA M	691 CALABASH RD NW	CALABASH	NC	28467
225JB017	SUMMERS LAWRENCE J ETUX SHEILA M	5100 BROOK GREEN RD	BALTIMORE	MD	21229
225JB013	MCLAMB JAKOB EDWARD	5100 BROOK GREEN RD	BALTIMORE	MD	21229
225JB014	LARSEN WALTER ETUX ALICE D	1075 RIDGEWALK WAY	CALABASH	NC	28467
225JB015	LARSEN WALTER ETUX ALICE D	1071 RIDGE WALK WAY	CALABASH	NC	28467
225JB022	JOHNSON WILLIAM ETUX VERNA	1057 RIDGEWALK WAY	CALABASH	NC	28467
2250011607	CARTER RICKY L	551 CALABASH RD NW	CALABASH	NC	28467
225JB012	HOUSE CARROLL G	1074 RIDGE WALK WAY NW	CALABASH	NC	28467-2274
2250011102	POKORNY EVELYN	594 CALABASH RD NW	CALABASH	NC	28467
22500117	ALLEN IRMA H	1036 MURPHY ROAD	SEVERVILLE	TN	37862
2250011007	MEADOWLANDS POA INC	PO BOX 769	N. MYRTLE BEACH	SC	29597
225JB00101	MEADOWLANDS POA INC	PO BOX 769	N. MYRTLE BEACH	SC	29597
22500088	MILLER EDWARD JR ETALS	2667 REYNOLDS RD	TABOR CITY	NC	28463-7059
225JB024	HAYES CHARLES ETUX	1053 RIDGE WALK WAY NW	CALABASH	NC	28467-2274
2250011106	WEBBER DONALD G & CYNTHIA M TRUSTEE	6001 BRANDON AVENUE	SPRINGFIELD	VA	22150
22500112	HARDEE KENDALL L & JACKIE L TR	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470
22500113	HARDEE KENDALL L & JACKIE L TR	1720 VILLAGE POINT RD SW	SHALLOTTE	NC	28470
225JB020	RICKER VERNON ETUX Town of Carolina Shores	1061 RIDGE WALK WAY NW 200 Persimmon Rd	CALABASH Carolina Shores	NC NC	28467-2274 28467

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
225001110	CARTER CLARA S	259 SPRING BRANCH RD SW	SUPPLY	NC	28462
2250011005	CARTER JEFFERY E AND	680 CALABASH RD NW	CALABASH	NC	28467-1903
2250011004	CARTER SHIRLEY A	650 CALABASH RD NW	CALABASH	NC	28467
2250011003	CARTER CLARA STOTT	259 SPRING BRANCH ROAD SW	SUPPLY	NC	28462
2250011001	CARTER CLARA STOTT	259 SPRING BRANCH ROAD SW	SUPPLY	NC	28462
2250011101	CARTER CLARA STOTT	259 SPRING BRANCH ROAD SW	SUPPLY	NC	28462
2250010902	CARTER CLARA STOTT	259 SPRING BRANCH ROAD SW	SUPPLY	NC	28462
2250011107	CARTER CLARA S	259 SPRING BRANCH RD SW	SUPPLY	NC	28462

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	TIM CLARK	243 NORTH FRONT STREET	WILMINGTON	NC	28401

How the 2020 Census will invite everyone to respond

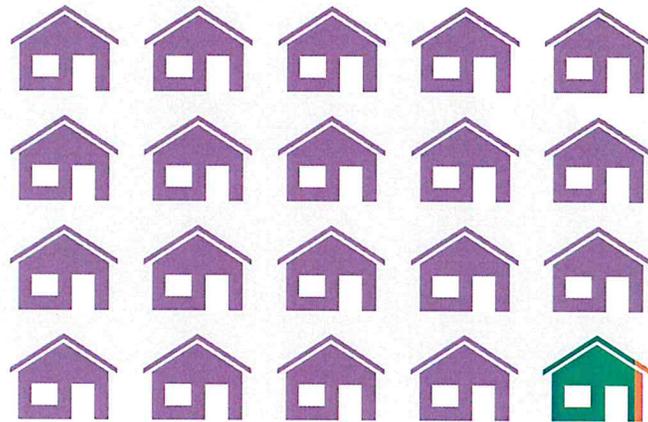


Every household will have the option of responding online, by mail, or by phone.

Nearly every household will receive an invitation to participate in the 2020 Census from either a postal worker or a census worker.



95% of households will receive their census invitation in the mail.



Almost 5% of households will receive their census invitation when a census taker drops it off. In these areas, the majority of households may not receive mail at their home's physical location (like households that use PO boxes or areas recently affected by natural disasters).



Less than 1% of households will be counted in person by a census taker, instead of being invited to respond on their own. We do this in very remote areas like parts of northern Maine, remote Alaska, and in select American Indian areas that ask to be counted in person.

(This is separate from our follow-up efforts; census takers will visit all households that were invited to respond on their own and haven't.)

Note: We have special procedures to count people who don't live in households, such as students living in university housing or people experiencing homelessness.

How the 2020 Census will invite everyone to respond



What to Expect in the Mail

When it's time to respond, most households will receive an invitation in the mail.

Every household will have the option of responding online, by mail, or by phone.

Depending on how likely your area is to respond online, you'll receive either an invitation encouraging you to respond online or an invitation along with a paper questionnaire.

Letter Invitation

- Most areas of the country are likely to respond online, so most households will receive a letter asking you to go online to complete the census questionnaire (or to respond by phone).
- We plan on working with the U.S. Postal Service to stagger the delivery of these invitations over several days. This way we can spread out the number of users responding online, and we'll be able to serve you better if you need help over the phone.

Letter Invitation and Paper Questionnaire

- Areas that are less likely to respond online will receive a paper questionnaire along with their invitation. The invitation will also include information about how to respond online or by phone.

WHAT WE WILL SEND IN THE MAIL

On or between	You'll receive:
March 12-20	An invitation to respond online to the 2020 Census. (Some households will also receive paper questionnaires.)
March 16-24	A reminder letter.
	If you haven't responded yet:
March 26-April 3	A reminder postcard.
April 8-16	A reminder letter and paper questionnaire.
April 20-27	A final reminder postcard before we follow up in person.

We understand you might miss our initial letter in the mail.

- Every household that hasn't already responded will receive reminders and will eventually receive a paper questionnaire.
- It doesn't matter which initial invitation you get or how you get it—we will follow up in person with all households that don't respond.



Brunswick County Planning

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

MEMORANDUM

DATE: February 19, 2020

TO: Brunswick County Planning Board
Randell Woodruff, County Manager

FROM: Kirstie Dixon, Planning Director

RE: **Annual Report – 2019 Administrative Adjustments**

Section 9.6.5. of the Brunswick County Unified Development Ordinance stipulates that an annual report outlining the requests for Administrative Adjustments and their associated findings for the preceding year shall be provided to the Planning Board and to the County Manager. In practice, requests that are inconsistent with the purpose of the Administrative Adjustment provisions are discouraged and alternative solutions are suggested such as site plan revisions, variances, or a rezoning. *The following Administrative Adjustments were granted between January 1, 2019 and December 31, 2019:*

- **2233 Beacon Dr SW** - Requested to place a Class B Mobile Home 8.59 feet from the rear yard property line as opposed to the 9-foot rear yard setback requirement. *Approved.*
- **2895 Hatteras Ave SW** – Requested to locate a Class A Mobile Home 22.5 feet from the front yard property line as opposed to the 25-foot front yard setback requirement. *Approved.*
- **2407 Summer Place Dr** – Requested to allow an 8-foot fence on the property as opposed to the 6-foot fence allowed by right for the front, side, and rear yard fence requirement. *Approved.*
- **2325 Blackbeard Dr SW** – Requested to locate a Class B Mobile Home 4.7 feet from the side property line as opposed to the 5-foot side yard setback requirement. *Approved.*
- **2479 Blue Papaya NE** – Requested to place a Single-Family Residence 14.8 feet from the street side property line as opposed to the 15' street side yard setback requirement. *Approved.*
- **2247 Jolly Roger Dr SW** - Requested to place a Class B Mobile Home 24.68 feet from the front yard property line as opposed to the 25-foot front yard setback required. *Approved.*
- **1608 Godney Ct SE** - Requested to place a Single-Family Residence 24.7 feet from the front yard property line as opposed to the 25 foot front yard setback requirement. *Approved.*
- **524 Lockwood Folly Rd SE** - Requested to locate a Class B Mobile Home 24.15 feet from the front property line as opposed to the 25-foot front yard setback requirement. *Approved.*
- **1893 WM and Odell Gurganus Lane SW** – Requested to place a Class B Mobile Home 9.79 feet and 9.96 feet from the side yard property lines as opposed to the 10-foot side yard setback requirement. *Approved.*

- **2966 Shell Point Rd SW** – Requested to locate a Class B Mobile Home 24.04 feet from the front property line as opposed to the 25-foot front yard setback requirement. *Approved.*
- **5418 Sandpiper Dr SW** – Requested to locate a Class A Mobile Home 13.63 feet from the street side property line as opposed to the 15-foot street side yard requirement. *Approved.*
- **1580 Maltwood Ct SE** – Requested to locate a Single-Family Residence 4.75 feet from the side property line as opposed to the 5-foot side yard setback requirement. *Approved.*
- **603 Turnpike Rd SW** – Requested to locate a Class A Mobile Home 9.75 feet from the side property line as opposed to the 10-foot side yard setback requirement. *Approved.*

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