



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
June 8, 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 March 9, 2020 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.
  - A. Rezoning Z-789

Proposed rezoning of approximately 47.14 acres located near the intersection of Randolphville Rd NE (SR 1402) and Johnsonville Rd NE (SR 1493) from R-7500 (Medium Density Residential) to R-6000 (High Density Residential for Tax Parcels 1390009508, 1390008608, 1390009501, 1390009506, 1390009507, 1390009601, 13900097, 1390009302, 1390009305, 1390009503, 1390009509, 1390009504, 1390009505, 13900096, 1390009510, 1390001801, 13900018, 1390008602.
  - B. Planned Development – PD-29

Name: Sunset Commons  
Applicant: Michael House  
Tax Parcel: 2270002308  
Location: Chatham Glenn SW  
Description: Sunset Commons is a proposed Planned Development consisting of 48 semi-attached dwelling units on a gross site of 22.35 acres creating an overall density of 2.15 dwelling units per acre.
  - C. Major Subdivision – SS-274

Name: Meridian Forest  
Applicant: CSD Engineering  
Tax Parcel: 1850002101  
Location: Southport-Supply Rd. (NC 211)  
Description: Meridian Forest Major Subdivision was approved in December 2017 with 66 single-family lots. This expansion proposes to add 18 lots for a total of 84 single-family lots on a gross site of 45.31 acres creating an overall density of 1.85 units per acre.
- 9) Other Business.
  - Planning Board Case Update.
- 10) Adjournment.

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

**6:00 P.M. Monday**  
**March 9, 2020**

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

MEMBERS PRESENT

Eric Dunham, Chair  
Ron Medlin  
William Bittenbender  
Tom Simmons  
Brett Riggs, Alternate

MEMBERS ABSENT

Alvin Nobles  
Richard Leary  
Joy Easley, Vice Chair

STAFF PRESENT

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

OTHERS PRESENT

Ray Ellixson  
John Hankins  
Barbara McQuery  
Donald Johnson  
Don Webber

Bryan Spencer  
Heather Burkett  
Richard Collier  
Warren Weaver  
David Wethington

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. Joy Easley, Mr. Ron Medlin and Mr. Alvin Nobles were absent.

IV. CONSIDERATION OF MINUTES OF THE 10-FEB-20 MEETING.

Mr. Bittenbender made a motion to approve the 10-Feb-20 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-787CZ – Ray Ellixson.

Request rezoning of approximately 5.67 acres located on Midway Road SE (NC 906) near the intersection of Lewis Loop Road (SR 1506) from R-7500 (Medium Density Residential) to RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 1710004806.

Land Use Plan Map Amendment LUM-787CZ:

Request to amend Tax Parcel 1710004806 located on Midway Road SE (NC 906) near the intersection of Lewis Loop Road (SR 1506) from MDR (Medium Density Residential) to LDR (Low Density Residential).

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 RRCZ (Rural Low Density Residential Conditional Zoning) for Tax Parcel 1710004806 with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to LDR (Low Density Residential) for Tax Parcel 1710004806.

Mr. Dunham asked staff if the kennels on site will remain and Mr. Pages replied, yes. Mr. Pages said the existing kennels are for personal use rather than commercial kennels. The Chair clarified that the applicant will be allowed to place a storage building on the site prior to the placement of a home on the property and Mr. Pages concurred.

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

Mr. Allen Ray Ellixson, Sr. addressed the Board. Mr. Ellixson stated that he has several personal items (camper, trailers, farm tractors, bush hog) that he wants to store in a building on the subject property.

Ms. Barbara McQuery addressed the Board. Ms. McQuery said her parents live at 1339 Midway Road SE, which is 2 parcels from the subject property. She was pleased that the applicant chose to eliminate kennels as a permitted use on the subject property. Ms. McQuery expressed concern with the potential of commercial activity encroaching in the residential neighborhoods if the RR zoning designation is expanded beyond the subject property and she suggested a moratorium is needed. She further stated that they are not opposed to the applicant's intended use of the property.

Ms. Heather Burkett addressed the Board. Ms. Burkett was concerned with allowing further zoning changes along Midway Road SE (NC 906) that may result in commercial activity encroaching in residential neighborhoods. She asked that staff meet with the residents on Midway Road SE to discuss minimizing zoning changes that could potentially negatively impact the existing residential community. Mr. Dunham stated that staff is in the process of updating the Comprehensive CAMA Land Use Plan and suggested property owners get with staff to review future land use on Midway Road SE (NC 906).

With no further comments, Mr. Bittenbender made a motion to close the Public Hearing and the motion was unanimously carried. Mr. Dunham asked that the Public Hearing be reopened so he can ask Mr. Ellixson a question. Mr. Simmons made a motion to reopen the Public Hearing and the motion was unanimously carried.

Mr. Dunham asked Mr. Ellixson why the zoning change will be reasonable and in the public's interest? Mr. Ellixson said he intends to utilize the property in a positive manner and the property will remain in his family.

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

Mr. Bittenbender made a motion to approve Tax Parcel 1710004806 to RRCZ (Rural Low Density Residential Conditional Zoning) with the noted conditions in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to LDR (Low 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

**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 property is currently classified as MDR (Medium Density Residential). However, a CAMA Land Use Plan amendment has been requested.

- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Land Use Plan) and the following changes have been considered to meet the needs of the community:

The proposed conditions in the Staff Report and agreed upon by the applicant meets the needs of the community and there will be no commercial activity on the site.

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

The proposed conditions have been agreed upon by the applicant and there was no opposition from the public.

The Chairman stated that any person with standing may appeal the decision of the Planning Board. 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.

**B. Planned Development – PD-28**

Name: Calabash Station  
 Applicant: H&H Homes (%Bryant Spencer)  
 Tax Parcels: 22500110, 2250011001, 2250011003, 2250011004, 2250011005, 2250010902, 2250011101 and 2250011107  
 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.

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.

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

Mr. Richard Collier, McKim and Creed Engineering, addressed the Board on behalf of H&H Homes and RHH Land. Mr. Collier presented a PowerPoint presentation to the Board that included a timeline of the proposed project. He further explained the current site conditions and proposed development that will include a 45' wide emergency access road with a siren activated gate. Mr. Collier said there will be right and left turn lanes to the site as well as a pump station on site. He stated that there is an existing ditch on the western portion of the property that extends north to Meadowlands that will be cutoff during the redesign of the subject property. Mr. Collier

said stormwater runoff is directed to the stormwater ponds on site and the sediment will discharge into the wetlands and Shingletree Swamp.

Mr. Dunham asked Mr. Collier if there are any creeks or ditches in the entryway to the site? Mr. Collier said there is a ditch along Calabash Road NW (SR 1300), but there are no creeks or ditches in the entryway to the site.

Mr. Donald Johnson, President of Meadowlands Property Owners Association, addressed the Board. Mr. Johnson said they are concerned about the maintenance of the canal between Meadowlands and the subject property because it is currently unclear who is responsible for the canal. Mr. Collier said the ditch line is between both properties and there is a common ownership of the ditch.

Mr. Warren Weaver addressed the Board. Mr. Weaver was concerned with traffic on Calabash Road NW (SR 1300) and potential stormwater runoff from the proposed project. He stated that they currently have flooding issues in the area when it rains. He further stated that they have contacted the North Carolina Department of Transportation (NCDOT) and NCDOT said there are not enough accidents on the road to warrant any improvements.

Mr. David Wethington, 552 Calabash Road NW, addressed the Board. Mr. Wethington was concerned with the proposed emergency access becoming another means of ingress and egress for the future property owners of Calabash Station. Mr. Dunham said the developer is proposing to have a siren activated gate at the emergency access. Mr. Collier clarified that the siren activated gate will be placed after the left turn into the proposed development. Mr. Collier said there will be a 20' gravel driveway for fire access into the development and the siren activated gate will be just beyond the left turn into the development. Mr. Wethington felt that his property will be flooded when the proposed project is developed. Mr. Dunham suggested that Mr. Wethington consult with the County Stormwater Engineer, Brigit Flora, regarding potential flooding of his property. Mr. Wethington asked if the potential wildlife impact has been considered? Mr. Dunham said he was uncertain if wildlife impact has been considered. Mr. Wethington asked the type of housing proposed in the development? Mr. Collier said there will be one story and two story homes in the development. Mr. Wethington asked who will be responsible for maintaining the 30' peripheral buffer? Mr. Pages said Calabash Station Property Owner's Association will be required to maintain the peripheral buffer and all open space areas.

Mr. Don Webber, 568 Calabash Road NW, addressed the Board. Mr. Webber was concerned with a buffer not being required in the vicinity of the emergency access road. Mr. Pages said a buffer is not required near the emergency access road because it will not be utilized on a daily basis. Mr. Pages said staff felt that the emergency access is advantageous to the development, but buffers outside the road access is optional for the developer to provide. Mr. Webber asked that there be assurance that the 45' emergency access only be used for emergency purposes. Mr. Webber added that there is a powerline easement on the rear of his property and he was concerned that the siren activated gate is in close proximity to that area. After reviewing the preliminary map submitted by the developer, it was determined that the powerline easement appears to be outside the area where the siren activated gate is proposed on the subject property. Mr. Webber further expressed concerns of the number of lots proposed in close proximity to Shingletree Swamp. Mr. Dunham said the developer is proposing 4 stormwater ponds on site, but stormwater will have to be approved prior to development moving forward.

Mr. David Wethington readdressed the Board. Mr. Wethington asked why the 45' emergency access road is being installed if it is not required? Attorney Batton interjected that the 45' easement is already in place and Mr. Dunham concurred.

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

Mr. Simmons made a motion to approve Calabash Station Planned Development with the noted conditions including adding a note on the plat map that the second southerly access off Calabash Road NW (SR 1300) is to be graveled and only used for emergency purposes and the motion was unanimously carried.

#### VIII. OTHER BUSINESS.

- Census 2020.

Ms. Dixon addressed the Board. She stated that staff provided information in the Board's packet (attached) regarding 2020 Census. Ms. Dixon said postcards will be mailed to County citizens regarding the 2020 Census and the process is anticipated to be completed at the end of the calendar year.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Zoning Case Z-788 was not appealed during the allotted time so the Planning Board's decision stands and a mailed notice was sent to the applicant stating such.

- Administrative Adjustment Report

Ms. Dixon addressed the Board. She stated that the Board previously received a copy of the Administrative Adjustment Report (attached) in their packet. She stated that an administrative adjustment authorizes the Planning Director to approve modifications to the requirements of the ordinance such as a reduction of up to 10 percent of any required yard and minor adjustments to site plans.

#### IX. ADJOURNMENT.

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

# REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-789

June 8, 2020

## APPLICATION SUMMARY

The applicant, Ruby Lee Thomas, requests to rezone Tax Parcels 1390009508, 1390008608, 1390009501, 1390009506, 1390009507, 1390009601, 13900097, 1390009302, 1390009305, 1390009503, 1390009509, 1390009504, 1390009505, 13900096, 1390009510, 1390001801, 13900018, 1390008602 from R-7500 (Medium Density Residential) to R-6000 (High Density Residential). All property owners included in this proposed rezoning have signed the application. This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

### Location

Near the intersection of Randolphville Rd NE (SR 1402) and Johnsonville Rd NE (SR 1493)

### Tax Parcels

1390009508, 1390008608, 1390009501, 1390009506, 1390009507, 1390009601, 13900097, 1390009302, 1390009305, 1390009503, 1390009509, 1390009504, 1390009505, 13900096, 1390009510, 1390001801, 13900018, 1390008602

### Current Zoning

R-7500 (Medium Density Residential)

### Proposed Zoning

R-6000 (High Density Residential)

### Surrounding Zoning

R-7500 (Medium Density Residential)

### Current Use

Residential, Agricultural, Vacant Lands

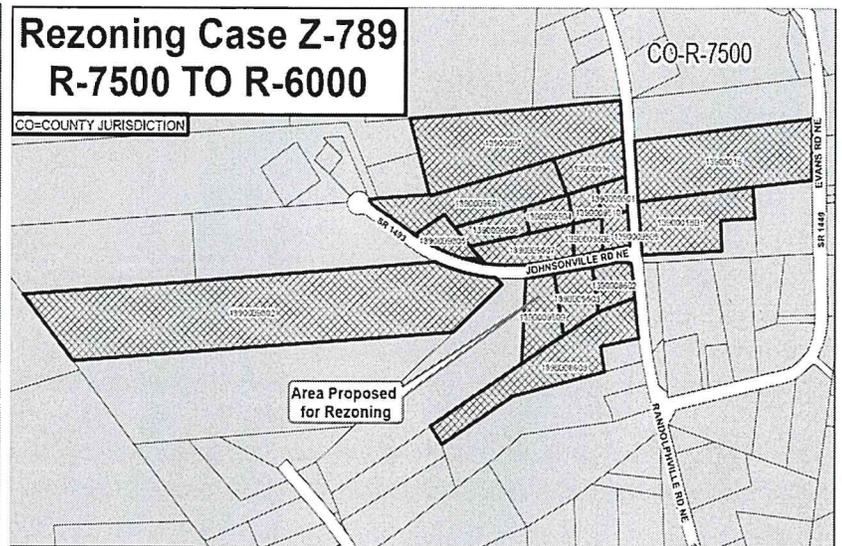
### Surrounding Land Uses

Residential, Agricultural, Vacant Lands

### Size

47.14 acres

## Rezoning Case Z-789 R-7500 TO R-6000



## 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 R-6000, all non-residential uses will require a 0.2 (vacant) or 0.4 (residentially developed) opacity buffer to R-7500 areas.

**Traffic:** There are no capacity deficiencies for this section of Randolphville Road (SR 1402). The developer shall be responsible for obtaining an NCDOT driveway permit prior to construction.

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

**Schools:** The Supply Elementary School, Cedar Grove 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

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

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

- Proposed Zoning is consistent with CAMA Land Use Plan

**Applicable CAMA Land Use Policies:**

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

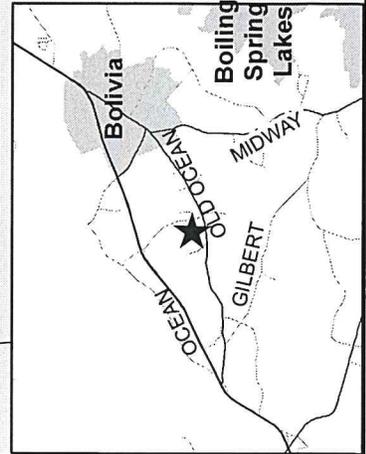
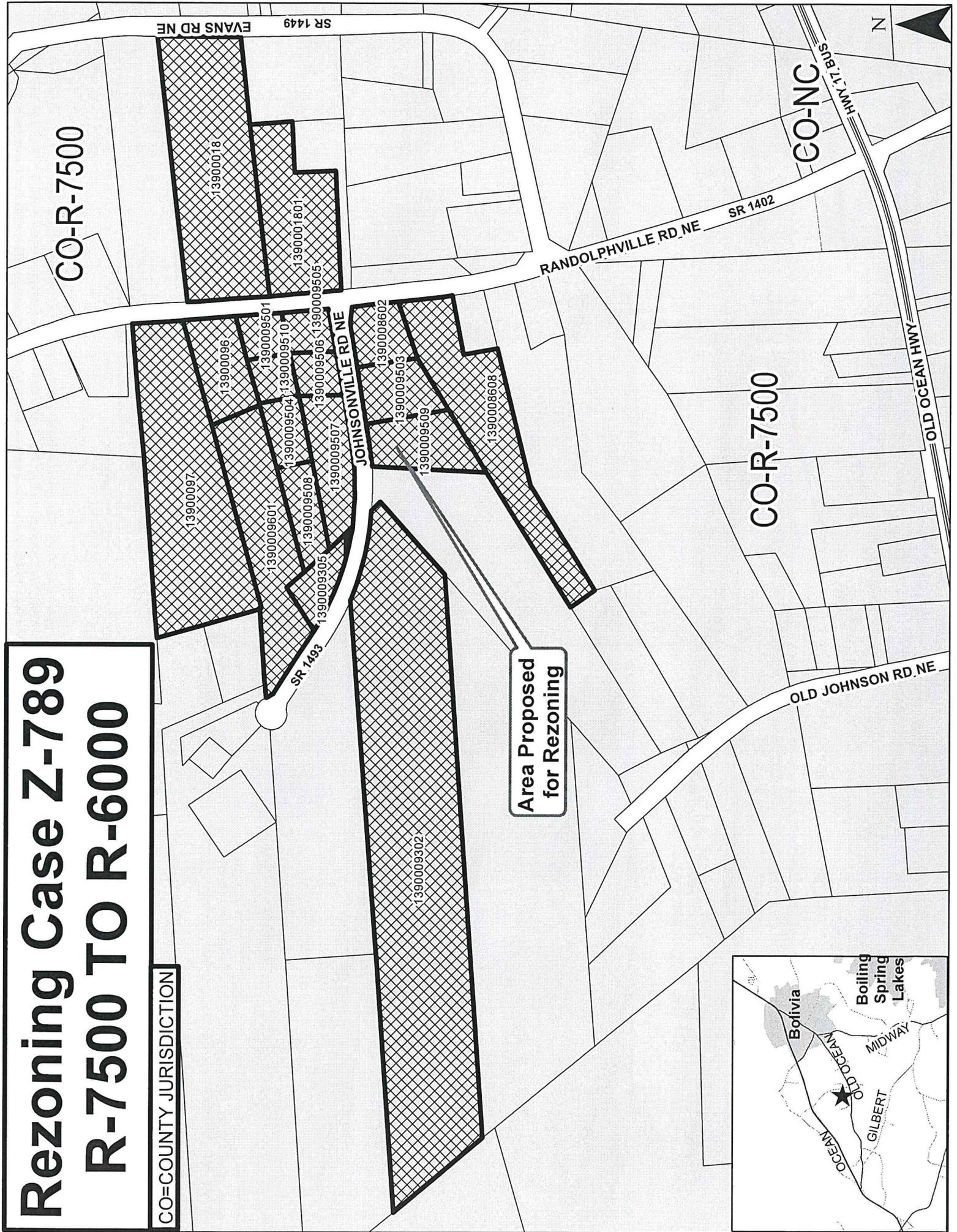
## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO R-6000 FOR TAX PARCELS 1390009508, 1390008608, 1390009501, 1390009506, 1390009507, 1390009601, 13900097, 1390009302, 1390009305, 1390009503, 1390009509, 1390009504, 1390009505, 13900096, 1390009510, 1390001801, 13900018 AND 1390008602** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.



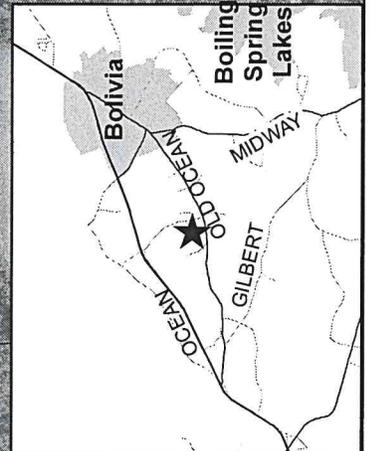
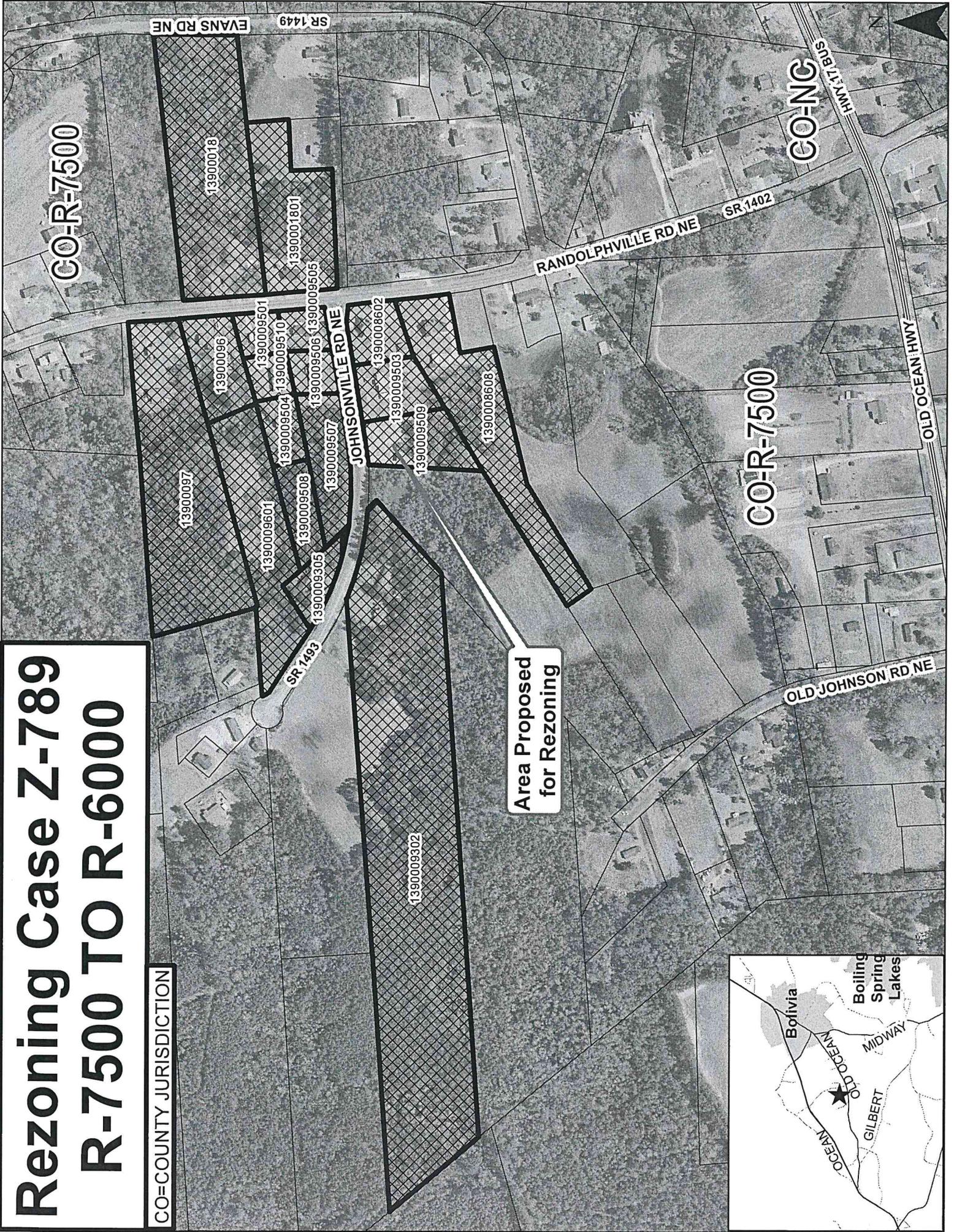
# Rezoning Case Z-789 R-7500 TO R-6000

CO=COUNTY JURISDICTION

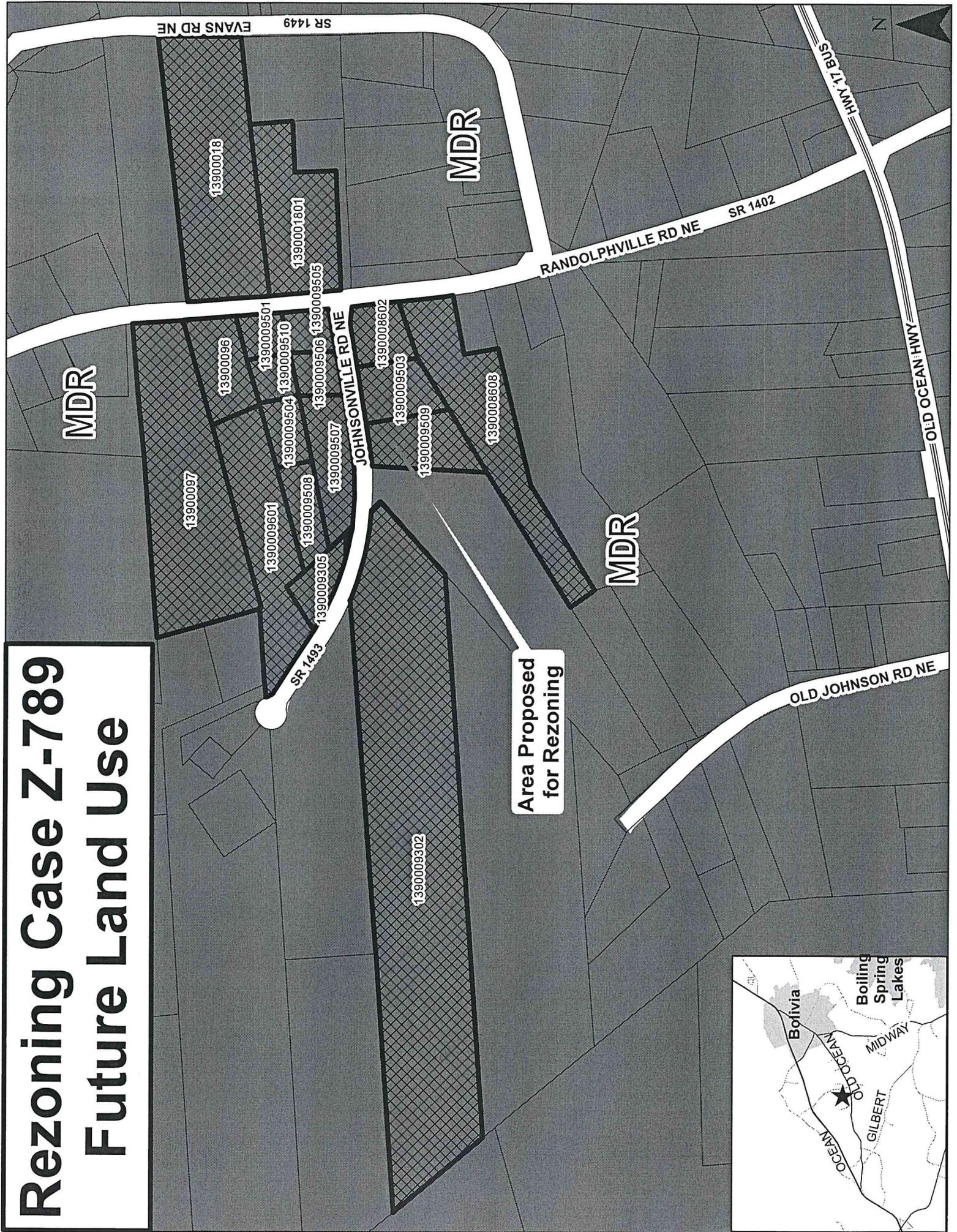


# Rezoning Case Z-789 R-7500 TO R-6000

CO=COUNTY JURISDICTION



# Rezoning Case Z-789 Future Land Use





# REZONING APPLICATION

<b>For Office Use Only</b>	
Rezoning Case Z- <u>789</u>	Invoice # <u>873000</u>
Date Received <u>3/10/2020</u>	
Northwest Jurisdiction <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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): Ruby Lee Thomas

Mailing Address: 219 Randolphville Rd., Bolivia NC 28422

Phone: 910-530-0958 Email:

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

Owner Name(s): same

Mailing Address:

Phone: Email:

**PROPERTY INFORMATION**

Property Address and/or Description of Location: Johnsonville Rd - Adjacent to 2520 Johnsonville Rd

Parcel Tax ID #(s): 1390009508, 13900018, 1390001801, 1390002602, 1390008608, 1390009302, 1390009305, 1390009501, 1390009503, 1390009504, 1390009505, 1390009506, 1390009507, 1390009509, 1390009510, 13900096, 1390009601, 13900097

Total Site Acreage: 47.1

Current Zoning District(s): R-7500 Proposed Zoning District(s): R-6000

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.

5

**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:

More Flexible for different housing types. Also will correct Non conformities in the area

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

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

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

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: Muly Phamars Date: 3-10-20

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

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

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.

## 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:

## LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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Applicant Signature: Gird Johnson

Date: 3-10-2020

Owner Signature: [Signature]

Date: 3-10-2020

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

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

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$350)      | <input type="checkbox"/> 1.0 to <5 acres (\$400) | <input type="checkbox"/> 5.0 to <25 acres (\$450)       |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200)     | <input type="checkbox"/> Conditional Zoning (Add \$200) |

### City of Northwest Jurisdiction Fees

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650)      | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870)     |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200)       | <input type="checkbox"/> 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.

# 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:

## LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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: Willie V. Mahan

Date: 3/10/20

Owner Signature: Eula D. Mills

Date: 3/10/20

Owner Signature: Margaret W. Sengletary

Date: 3/10/2020

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$350)      | <input type="checkbox"/> 1.0 to <5 acres (\$400) | <input type="checkbox"/> 5.0 to <25 acres (\$450)       |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200)     | <input type="checkbox"/> Conditional Zoning (Add \$200) |

### City of Northwest Jurisdiction Fees

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650)      | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870)     |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200)       | <input type="checkbox"/> 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.

# 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:

## LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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: Ruby A. Thomas

Date: March 10, 2020

Owner Signature: Nelly Jenkins

Date: Mar 10, 2020

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

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

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$350)      | <input type="checkbox"/> 1.0 to <5 acres (\$400) | <input type="checkbox"/> 5.0 to <25 acres (\$450)       |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200)     | <input type="checkbox"/> Conditional Zoning (Add \$200) |

### City of Northwest Jurisdiction Fees

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650)      | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870)     |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200)       | <input type="checkbox"/> 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.

# 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:

## LAND USE COMPATIBILITY

Future Land Use Map Classification:

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

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

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: James E. Bryant

Date: 3-10-20

Owner Signature: James Bryant

Date: 3-10-20

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

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

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$350)      | <input type="checkbox"/> 1.0 to <5 acres (\$400) | <input type="checkbox"/> 5.0 to <25 acres (\$450)       |
| <input type="checkbox"/> 25 to <50 acres (\$600) | <input type="checkbox"/> 50+ acres (\$1,200)     | <input type="checkbox"/> Conditional Zoning (Add \$200) |

### City of Northwest Jurisdiction Fees

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <1.0 acres (\$1,650)      | <input type="checkbox"/> 1.0 to <5 acres (\$1,760) | <input type="checkbox"/> 5.0 to <25 acres (\$1,870)     |
| <input type="checkbox"/> 25 to <50 acres (\$2,090) | <input type="checkbox"/> 50+ acres (\$2,200)       | <input type="checkbox"/> 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-789

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1390008607	HICKMAN JAMES HENRY ET OLLIE GAUSE	97 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
13900091	JOHNSON JAMES SR ET CLEO LT	2435 OLD OCEAN HWY	BOLIVIA	NC	28422
13900093	MORGAN LYDIA JOHNSON	6242 ORCHARD LANE	CINCINNATI	OH	45213
1540005101	MILLIGAN TIMOTHY R	9 ROBINSON RD NE	BOLIVIA	NC	28422
1390008609	HANKINS PAULINE	PO BOX 157	BOLIVIA	NC	28422
1390001802	EVANS RENO G	200 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
1390008601	HICKMAN CORETHA	107 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
1390008603	HICKMAN CORETHA	107 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
13900086	MOORE AILEENE HANKINS & AYESHA	340 OLD FAYETTEVILLE RD	CURRIE	NC	28435
1390009307	JOHNSON STEVE T	2520 JOHNSONVILLE RD NE	BOLIVIA	NC	28422
1390009403	JOHNSON DENITA CHANEL	2466 JOHNSONVILLE RD	BOLIVIA	NC	28422
1390002101	SMITH SHARON E	2729 EVANS RD NE	BOLIVIA	NC	28422
1390002103	SMITH SHARON E	2729 EVANS RD NE	BOLIVIA	NC	28422
1390001201	RANDOLPH MACARTHUR HEIRS ETALS	2105 ALICE AVE APT 4	OXON HILL	MD	20745-3505
13900113	RANDOLPH MARY T HRS	1089 PADDINGTON AVE NE	LELAND	NC	28451
13900095	JOHNSON PATSY D WILLIAMS	90 OLD JOHNSON RD SE	BOLIVIA	NC	28422-8828
13900089	HYMAN JOHN A ETUX	301 BANDERA DRIVE	FAYETTEVILLE	NC	28303
13900094	JOHNSON GWENNET LAVONE	2462 JOHNSONVILLE RD NE	BOLIVIA	NC	28422-8850
1390009304	OAOA LLC	321 N FRONT ST	WILMINGTON	NC	28401-3908
1390002102	EVANS DONNIE W	PO BOX 48168	TAMPA	FL	33646-0119
1390001804	BAKER KAMILAH ETVIR	PO BOX 23	BOLIVIA	NC	28422-0023
1390001803	THOMAS CANDICE BRYANT	170 RANDOLPHVILLE ROAD	BOLIVIA	NC	28422

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1390008608	DAVIS WILLIAM ALFRED JR ET SHARONDA	141 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
1390009501	THOMAS RUBY W	219 RANDOLPHVILLE ROAD	BOLIVIA	NC	28422
1390009506	WILLIAMS MARGARET L	179 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
1390009507	WILLIAMS MARGARET L	179 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
1390009601	JOHNSON EFIRD I	205 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
13900097	JOHNSON RUBY WILLIAM	219 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
1390009302	JOHNSON STEVE	2521 JOHNSONVILLE RD	BOLIVIA	NC	28422
1390009305	JOHNSON STEVE T	2520 JOHNSONVILLE RD NE	BOLIVIA	NC	28422
1390009503	JENKINS NEELY W	2555 JOHNSONVILLE RD NE	BOLIVIA	NC	28422

1390009509	JENKINS NEELY W	2555 JOHNSONVILLE RD NE	BOLIVIA	NC	28422
1390009504	GRAHAM WILLIE V	2576 JOHNSONVILLE RD NE	BOLIVIA	NC	28422
1390009505	SINGLETARY EARL ET MARGARET	179 RANDOLPHVILLE RD	BOLIVIA	NC	28422
13900096	JOHNSON EFRID SR ETUX	205 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422-8853
1390009508	THOMAS RUBY LEE	219 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422
1390009510	DANIELS EULA	2582 JOHNSONVILLE RD	BOLIVIA	NC	28422
1390001801	BRYANT IRMA L ETVIR	180 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422-8846
13900018	WALKER MARIAN (LT)	200 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422-8852
1390008602	HICKMAN SHERI L	161 RANDOLPHVILLE RD NE	BOLIVIA	NC	28422-8847

**APPLICANT(S)**

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1390009501	THOMAS RUBY W	219 RANDOLPHVILLE ROAD	BOLIVIA	NC	28422

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-29

Applicant: Michael House

Project Name: Sunset Commons Planned Development

Property Location: Chatham Glenn SW

Parcel Number: 2270002308

Zoning District: CLD (Commercial Low Density)

Surrounding Zoning **North:** CLD  
**South:** CLD and SB-RI-1 (Sunset Beach Jurisdiction)  
**East:** CLD  
**West:** CLD

Proposed Use: Sunset Commons is a proposed planned development consisting of 48 semi-attached dwelling units on a gross site of 22.35 acres creating an overall density of 2.15 units per acre.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The Future Land Use Map denotes this area as LDR (Low Density Residential).
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- 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 proposed development has a 30-foot, 0.6 opacity buffer around the majority of the development but does narrow to a 10-20 foot buffer in some areas. In these areas a 6-foot opaque fence will be installed.
- The required Open Space for the development is 5.59 acres. The developer is proposing 9.24 acres of dedicated open space.
- The proposed 48 lots will generate approximately 459 vehicle trips per 24-hour weekday volume. A revised driveway permit from NCDOT will be required prior to the recording of the individual lots.
- The Exceptional Design elements to be included in the project are as follows:
  1. The developer is proposing 1.65 acres of recreation space where as 0.84 acres are required.
  2. All lots are to be outside of the wetland areas.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on March 12, 2020.

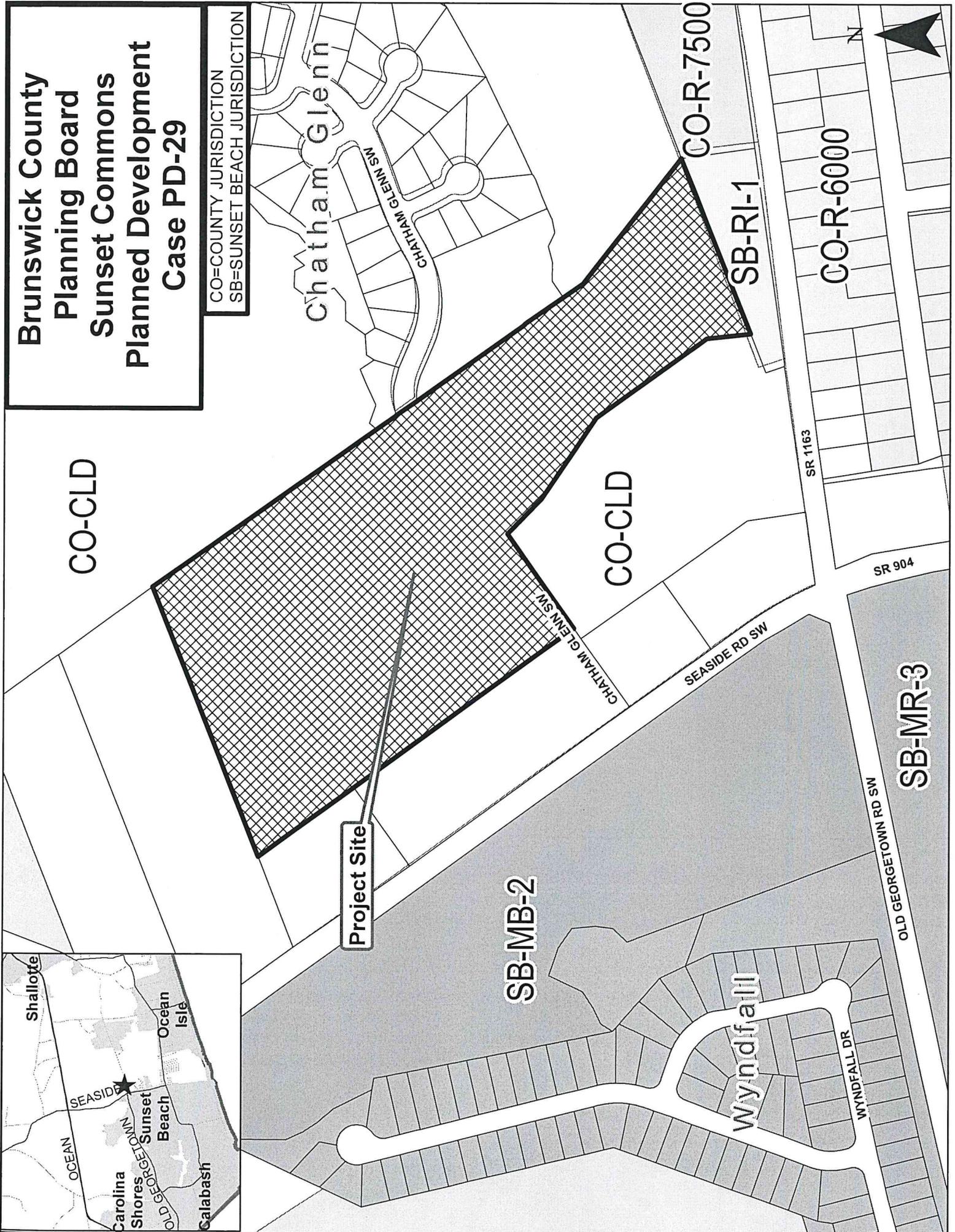
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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  
Sunset Commons  
Planned Development  
Case PD-29**

CO=COUNTY JURISDICTION  
SB=SUNSET BEACH JURISDICTION



Project Site

CO-CLD

CO-CLD

SB-MB-2

Wyndfall

SB-MR-3

SB-RI-1

CO-R-7500

CO-R-6000

SR 1163

SR 904

WYNDFALL DR

OLD GEORGETOWN RD SW

Chatham Glenn

CHATHAM GLENN SW

CHATHAM GLENN SW

SEASIDE RD SW

N

OCEAN

Carolina Shores

OLD GEORGETOWN N

Sunset Beach

Calabash

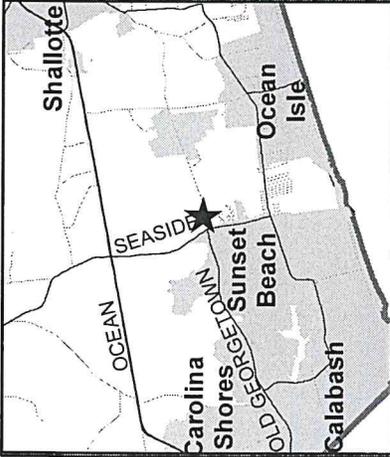
Shallotte

Ocean Isle

SEASIDE

Brunswick County  
Planning Board  
Sunset Commons  
Planned Development  
Case PD-29

CO=COUNTY JURISDICTION  
SB=SUNSET BEACH JURISDICTION





# Planned Unit Development (PUD) - Concept Plan

Application and Checklist  
 Fee: \$500

**For Office Use Only**  
 File # PD 27 Receipt # 897330100  
 Date Submitted: 2/28/20

This application is a request to obtain a Special Exception Permit to construct a Planned Unit Development consistent with a submitted concept 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>Duck Pond Ventures, LLC</u>	Phone	<u>919-349-7857</u>
	Address	<u>5430 Wade Park Blvd</u>	Fax	
	City, St, Zip	<u>Raleigh, NC, 27607-4190</u>	Email	<u>dankoeller@icloud.com</u>

<b>Applicant or Representative</b>	Name	<u>Michael House, P.E.</u>	Phone	<u>910-383-1045</u>
	Address	<u>151 Poole Road, Suite 100</u>	Fax	<u>910-383-1045</u> <u>michael.house@capefearengineering.com</u>
	City, St, Zip	<u>Belville, NC, 28451</u>	Email	

<b>Property Information</b>	Address	<u>TBD</u>
	Tax Parcel(s)	<u>2270002308</u>
	Acreage	<u>22.34</u>
	Current Zoning	<u>CLD</u>
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

<b>Project Information</b>	Project Name	<u>Sunset Commons</u>
	Modification or Expansion Of Existing PUD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Semi-Attached House Acres	<u>1.98</u> Units <u>48</u>
	Multi-Family Acres	Units
	Commercial Acres	

<b>Authorization</b>	Property Owner Signature	<u>[Signature]</u>	Date	<u>2/28/20</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>2/28/20</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

March 13, 2020

Michael House  
Cape Fear Engineering  
151 Poole Rd. Ste. 100  
Belville, NC 28451

**RE: Sunset Commons Planned Development  
File # PD-29**

Dear Mr. House,

The Technical Review Committee (TRC), at their March 12, 2020 meeting, reviewed the preliminary plans for the above referenced project.

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

- Please specify the peripheral buffer will have an opacity of 0.6.
- Please indicate a 6-foot opaque fence within the 20-foot buffer adjacent to the commercial tracts.
- Please specify specific uses within the active open space areas i.e. trails, parks, etc.
- Please indicate the setbacks on the site plan.
- Please indicate that the front setbacks will be measured off of the edge of the road pavement.
- Please note on the site plan that a Road Maintenance Agreement with the owners of Chatham Glenn SW will be secured prior to the issuance of building permits.
- Please indicate a minimum 70-foot depth on the road hammerheads.
- 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:
  - Roads 'A', 'B' and 'D' will need to have gravity sewer and can connect to existing gravity sewer on Chatham Glenn; an extension will have to be made on Chatham Glenn in order to provide sewer for Road 'A'.
  - One sewer service per each unit of duplex
  - Capacity is available in the Sunset Commons pump station for the additional flow at this time.
  - Roads 'A', 'B' and 'D' can connect to the 8" watermain on Chatham Glenn; Road 'A' will need to be 8" watermain with 2 hydrants and an end of line

valve at the property line near the commercial properties; Roads 'B' and 'D' can be 6" watermains with hydrants at the end of the streets; hydrants will need to be added to Chatham Glenn at the entrance to Road 'A' and between where Roads 'B' and 'D' connect to Chatham Glen

- Water service can be single service box per each unit of duplex or a double water meter box that feeds both units of a duplex
- 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 March 20, 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

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-29

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2270002301	CHATHAM GLENN DEVELOPMENT LLC	2002 N OAK ST STE 200	MYRTLE BEACH	SC	29577-3196
2270002307	SUNSET COMMONS LLC	PO BOX 8189	CINCINNATI	OH	45208-0189
2270002304	POPE GARY O	310 E FIRST ST	OCEAN ISL BCH	NC	28469-7606
227NC00101	CHATHAM GLENN POA INC	605 BRIARWOOD DR STE C	MYRTLE BEACH	SC	29572-5745
227NC00102	CHATHAM GLENN POA INC	605 BRIARWOOD DR STE C	MYRTLE BEACH	SC	29572-5745
2270003901	TOWN OF SUNSET BEACH	700 SUNSET BLVD N	SUNSET BEACH	NC	28468-4337
2270002321	DUCK POND VENTURES LLC	5430 WADE PARK BLVD	RALEIGH	NC	27607-4190
2270002322	DUCK POND VENTURES LLC	5430 WADE PARK BLVD	RALEIGH	NC	27607-4190
2270002306	STATE EMPLOYEES CREDIT UNION	PO BOX 26807	RALEIGH	NC	27611-7665

## OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2270002308	DUCK POND VENTURES LLC	5430 WADE PARK BLVD	RALEIGH	NC	27607-4190

## APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2270002308	MICHAEL HOUSE	151 POOLE ROAD, SUITE 100	BELVILLE	NC	28451

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. SS-274  
Applicant: CSD Engineering  
Project Name: Meridian Forest Major Subdivision Revision  
Property Location: Southport-Supply Rd. (NC 211)  
Parcel Number: 1850002101  
Zoning District: R-6000 (High Density Residential)  
Surrounding Zoning **North:** R-6000 (High Density Residential)  
**South:** CI (Commercial Intensive) and CLD (Commercial Low Density)  
**East:** R-6000 (High Density Residential) and CLD (Commercial Low Density)  
**West:** R-6000 (High Density Residential)  
Proposed Use: Meridian Forest Major Subdivision was approved in December 2017 with 66 single-family lots. This expansion proposes to add 18 lots for a total of 84 single-family lots on a gross site of 45.31 acres creating an overall density of 1.85 units per acre.

**Approval Criteria**

- The minimum residential lot size in the R-6000 zoning district with water and sewer is 6,000 square feet. The average lot size within the development is 11,000 square feet with the smallest lot being 7,800 square feet.
- Proposed infrastructure will include:
  1. **Water** and **Sewer** will be provided by Brunswick County.
  2. **Roads** will be private. Due to the use of Culdees Lane to access the northern portion of the development, a road maintenance agreement with adjacent developments Paramount and Avalon will be required prior to the recordation of individual lots.
- A 30 ft. wide 0.6 opacity buffer will be installed along the boundary of the adjacent CLD parcel 1850002204. A 20 ft. wide street buffer will be installed along the boundary with Southport-Supply Rd. Existing vegetation will serve as a visual buffer and will be supplemented by additional landscaping where needed.
- The proposed 84 lots will generate approximately 802 vehicle trips per 24-hour weekday volume. A left turn lane may be required by NCDOT in addition to the permitted right turn lane. This will be addressed in the Driveway Permit Revision required by NCDOT prior to the recordation of individual lots.
- Parking will be off-street, and the proposed project meets the minimum vehicular access point requirements. A stubout will be provided on Pleasant Hollow Ct. for connectivity to adjacent Paramount Major Subdivision.
- **Open Space** is required at 7% of the development area. The developer is proposing **14.04** acres of total open space of which **3.17** acres is required. Of the required open space, 15% is required to be useable recreation area. The developer is proposing **3.77** acres of recreational open space of which **0.48** acres is required.
- Surrounding uses include single family residential, multi-family residential, commercial, and vacant land.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on April 16, 2020.
- A Neighborhood Meeting consistent with UDO Section 9.2 was held on May 28, 2020 at Lockwood Folly Park.

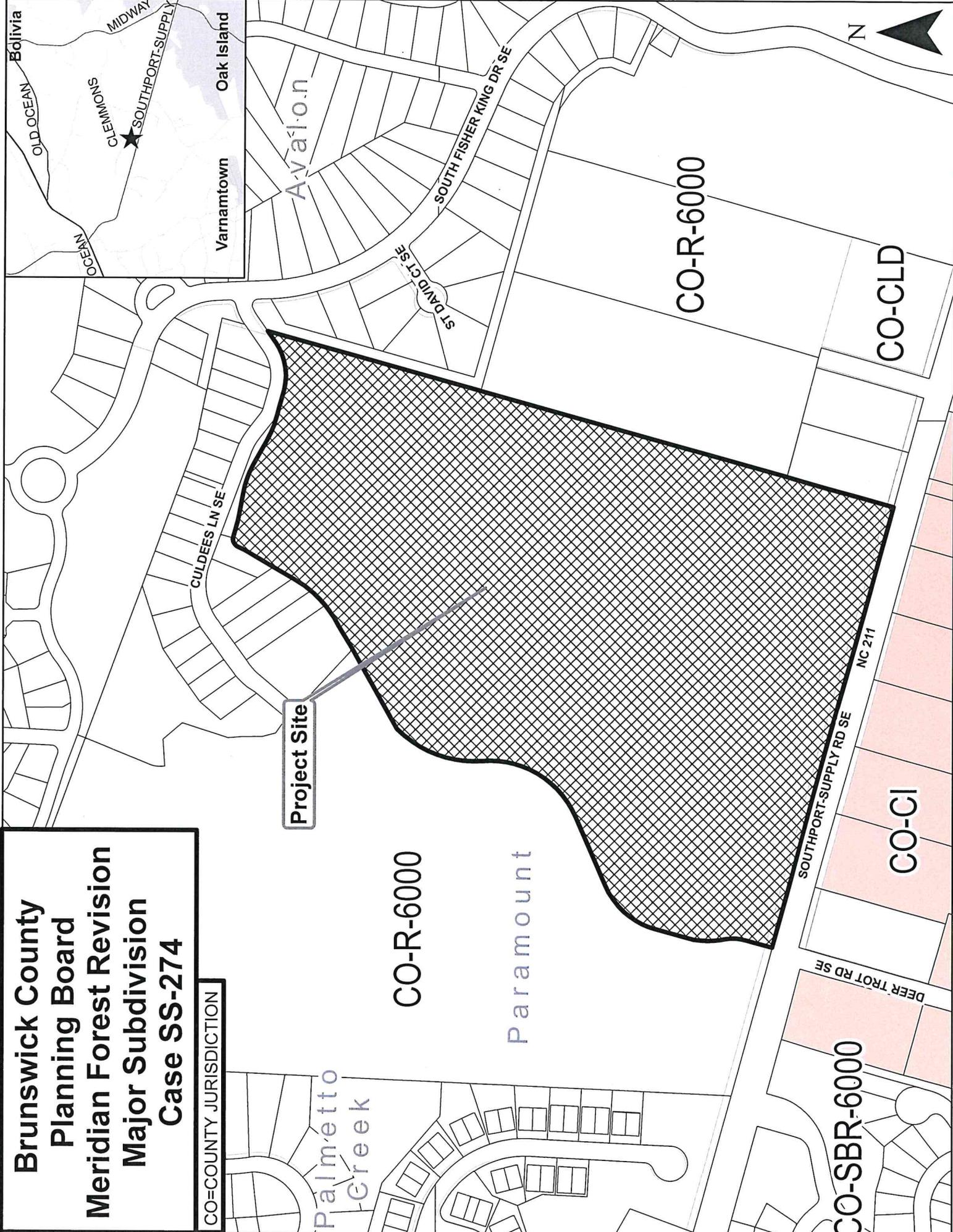
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the major subdivision application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. That a road maintenance agreement be recorded with Paramount and Avalon.

**Brunswick County  
Planning Board  
Meridian Forest Revision  
Major Subdivision  
Case SS-274**

CO-COUNTY JURISDICTION



Project Site

CO-R-6000

Paramount

CO-R-6000

CO-CLD

CO-CI

CO-SBR-6000

SOUTHPORT-SUPPLY RD SE  
NC 211

DEER TROT RD SE

SOUTH FISHER KING DR SE

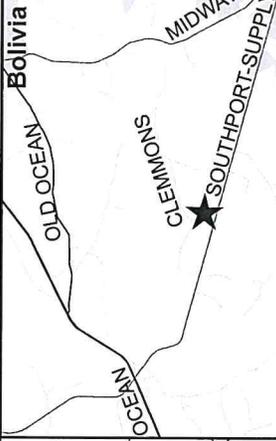
ST DAVID CT SE

CULDEES LN SE

Avalon

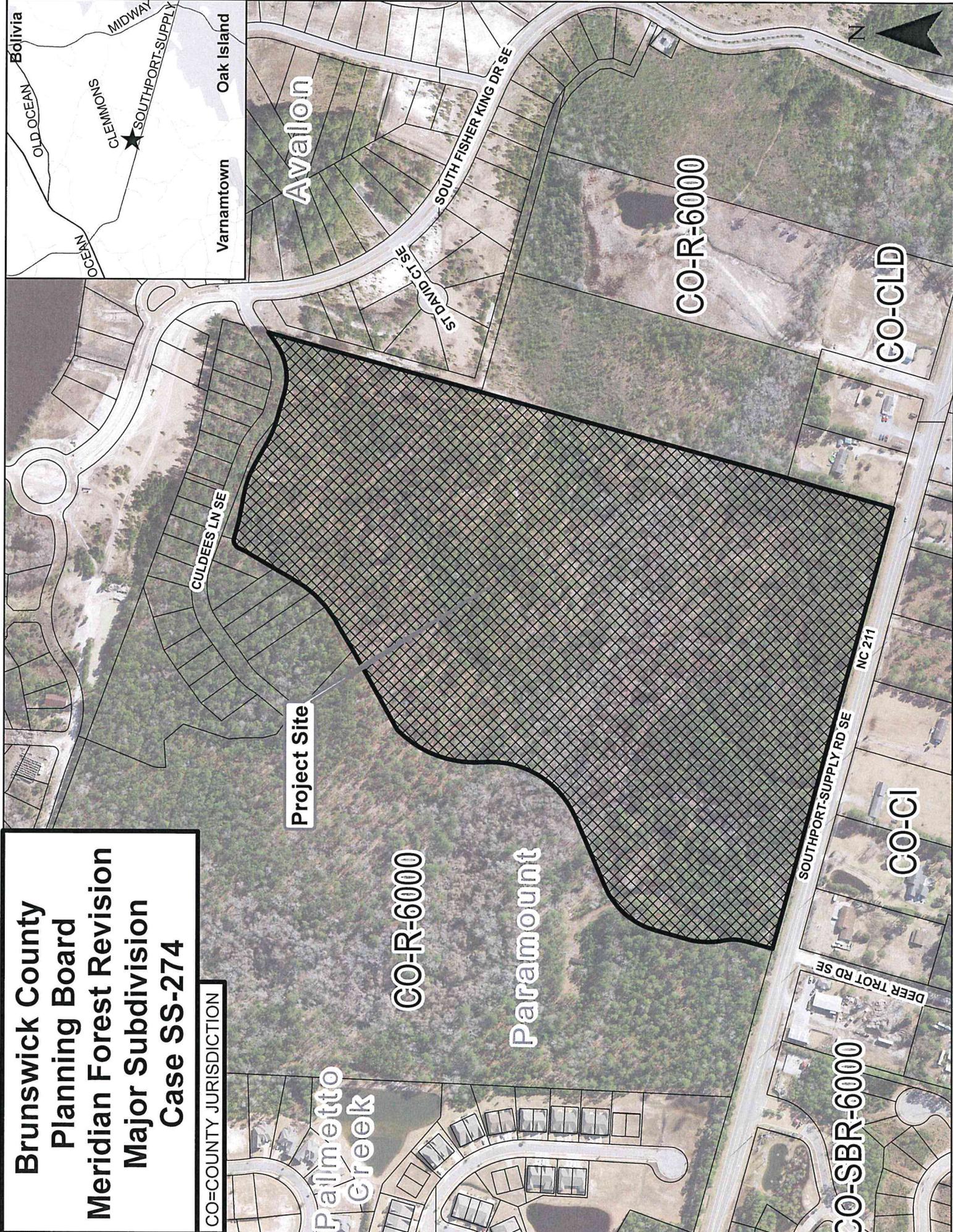
Varnamtown

Oak Island



**Brunswick County  
Planning Board  
Meridian Forest Revision  
Major Subdivision  
Case SS-274**

CO=COUNTY JURISDICTION



Project Site

Avalon

CO-R-6000

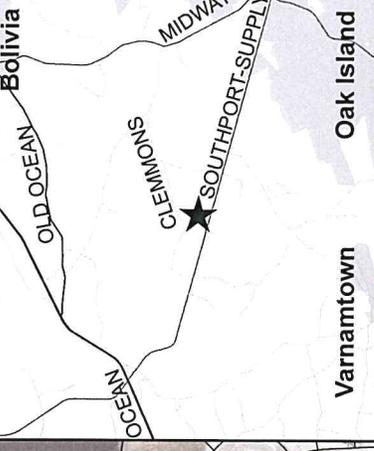
Paramount

CO-R-6000

CO-CLD

CO-CI

CO-SBR-6000





# Major Subdivision

Application and Checklist

Fee: \$350

<b>For Office Use Only</b>	
File # <u>SS-274</u>	Receipt # _____
Date Submitted: <u>3/25/2020</u>	

This application is a request to obtain approval to construct a Major Subdivision of more than 10 lots consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, buffers, off-street parking and street widths. Please reference Section 8.2.12. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Major Subdivisions.

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

<b>Property Owner</b>	Name	<u>CDM DEVELOPMENTS, LLC</u>	Phone	<u>910-409-6851</u>
	Address	<u>PO Box 174</u>	Fax	_____
	City, St, Zip	<u>Wrightsville Beach, NC 28480</u>	Email	<u>cdmurray70@gmail.com</u>

<b>Applicant or Representative</b>	Name	<u>Chris Murray</u>	Phone	<u>910-409-6851</u>
	Address	<u>PO Box 174</u>	Fax	_____
	City, St, Zip	<u>Wrightsville Beach, NC 28480</u>	Email	<u>cdmurray70@gmail.com</u>

<b>Property Information</b>	Address	_____
	Tax Parcel(s)	<u>1850002101</u>
	_____	_____
	Acreage	<u>45.31</u>
	Current Zoning	<u>R-6000</u>
Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>		

<b>Project Information</b>	Project Name	<u>Meridian Forest</u>
	Modification or Expansion Of Existing Subdivision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Single Family Acres	<u>45.31</u>
	Commercial Acres	_____
	Number of Lots	<u>84</u>

*(66) original*

<b>Authorization</b>	Property Owner Signature	<u><i>Chris Murray</i></u>	Date	<u>3.23.2020</u>
	Applicant/Representative Signature	_____	Date	_____

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





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

April 17, 2020

CSD Engineering  
PO Box 4041  
Wilmington, NC 28406

**RE: Meridian Forest Major Subdivision Revision**  
**File # SS-274**

Dear Mr. Broyhill,

The Brunswick County Technical Review Committee (TRC) have reviewed the preliminary plans for the above referenced project.

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

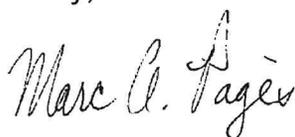
- Please revise the designated zoning on adjacent parcel 1850002203 to indicate R-6000 and not RR.
- Please indicate that the 30 foot buffer adjacent to Tax Parcel 1850002204 will have an opacity of 0.6.
- Please better indicate which recreation areas are to be used for specific recreational uses.
- Because lots 1,2 & 3 are going to be accessed off of Culdees Lane in the off-site Paramounte Subdivision, a road maintenance agreement or similar type of arrangement will likely be required.
- Please note that per UDO Section 9.2., any modification to an existing Major Subdivision that requires a public hearing must first hold a neighborhood meeting at least 10 days prior to the Planning Board hearing.
- Brigit Flora with Brunswick County Engineering had the following comments regarding stormwater:
  - Project has existing State Stormwater Permit which will need to be modified. The approved modification must be received by Brunswick County before the County Stormwater permit can be issued.
  - The project has been reviewed previously and will have to be re-reviewed for the changes. The only outstanding item needed previously to issue the County Stormwater Permit was the signed and notarized Operation and Maintenance Agreements for the stormwater ponds.
  - Once State and County Stormwater Permits are modified and/or issued, construction can begin. The stormwater system must be installed, and a final stormwater inspection completed along with the Engineer's Certification of the stormwater ponds received before any lots can be platted.
- Amy Aycock with Brunswick County Engineering had the following comments regarding the utilities:

- Project was previously approved through the county engineering plan review process and the NCDOT, Public Water Supply, and Division of Water Quality permits were issued
- Proposed redesign apparently has added (18) additional lots versus the number of lots on the original approval and water and sewer permits.
- Resubmit plans to Brunswick County Engineering for review and approval
- Sewer permit will have to be modified due to increased flow for the additional (18) lots as well as any additional low-pressure sewer main needed
- Water permit will have to be reissued for the additional water main lengths as well
- NCDOT has forwarded the following comments:
  - • In addition to the permitted right turn lane, a left turn lane will be required
  - • A NCDOT Driveway Permit Revision 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.
  - Please contact Patrick Wurzel with NCDOT Division 3 if you have questions at [jpwurzel@ncdot.gov](mailto:jpwurzel@ncdot.gov) or 910-398-9100.
- Brian Ross with Brunswick County 911 had the following comments:
  - The Scotts Branch of the Lockwoods Folly River in the public safety sector is a known flood point. Notably during Hurricane Florence and Matthew it caused Southport Supply Road and Old Lennon Road to be impassible. Please plan adequately for moderate to major flooding impacts during hurricane in your design of the subdivision and home structures. Especially the portion of Meridian Forest Drive that crosses the direct flood hazard flow.
- 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 a digital copy of the revised plans to the Brunswick County Planning Department by 12:00 p.m. on April 27, 20120. Revisions will be reviewed, and you may be asked for additional hard copies for Planning Board distribution.

If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,



Marc Pages  
Senior Planner



# CASE SS-274

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850001001	CAROLINA COAST INVESTORS LLC	311 JUDGES ROAD STE 12F	WILMINGTON	NC	28405
1850001037	GAUSE LARRY W ET	PO BOX 28	BOLIVIA	NC	28422-0028
1850002204	BRASWELL GEORGE KENWOOD ETUX	915 E LEONARD ST	SOUTHPORT	NC	28461-3105
1850001033	QCJX LLC	PO BOX 678	WILMINGTON	NC	28402-0678
1850001032	POINDEXTER CHRISTOPHER ETUX	5235 EAGLE LAKE DR	CHARLOTTE	NC	28217-3064
1850001031	POINDEXTER CHRISTOPHER ETUX	5235 EAGLE LAKE DR	CHARLOTTE	NC	28217-3064
18500025	FROST I LLC	120 W PELICAN DR	OAK ISLAND	NC	28465-6955
1850001029	WARD TONY JAMES	302 WESTMAN ST SW	LENOIR	NC	28645-5750
1850001030	WARD TONY JAMES	302 WESTMAN ST SW	LENOIR	NC	28645-5750
1850001005	DEJEWski STEVEN ETUX	903 CHERYL LANE	WILMINGTON	NC	28405
185EC019	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
18500021	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC001	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC002	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC003	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC004	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC005	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC021	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC022	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC023	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC00102	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EC00103	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
185EA00107	D R HORTON INC	4049 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579-9430
1850001004	GLAZEBROOK NEAL B ET STACEY D	620 PINEVIEW DR	SUNSET BEACH	NC	29579-9430
1850002203	HOWARD BRIAN K	1259 ELF CT	RIO RICO	AZ	85648-3646
185EA078	AHOY THERE CONSTRUCTION CO INC	1075 MILLSTONE CHURCH TR	NATHALIE	VA	24577-2753
185EA077	MCCLELLAND DAVID	1771 ST DAVID CT	BOLIVIA	NC	28422
185EA079	FORD DANIELLE MELLO	1776 ST DAVID CT	BOLIVIA	NC	28422
185EA081	D AMBROSIO GERALD F	1049 S FISHER KING DR	BOLIVIA	NC	28422
185EA082	LILLYWHITE SHERMAN K	1041 S FISHER KING DR	BOLIVIA	NC	29422
<b>OWNER(S)</b>					
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850002101	CHRIS MURRAY	PO BOX 174	WRIGHTSVILLE BEACH	NC	28480
<b>APPLICANT(S)</b>					
PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1850002101	CDM DEVELOPMENTS LLC	PO BOX 174	WRIGHTSVILLE BEACH	NC	28480