



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
August 6, 2020**

***Commissioners Chambers
David R. Sandifer Administration Bldg.
Brunswick County Government Center***

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Recognition of new Planning Board Member Bill Clark.
- 5) Roll Call.
- 6) Consideration of Minutes of the June 8, 2020 Meeting.
- 7) Agenda Amendments.
- 8) Public Comment.
- 9) Public Hearings.

A. Planned Development – PD-31

Name: Calabash Palms Planned Development
Applicant: Calabash Townhomes, LLC. - Amanda MacLeod
Tax Parcel: 2250011702
Location: Calabash Road NW (SR 1300)
Description: Calabash Palms is a proposed planned development consisting of 69 townhome units on a gross site of 9.56 acres creating an overall density of 7.22 units per acre.

B. Major Subdivision – SS-275

Name: Whispering Pines Major Subdivision Revision
Applicant: Norris & Tunstall Consulting Engineers, P.C.
Tax Parcel: 243PF00101, 243PF00102, 243PF00103, 243PF00104, 243PF00105,
243PF00106, 243PF00107, 243PF00108, 243PF00109, 243PF00110,
243PF00111, 243PF00112, 243PF00113, 243PF00114, 243PF00115,
243PF00116, 243PF00117, 243PF00118, 243PF00119, 243PF00120,
243PF00121, 243PF00122, 243PF00123, 243PF00124, 243PF00125,
243PF00126, 243PF00127, 243PF00128
Location: West side of Whispering Pines St. SW (SR 1268)
Description: Whispering Pines Major Subdivision was originally approved in 1991 with 28 single-family lots on 6.98 acres creating an overall density of 4.01 dwelling units per acre. The proposed revision will add 19 lots and result in a total of 47 lots on 6.98 acres creating an overall density of 6.73 dwelling units per acre.

10) Other Business.

- Planning Board Case Update.
- Appointment of Planning Board Members to *Joint Land Use Plan and Parks & Recreation Master Plan Advisory Committee*.
- Election of Officers.

11) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
June 8, 2020

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

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Richard Leary
Ron Medlin
William Bittenbender
Tom Simmons
Brett Riggs, Alternate

MEMBERS ABSENT

None

STAFF PRESENT

Kirstie Dixon, Director
Marc Pages, Senior Planner
Connie Marlowe, Admin. Asst. II
Jennifer Skaggs, Planning Tech.
Justin Brantley, Project Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

Michael House
James Ellis Bryant
John Hankins

Ruby Thomas
Margaret Singletary
Howard Resnik

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.

There were no members absent.

IV. CONSIDERATION OF MINUTES OF THE 09-MAR-20 MEETING.

Mr. Medlin noted a correction on page 2 that should reflect Mr. Richard Leary as being absent rather than Mr. Ron Medlin. Mr. Leary made a motion to approve the 09-Mar-20 minutes with the noted correction and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. PUBLIC HEARINGS.

A. Rezoning Z-789 – (Ruby Thomas, Efrid Johnson, Willie Graham, and James Bryant).

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

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 R-6000 (High Density Residential) for Tax Parcels 13900018, 1390001801, 1390008602, 1390008608, 1390009302, 1390009305, 1390009501, 1390009503, 1390009504, 1390009505, 1390009506, 1390009507, 1390009508, 1390009509, 1390009510, 13900096, 1390009601, and 13900097.

Mr. Dunham asked staff about the non-conformities in the area that were mentioned in the Staff Report? Mr. Pages said there are existing single-wide mobile homes in the area that are not permitted in the current zoning district, but they are permitted in the proposed zoning change.

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

Ms. Ruby Lee Thomas addressed the Board. Ms. Thomas said she wants to put a single-wide mobile home on her property, but the current zoning designation does not allow for such. She

stated that she is currently homeless and she can only afford a single-wide mobile home on her fixed income.

Mr. James Ellis Bryant addressed the Board. Mr. Bryant expressed concern with the zoning sign placed in the vicinity. Mr. Pages provided a visual map showing the properties that are proposed to be rezoned to R-6000. He proceeded to explain the difference in the current zoning designation and the proposed zoning designation, in that, single-wide mobile homes are allowed in the R-6000 zoning district.

Ms. Margaret Singletary addressed the Board. Ms. Singletary said there is family-owned property in the immediate area and she is in favor of the proposed zoning change.

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

Mr. Bittenbender made a motion to approve Tax Parcels 13900018, 1390001801, 1390008602, 1390008608, 1390009302, 1390009305, 1390009501, 1390009503, 1390009504, 1390009505, 1390009506, 1390009507, 1390009508, 1390009509, 1390009510, 13900096, 1390009601, and 13900097 to R-6000 (High Density Residential) and the motion was unanimously carried.

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

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 property is currently classified as MDR (Medium Density Residential) and the proposed zoning change is consistent with the land classification.

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

There are family-owned properties in the area that have non-conforming uses that will become conforming with the proposed zoning change.

The Chairman stated that any person with standing may appeal their decision by providing written notice to the County Manager within 15 days of the Planning Board's 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.

B. Planned Development – PD-29

Name: Sunset Commons
Applicant: Michael House
Tax Parcels: 2270002308

Description: Sunset Commons is a proposed Planned Development consisting of 48 single family lots on a gross site of 22.35 acres creating an overall density of 2.15 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. Dunham clarified that there are 2 homes per unit and each unit has a double driveway and Mr. Pages replied, yes.

Mr. Bittenbender asked staff about floodplain areas on the subject property and the potential for mitigation of the wetlands. Mr. Pages said the wetlands have been delineated on the site and there is no development proposed in the wetlands. Mr. Michael House interjected that all uplands are in a Flood Zone X.

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

Mr. Michael House addressed the Board. Mr. House stated that Chatham Glenn is a single-family residence planned development to the south of the subject property and the proposed development will bridge the gap between single-family and commercial development.

Mr. Dunham asked about the cross-hatched area on the map and Mr. House said that area is proposed open space. He reiterated that the floodplains are contained within the wetlands on the site.

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

Ms. Easley made a motion to approve Sunset Commons Planned Development with the noted conditions and the motion was unanimously carried.

C. Major Subdivision – SS-274

Name: Meridian Forest
Applicant: CSD Engineering
Tax Parcel: 1850002102
Location: Southport-Supply Road SE (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.

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

Ms. Skaggs said staff recommend 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; and
- That a road maintenance agreement be recorded with Paramount PUD and Avalon PUD.

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

Mr. Howard Resnik, CSD Engineering, addressed the Board. Mr. Resnick said his company inherited this project from another engineering firm and the owner decided to go in a different direction. He stated that they have refined the proposed project to consolidate lots and create an overall better product.

Mr. Simmons asked about the elimination of the throughway off Southport-Supply Road SE (NC 211) for the lots on the southern portion of the project. Mr. Resnik said the southern lots are accessed through Paramount PUD and/or Avalon PUD. Mr. Dunham asked Mr. Resnik why there is no road maintenance agreement off Pleasant Hollow Court? Mr. Resnik said staff is requiring a road maintenance agreement be recorded with Paramount PUD and Avalon PUD. Ms. Easley clarified that Pleasant Holly Court is another accessway to Paramount PUD from Southport-Supply Road SE (NC211) and Mr. Resnik concurred.

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

Mr. Leary made a motion to approve Meridian Forest Major Subdivision and the motion was unanimously carried.

VIII. OTHER BUSINESS.

- Planning Board Cases Update

Ms. Dixon addressed the Board. She stated that Rezoning Case 787CZ from the 09-Mar-20 Planning Board meeting was not appealed to the County Manager in the allotted time (15 days from the Planning Board's decision) so the Planning Board's decision stands.

IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-31
Applicant: Calabash Townhomes, LLC – Amanda MacLeod
Project Name: Calabash Palms Planned Development
Property Location: Calabash Road NW (SR 1300)
Parcel Number(s): 2250011702
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 Palms is a proposed Planned Development consisting of 69 townhomes on a gross site of 9.56 acres creating an overall density of 7.22 dwelling units per acre.

Approval Criteria

- The majority of surrounding uses consists of single-family residential and vacant land.
- 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 1.91 acres. The developer is proposing 3.61 acres of dedicated open space. The developer is also providing 0.70 acres of recreation space of which 0.61 acres is required.
- A NCDOT driveway permit will be required. Intersections improvements may be required as part of the NCDOT approval.
- Parking will be off-street with 2 parking spaces provided per unit plus an additional 23 communal spaces.
- A 0.6 opacity 20-foot buffer with a 6-foot opaque wooden fence will be provided. The plantings to be provided exceed ordinance standards and are indicated on the landscaping plan.
- The developer is requesting the 25% density bonus permissible by the UDO for project that exhibit elements of Exceptional Design. The Exceptional Design elements to be included in the project are as follows:
 1. The townhomes will be constructed to meet Energy Star Certification.
 2. The developer is proposing 3.61 acres of open space where as 1.91 acres are required.
 3. Sidewalks are provided throughout the development.
 4. Mail kiosk is located off the street.
 5. 23 additional off-street parking spaces will be provided for the community.
 6. Street trees and open space trees to be provided.
- 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 was held on June 30, 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:

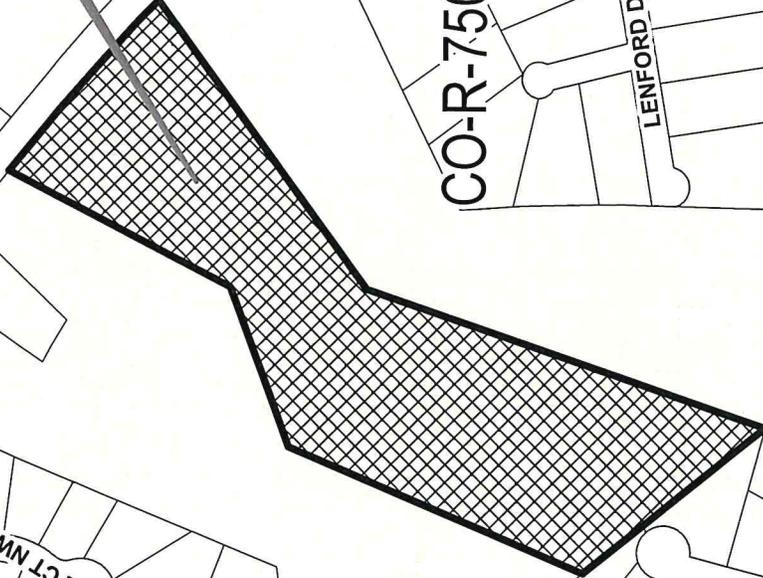
1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the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



**Planned Development
Case PD-31
Calabash Palms**

CO=COUNTY JURISDICTION

Project Site



CO-R-7500

CO-R-7500

CO-R-6000

CO-R-7500

Springmill
Plantation

Oceanside
Place

CLARE CT NW

TARTANS GLEN ST NW

JARVIS LN NW
SPRINGMILL PLANTATION BLVD NW
SAYBROOKE LN NW

JARVIS LN NW

SAYBROOKE LN NW

CASTLE CT NW

BOUNDARY LINE DR NW

BOUNDARY LOOP RD NW

WAMPEE ST NW

CALABASH RD NW

SR 1300

DORCHESTER ST NW

HAMPTON ST NW

SENECA ST NW

HICKMAN



CAROLINA
SHORES

CALABASH

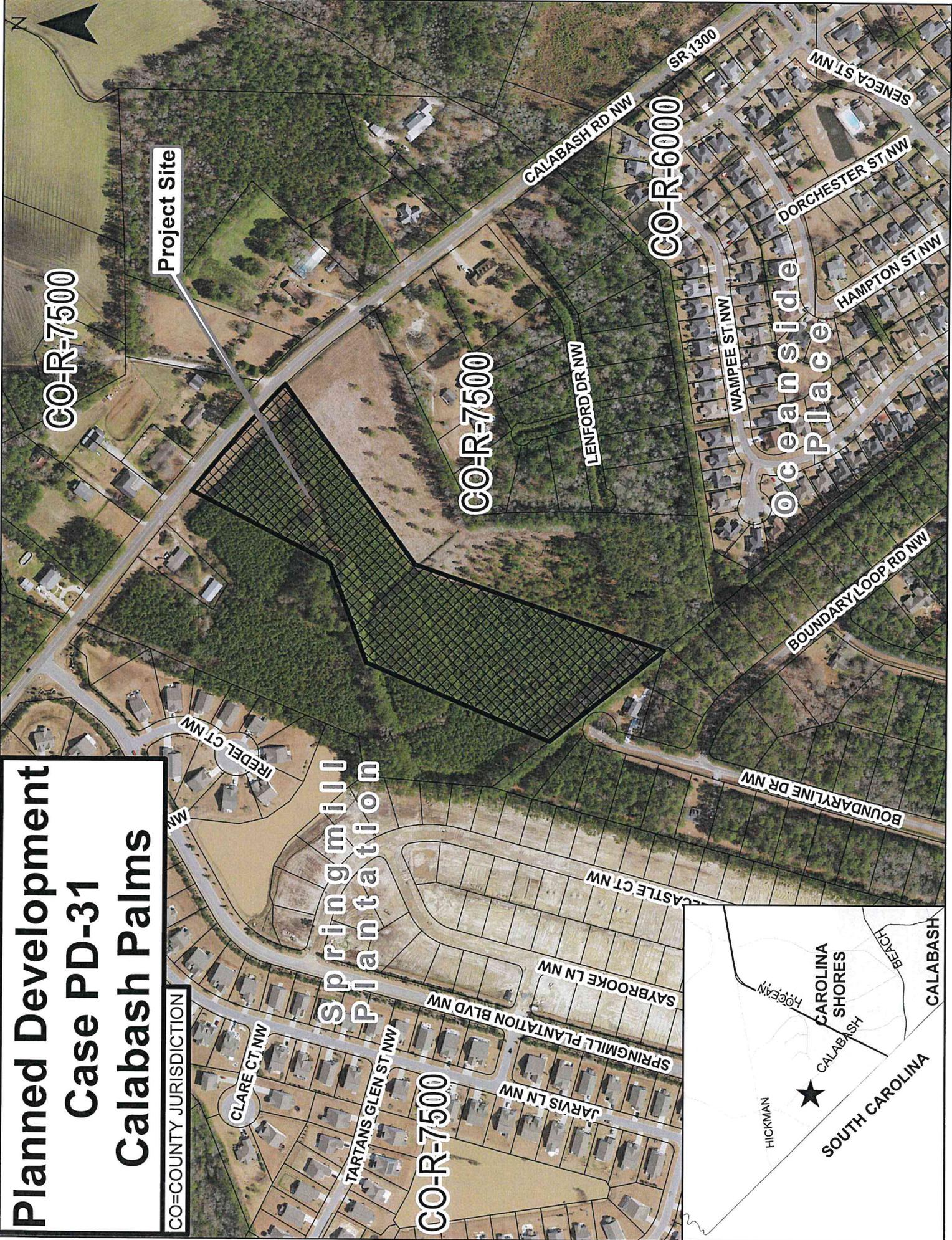
SOUTH CAROLINA

CALABASH

BEACH

Planned Development Case PD-31 Calabash Palms

CO=COUNTY JURISDICTION



CO-R-7500

Project Site

CO-R-7500

CO-R-6000

Springmill
Plantation

CO-R-7500

Oceanside
Place

CAROLINA
SHORES

SOUTH CAROLINA

CALABASH



Planned Development (PD)

Application and Checklist

Fee: \$500 (Brunswick County Jurisdiction)

\$880 (City of Northwest Jurisdiction)

Brunswick County Planning Dept. 910-253-2025

For Office Use Only	
File # <u>PD-31</u>	Invoice # <u>8383/32020</u>
Date Received: <u>4/3/2020</u>	
Northwest Jurisdiction	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, 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 development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

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

Property Owner	Name Brenda Hammond Hardwick	Phone 843-333-6134
	Address 8460 Spring Branch Road	Fax n/a
	City, St, Zip Nichols, SC 29581	Email corey94@sccoast.net

Applicant or Representative	Name Calabash Townhomes LLC/ McKim and Creed - Amanda MacLeod	Phone 336-345-0487/ 910-297-0394
	Address 2919 Breezewood Avenue, Suite 100/ 243 N Front Street	Fax - 910-251-8282
	City, St, Zip Fayetteville, NC 28303/ Wilmington, NC 28401	Email KerryAvant@hhhomes.com/ amacleod@mckimcreed.com

Property Information	Address Calabash Road NW
	Tax Parcel(s) Parcel ID: 2250011702 Parcel PIN: 102603011217
	Acreage +/- 9.56 Acres
	Current Zoning R7500
	Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer

Project Information	Project Name Calabash Palms
	Modification or Expansion Of Existing PD? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres n/a Lots
	Multi-Family Acres 69 Units
	Commercial Acres n/a

Authorization	Property Owner Signature <u>[Signature]</u>	Date <u>4/2/20</u>
	Applicant/Representative Signature <u>[Signature]</u>	Date 06/26/2020

Please submit three 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

Amanda MacLoed
McKim and Creed
243 N. Front Street
Wilmington, NC 28401

**RE: Calabash Palms Planned Development
File # PD-31**

Dear Ms. MacLoed,

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 indicate the specific recreational use of each individual recreation space areas.
- Please indicate minimum front yard setback – distance from structure to R/W.
- Please indicate the minimum driveway depth – distance from garage to R/W.
- Note that the Homeowners Association will be responsible for the maintenance of all roads, buffers and open space areas within the development.
- Please note whether trash service will be utilized by individual roll-out cans or with a communal dumpster. If a dumpster is to be used, indicate proposed location.
- Please list the exceptional design elements on the site plan. In addition to the items you listed in your previous email, also include the proposed sidewalks and communal parking.
- Please note on the plan that a Heritage Tree Survey will be required prior to the approval of the final plats.
- Please provide road names for the proposed roads. To secure names, please contact Jan Clemmons with county GIS at 910-253-2392.
- Brad Babson with Brunswick County Code Administration had the following comments regarding the fire requirements:
 - Need to show that the Cul-de-sac is a minimum of 96 feet in diameter. (Please note that this diameter can be reduced to the indicated 70' diameter with local fire chief approval. Contact Brad Babson, BC Fire Marshall at 910-253-2043 for more information.
 - Revise site / utility plan. Need to provide fire hydrant flow test results within a year of date on the utility plan.

- Revise site / utility plan. Need to provide construction type and maximum proposed square footage to determine minimum needed fire flow for each building type. Additional fire hydrant or other fire protection requirements may be required.
- Revise site plan. If there are more than two buildings or more than two units on a single parcel, then buildings will be required to be built to the 2018 NC building code and require fire sprinkler systems per NFPA 13D. Revise site plan to show parcel lines for each unit if using 2018 NC residential code for design which requires no fire sprinkler system.
- Condition1: All fire lines and proposed hydrant shall be installed prior to bring any combustible construction materials to the job site
- Amy Aycock with Brunswick County Engineering had the following comments regarding the utilities:
 - Existing 8" watermain on Calabash Rd
 - Fire hydrant will be required at the entrance to the development, then every 800'
 - Need a fire hydrant at the end of the main on the cul-de-sac for fire protection and system flushing
 - May need to add an additional fire hydrant on Road B
 - Proposed gravity sewer will connect to the gravity sewer system in the proposed Calabash Station.
 - The sewer pump station in Calabash Station must be designed to handle the flow from both proposed developments with regards to wetwell sizing and pumps
 - Public Utility easement is required over the water & sewer mains
- Brigit Flora with Brunswick County Engineering had the following comments regarding stormwater:
 - Please show the direction of the perimeter drainage swales on the plans.
 - As the general notes mention, State and County Stormwater Permits are required before any constructions begins. A state Erosion Control Permit must be obtained before any land disturbing begins.
- Patrick Wurzel with NCDOT Division 3 had the following comments regarding the road connection:
 - 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.
- Please be aware that during stormwater plan review, a 10' maintenance and access easement to and around any ponds will be required.
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and internet service to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at jdstanley@atmc.coop.
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.

Please return a digital copy of the revised plans to the Brunswick County Planning Department by 12:00 p.m. on April 27, 2012. 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

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

CASE PD-31

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
240BD034	TAYLOR DOUGLAS WAYNE ET	6625 OLD SHALLOTTE RD NW	OCEAN ISL BCH	NC	28469
2250010901	CARTER SHIRLEY A	650 CALABASH RD NW	CALABASH	NC	28467
2250011104	KARBACK JOHN ET KATHERINE	4417 MANDI AVE	LITTLE RIVER	SC	29566
2250010906	RANDONE BRYAN J	670 CALABASH RD NW	CALABASH	NC	28467-1903
22500117	ALLEN IRMA H	1036 MURPHY ROAD	SEVIERVILLE	TN	37862
240AA001	MULLINS MICHAEL L	1515 JEFFERSON DAVIS HWY APT 1	ARLINGTON	VA	22202
240BD035	ATRIUM HOMES INC	315 FRIDAY DR	WILMINGTON	NC	28411-9645
240BD037	HILL JORDAN ANJANETTE DENEEN	814 BOUNDARYLINE DR NW	CALABASH	NC	28467-1743
2250011703	AUDREY L VETTER TRUST	PO BOX 426	CHESTERFIELD	VA	23832-0006

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250011702	HARDWICK BRENDA HAMMOND	8460 SPRING BRANCH ROAD	NICHOLS	SC	29581

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2250011702	RHH Land Investors	2919 Breezewood Ave, Suite 100	Fayetteville	NC	28303
2250011702	McKim and Creed - Amanda MacLeod	243 N Front Street	Wilmington	NC	28401

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. SS-275
Applicant: Norris & Tunstall Consulting Engineers, P.C.
Project Name: Whispering Pines Major Subdivision Revision
Property Location: West Side of Whispering Pines St SW (SR 1268)
Parcel Numbers: 243PF00101, 243PF00102, 243PF00103, 243PF00104, 243PF00105, 243PF00106, 243PF00107, 243PF00108, 243PF00109, 243PF00110, 243PF00111, 243PF00112, 243PF00113, 243PF00114, 243PF00115, 243PF00116, 243PF00117, 243PF00118, 243PF00119, 243PF00120, 243PF00121, 243PF00122, 243PF00123, 243PF00124, 243PF00125, 243PF00126, 243PF00127, 243PF00128
Zoning District: R-6000 (High Density Residential) and CLD (Commercial Low Density)
Surrounding Zoning North: CLD (Commercial Low Density)
South: R-6000 (High Density Residential)
East: R-6000 (High Density Residential) and CLD (Commercial Low Density)
West: R-6000 (High Density Residential) and CLD (Commercial Low Density)
Proposed Use: Whispering Pines Major Subdivision was originally approved in 1991 with 28 single family lots on 6.98 acres creating an overall density of 4.01 dwelling units per acre. The proposed revision will add 19 lots and result in a total of 47 lots on 6.98 acres creating an overall density of 6.73 dwelling 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 smallest lot is 6,300 square feet.
- Proposed infrastructure:
 1. Water and Sewer will be provided by Brunswick County. Sewer will be installed by the developer and dedicated to Brunswick County.
 2. Whispering Pines St SW (SR 1268) is public and is owned and maintained by NCDOT.
- The proposed 47 lots will generate approximately 446 vehicle trips per 24-hour weekday volume.
- A turn-around will be added at the south end of Whispering Pines St at the intersection of Yancey Lane right-of-way.
- The proposed project meets the minimum vehicular access point requirements.
- Parking will be off-street. Each residential lot will provide a minimum of two uncovered parking spaces.
- Due to like zoning on adjacent parcels, no buffers are proposed or required.
- Open Space is typically required at 7% of the development area. However, the developer is proposing a waiver from this requirement due to Exceptional Design. The Exceptional Design element for this project is the installation of a public sewer line and pump station that will serve the lots in this development as well as the lots on the east side of Whispering Pines St and potentially other neighboring properties.
- Surrounding uses include single 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 June 18, 2020.

- A Neighborhood Meeting consistent with UDO Section 9.2 was held on July 21, 2020 at the project site.

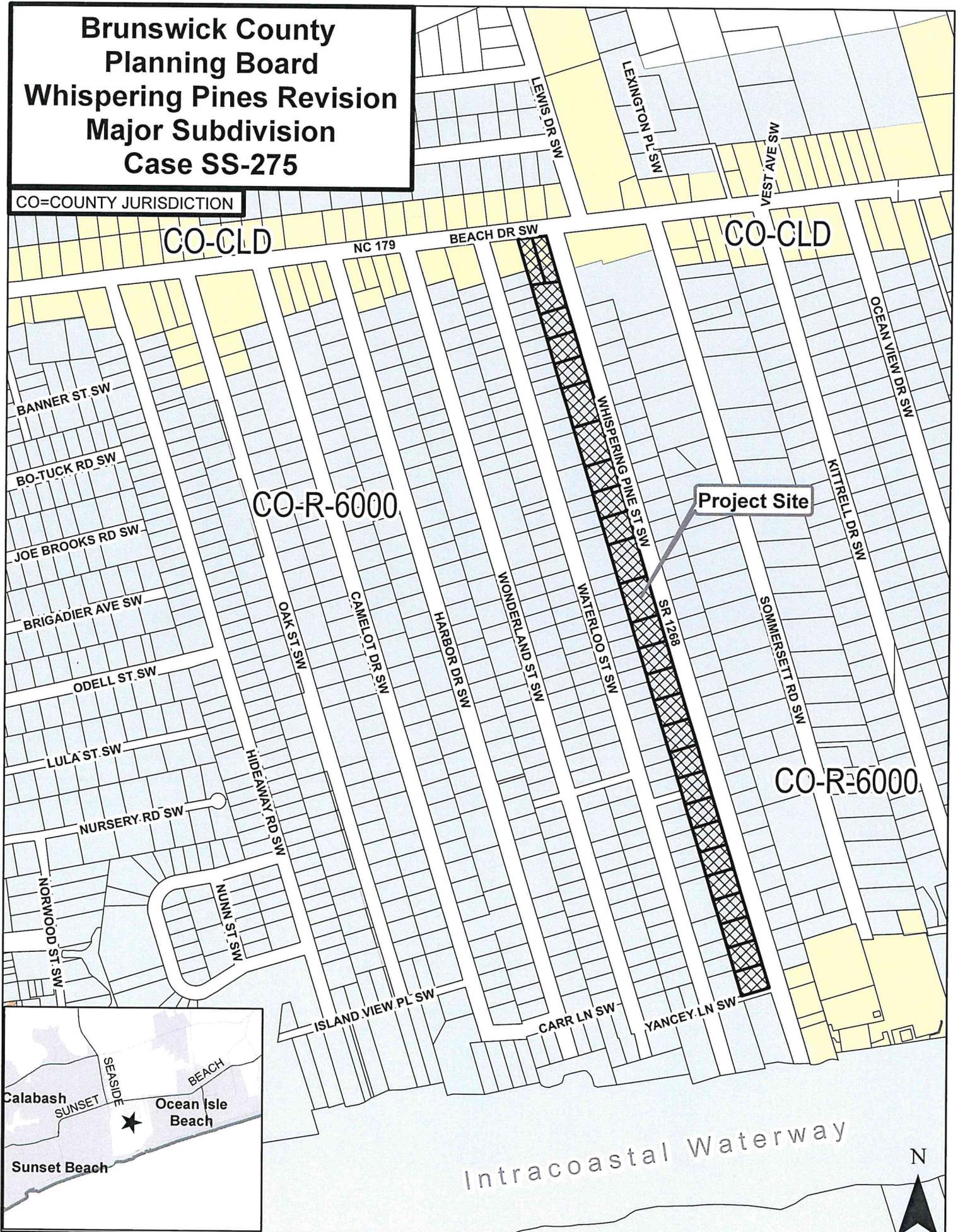
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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 Stormwater Ordinance and Unified Development Ordinance.

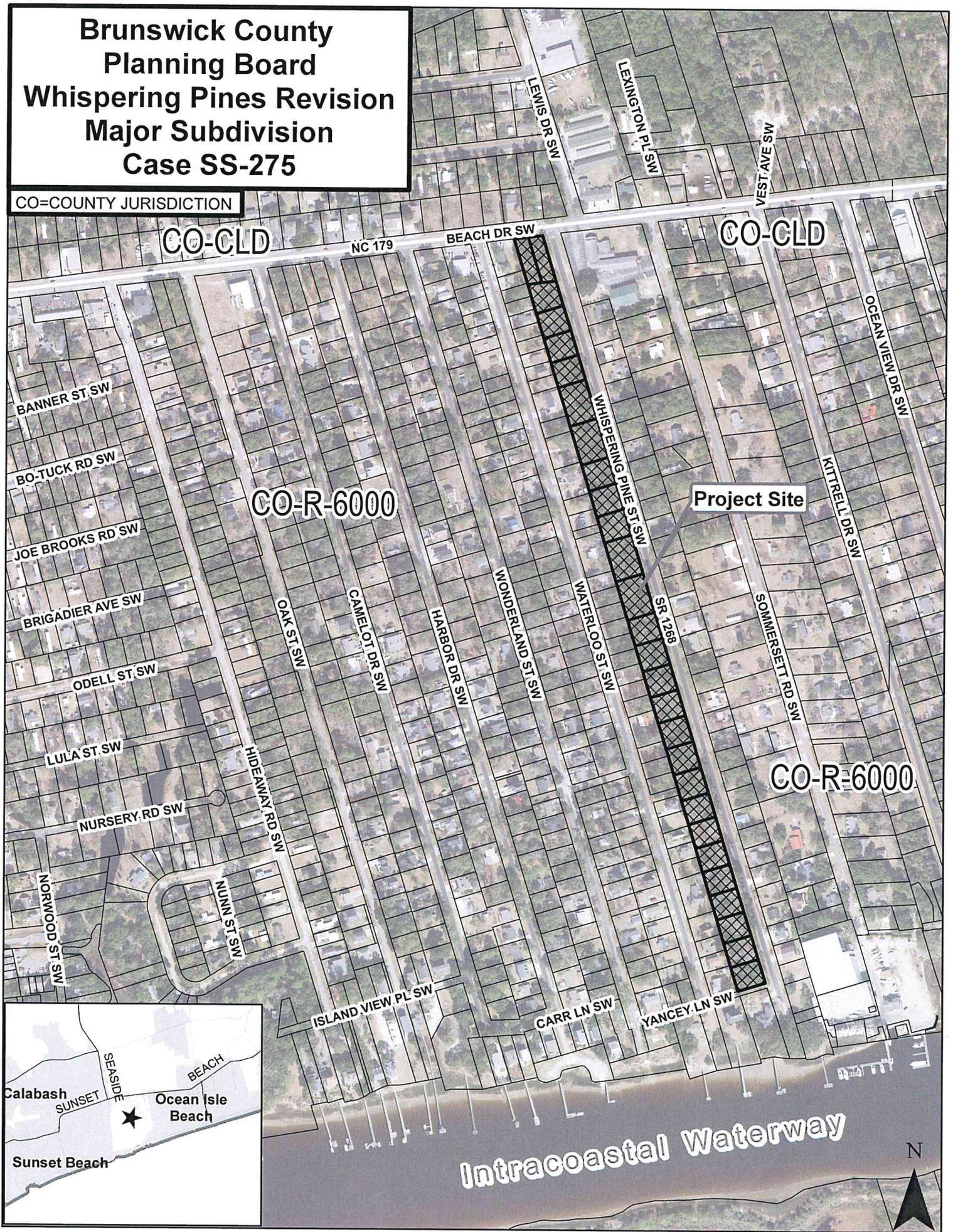
**Brunswick County
Planning Board
Whispering Pines Revision
Major Subdivision
Case SS-275**

CO=COUNTY JURISDICTION



**Brunswick County
Planning Board
Whispering Pines Revision
Major Subdivision
Case SS-275**

CO=COUNTY JURISDICTION



CO-CLD

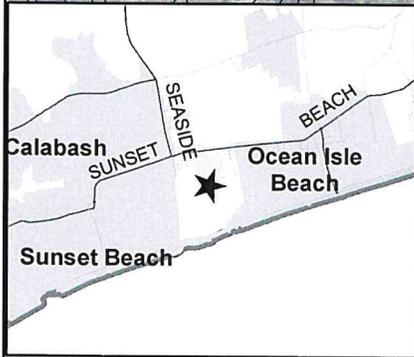
CO-CLD

CO-R-6000

CO-R-6000

Project Site

Intracoastal Waterway



N



Major Subdivision
Application and Checklist
 Fee: \$450 (Brunswick County Jurisdiction)
 \$825 + \$11 per lot (City of Northwest Jurisdiction)
 Brunswick County Planning Dept. 910-253-2025

For Office Use Only

File # _____ Invoice # _____

Date Received: _____

Northwest Jurisdiction YES NO

This application is a request to obtain approval to construct a Major Subdivision of more than 10 lots consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, buffers, off-street parking and street widths. Please reference Section 3.4.11. of the Unified Development Ordinance (UDO) for requirements regarding Major Subdivisions.

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

Property Owner	Name	Reel Big Holdings LLC Larry Dale Powell	Phone	(843) 756-5544
	Address	635 Hwy 9 Bypass West	Fax	(843) 756-1819
	City, St, Zip	Loris, S.C. 29569	Email	kdp@sccoast.net

Applicant or Representative	Name	Phil Norris / Norris & Tunstall	Phone	910-287-5900
	Address	1429 Ash-Little Levin Rd.	Fax	910-287-5902
	City, St, Zip	Ash, NC 28420	Email	pnorris@ntengineers.com

Property Information	Address	Whispering Pines Street	Project Information	Project Name	Whispering Pines
	Tax Parcel(s)	243PF00101 thru 243PF00128 (28 parcels)		Project Description	EXISTING SINGLE FAMILY SUBDIVISION TO ADD SEWER
	Acreage	0.98 AC		Modification or Expansion Of Existing Subdivision?	Yes <input checked="" type="radio"/> No <input type="radio"/>
	Current Zoning	CUO & R6000		Single Family Acres	0.98 AC
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> TO BE INSTALLED		Commercial Acres	0
			Number of Lots	28 existing, 47 proposed	

Authorization	Property Owner Signature	<u>Larry Dale Powell</u>	Date	<u>5-18-2020</u>
	Applicant/Representative Signature	<u>Phil Norris</u>	Date	<u>6/03/2020</u>

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

Su



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

www.brunswickcountync.gov/planning • (910)253-2025

June 25, 2020

Phil Norris
1429 Ash-Little River Rd.
Ash, NC 28420

RE: Whispering Pines Major Subdivision (Revision)
File # SS-275

Dear Mr. Norris,

The Technical Review Committee (TRC) at their June 18, 2020 meeting reviewed the preliminary plans for the above referenced project.

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

Comments from Planning

Jennifer Skaggs – 910-253-2038 – jennifer.skaggs@brunswickcountync.gov

- Provide parcel numbers, property owner information, and zoning for all adjacent properties including across Whispering Pines St.
- Correct density in Site Data
- Provide minimum lot width
- Indicate that there will be a minimum of two parking spaces per lot (garage spaces do not count toward this)
- A neighborhood meeting is required consistent with section 9.2 of the UDO
- Provide a note stating that screening around pump station will be consistent with section 6.4 of the UDO
- Provide a turn around located at Yancey Ln. or lot 47 consistent with section 6.11 of the UDO. As discussed, turn around should be a minimum of 14' wide and 50' from the centerline of Whispering Pines St. It may be paved or graveled.
- Please add the following notes:
 - "Project to be built to County or City specifications for water and sewer. A utility plan must be submitted and approved by Engineering and Emergency Management."
 - "County and/or State Stormwater Permits must be obtained prior to any construction. No natural drainage areas will be cut off or disturbed before obtaining the permits."
 - "There shall be a note on the final plats, master covenants, and deeds showing the location of wetlands and noting that those areas may not be filled, disturbed, or altered in any way unless properly permitted by the NC



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Department of Environment and Natural Resources and/or the U.S. Army Corp of Engineers.”

- “A home owners association will be formed prior to the sale of lots and membership will be automatic upon purchase within the development. The homeowners association will comply with the standards set forth in Section 6.11.2.I. of the Unified Development Ordinance.”
- “All roads will be built to NCDOT minimum paving standards for subdivision roads.”

Comments from Solid Waste

Micki Bozeman – 910-253-2524 – micki.bozeman@brunswickcountync.gov

- All roads must meet NCDOT paving standards for subdivision roads
- Garbage trucks must be able to turn around at all cul-de-sacs and dead ends.

Comments from Stormwater

Brigit Flora – 910-253-2405 – brigit.flora@brunswickcountync.gov

- Stormwater permit not required at this time

Comments from Fire

Brad Babson – 910-253-2043 – brad.babson@brunswickcountync.gov

- Missing fire hydrant details
- Missing building information, construction type, and square footage
- Missing fire hydrant flow test within a year of date

Comments from Engineering

Amy Aycock – 910-253-2047 – amy.aycock@brunswickcountync.gov

- Existing 6” watermain on east side of ROW
- Low pressure sewer system with pump station to be installed on west side of ROW
- Sewer permitted submitted for review
- NCDOT Encroachment submitted for review
- Servicing 47 lots; sewer services going to be installed on all of them
- Water services are not going to be installed

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on July 24, 2020.

If you have any questions, please feel free to contact me.

Sincerely,

Jennifer Skaggs

910-253-2038

jennifer.skaggs@brunswickcountync.gov

CASE SS-275

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
243PG040	KING RALPH C ET OLIVE	4780 WHITEVILLE RD NW	ASH	NC	28420
243PG039	KING RALPH C ET OLIVE	4780 WHITEVILLE RD NW	ASH	NC	28420
243PF029	THOMPSON H V	5818 BEACH DR SW	SHALLOTTE	NC	28470
243PF025	M&K FUTURE INVESTMENTS LLC	791 HICKMAN ROAD NW	CALABASH	NC	28467
243PF048	TEAGUE JOHN C ET CATHERINE M	4206 HARVARD AVE	GREENSBORO	NC	27407
243PF049	JOHNSON BOBBY R ET D MARLENE M	2041 WATERLOO ST SW	OCEAN ISLE BEACH	NC	28469
243PF051	FERRISS WILLIAM P ET LORETTA L	1417 12TH FAIRWAY DR	CONCORD	NC	28027
243PG018	STOCKS RAY ET LINDA	1197 ET RICHARDSON RD	NAKINA	NC	28455
243PG019	SUGGS DANIEL R ET BOBBYE	104 S LEE STREET	WHITEVILLE	NC	28472
243PG020	CUMBEE GENE ET PATRICIA	1941 WILLIS ST	BATESBURG	SC	29006
243PG036	GRAINGER MOLLY (LT)	300 PINE ST	LATTA	SC	29565
243PF005	EVANS DAVID R	1472 MURRAY HAYWOOD RD	EVERGREEN	NC	28438
243PF006	EVANS DAVID R	1472 MURRAY HAYWOOD RD	EVERGREEN	NC	28438
243PF033	SELLERS PEGGY W	PO BOX 1271	SHALLOTTE	NC	28459
243PF034	TATUM RICHARD B ET FREDRICA E	1961 WATERLOO ST SW	OCEAN ISLE BEACH	NC	28469
243PG027	FIELDS SAMUEL C	1947 E US 74 HWY	HAMLET	NC	28345
243PG028	FIELDS KATHLEEN GUINN	2154 EAST US 74 HWY	HAMLET	NC	28345
243PG029	ROBBINS JERRY W ETUX TONIA KAY	162 MERCER STREET	MARSTON	NC	28363
243PG030	HUBBARD CARLTON	3619 SYCAMORE DAIRY RD	FAYETTEVILLE	NC	28303
243PG037	OKELLEY STEPHANIE	2025 WHISPERING PINE ST SW	OCEAN ISL BCH	NC	28469
243PF050	FREEMAN MAVIS K	P O BOX 6185	OCEAN ISLE BEACH	NC	28469
243PF030	COLEMAN THOMAS LEONARD	2172 WALKER AVE	BURLINGTON	NC	27215
243PF042	YATES MARY HELEN	2011 WATERLOO STREET SW	OCEAN ISLE BEACH	NC	28469
243PG007	PRUITT JAMES L ETUX	2509 COLUMBINE LANE	BURLINGTON	NC	27215
243PG025	BURGIN WAIGHTSTILL A TRUSTEE	STREET SW	OCEAN ISLE BEACH	NC	28469
243PG032	TYREE ROBIN DALE ET WENDY	1372 ROUGH-N-READY RD	WHITEVILLE	NC	28472
243PH025	OCEAN VIEW BAPTIST CHURCH	7025 BEACH DR SW	OCEAN ISLE BEACH	NC	28469
243PG021	MILLIGAN JOHN PATRICK ETUX MELISSA	2115 SWAMP FOX HWY E	TABOR CITY	NC	28463
243PF013	TIPPETT JOSEPH WORTH ETUX	1771 WATERLOO ST SW	OCEAN ISLE BEACH	NC	28469
243PF012	TIPPETT JOSEPH WORTH ETUX	1771 WATERLOO ST SW	OCEAN ISLE BEACH	NC	28469
243PF043	FAULK GUY ET THETUS & GUY FAULK JR	11646 SEVEN CREEKS HWY	NAKINA	NC	28455
243PG016	WILLIAMS JENNY D	PO BOX 2678	ROCKINGHAM	NC	28380
243PG024	JACOBS JAMES JR ETUX ROSA	2021 MT OLIVE CHURCH RD	LUMBERTON	NC	28360
243PG026	FIELDS BARBARA A	1941 WHISPRNG PINES SW	OCEAN ISLE BEACH	NC	28469
2423A003	COX ROBERT EARL	9259 HIGHLAND HILLS DR	LELAND	NC	28451
243PF047	CREWS PENCIE B	2033 WATERLOO STREET SW	OCEAN ISLE BEACH	NC	28469
243PF036	COOPER CORBIN L ET JOANN A	PO BOX 844	PENNEY FARMS	FL	32079
243PF020	JOHNSON WAYNE ETUX MARGARET	3046 LEE LAWING RD	LINCOLNTON	NC	28092
243PF022	JOHNSON WAYNE ETUX MARGARET	3046 LEE LAWING RD	LINCOLNTON	NC	28092

243PF021	JOHNSON WAYNE ETUX MARGARET	3046 LEE LAWING RD	LINCOLNTON	NC	28092
243PG022	GOINS NATALIE L	1901 WHISPERING PINE ST	OCEAN ISLE BEACH	NC	28469
243PG034	CHAVIS BILLY D ETUX KELLY H	841 SHADOWMOSS DRIVE	FAYETTEVILLE	NC	28312
243PF039	SEALEY GARY W ETUX JULIE A	225 TAILWINDS LANE	ST PAULS	NC	28384
243PF040	SEALEY GARY W ETUX JULIE A	225 TAILWINDS LANE	ST PAULS	NC	28384
243PG035	COX LINDA S	207 SKYLAND DR	BELTON	SC	29627
243PG031	HUBBARD CARLTON & CYNTHIA H BAIN	3619 SYCAMORE DAIRY RD	FAYETTEVILLE	NC	28303
243PG009	DAVIS CYNTHIA GLASGOW & TROY D GLASGOW	5314 N NC HWY 49	BURLINGTON	NC	27217
243PF028	SCOTT ERIC A ETUX RONALDA	8124 MASON RIDGE LN	WILMINGTON	NC	28409
243PF011	SAWYER TIMOTHY AND	6444 WALTER RIGHT ROAD	PLEASANT GARDEN	NC	27313
243PG017	SULLIVAN ROXANNE F ETVIR	335 BLUE DOGWOOD TRAIL	SHALLOTTE	NC	28470
243PG015	FARMER CHRISTINE W	PO BOX 2546	SHALLOTTE	NC	28459-2546
243PF045	DOUNA ASIA A	2025 WATERLOO ST SW	OCEAN ISL BCH	NC	28469-5675
243PG010	TROLLINGER IRA ROBERT	2655 BASON RD	MEBANE	NC	27302-9003
243PG008	REID LISA ANN KING	425 CHAPEL HILL RD	BURLINGTON	NC	27215
243PF031	SHOE DELTON G ETUX	3033 BECKERDITE RD	SOPHIA	NC	27350-8515
243PF032	SHOE DELTON G ETUX	3033 BECKERDITE RD	SOPHIA	NC	27350-8515
243PF018	CLAPPER GARY ROBERT ETUX	1811 WATERLOO ST SW	OCEAN ISL BCH	NC	28469-5671
243PF027	STIREWALT STEVEN C ETUX	215 CASTLE KEEP RD	SALISBURY	NC	28146-9020
243PG012	MASSEY GARY FRANCIS JR ETUX	1231 MOUNTAIN BREEZE DR	MORGANTON	NC	28655-9620
243PF026	STIREWALT STEVEN C ETUX	215 CASTLE KEEP RD	SALISBURY	NC	28146-9020
243PF007	COX JERRY L ET PEGGY J	801 MEADOWOOD ST APT 116	GREENSBORO	NC	27409-2830
243PF008	COX JERRY L ET PEGGY J	801 MEADOWOOD ST APT 116	GREENSBORO	NC	27409-2830
243PF009	COX JERRY L ET PEGGY J	801 MEADOWOOD ST APT 116	GREENSBORO	NC	27409-2830
2423A001	COTTLE INVESTMENTS LLC	PO BOX 7536	OCEAN ISL BCH	NC	28469-1536
243PF037	CONNER SANDRA KAY	UNIT 1031	N MYRTLE BCH	SC	29582-9370
243PF038	CONNER SANDRA KAY	UNIT 1031	N MYRTLE BCH	SC	29582-9370
243PF017	ARMISTEAD RICHARD A ETUX	4904 E YACHT DR	OAK ISLAND	NC	28465-5153
243PF041	GRANT GEORGE R ETUX	4059 HIDDENBROOK DR	CHARLOTTE	NC	28205-7231
243PG005	CHAVIS LARRY ETUX	1009 HAVELOCK PL	LUMBERTON	NC	28358-2010
243PF015	BOLTON ROBERT ETUX	4023 LAVENDER PT	GAINESVILLE	GA	30504-5972
243PG023	FRAILEY MILDRED A	3036 VERNELL LN	SHELBY	NC	28150-9724
243PF010	EVERHART MARGARET C	4932 FOXDEN CT	CHARLOTTE	NC	28227-9209
243PF023	KANIPE R BRENT ETUX	1861 WATERLOO ST SW	OCEAN ISL BCH	NC	28469-5671
243PF001	REEL BIG HOLDINGS LLC	635 HIGHWAY 9 BYP W	LORIS	SC	29569-8235
243PG011	KEATING KENNETH ETUX	146 FREEMAN RD	OXFORD	CT	06478-2706
2423A002	BRUTON BRENDA S AND	PO BOX 1167	BADIN	NC	28009-1167
243PF003	WFT PROPERTIES INC	7290 BEACH DR SW STE 03	OCEAN ISL BCH	NC	28469-5435
243PF004	WFT PROPERTIES INC	7290 BEACH DR SW STE 03	OCEAN ISL BCH	NC	28469-5435
243PG033	BIDGOOD WILLIAM DEAN ETUX	209 DONNA DR	LEXINGTON	NC	27295-8580
243PG038	WARD CHRISTOPHER MARK ETUX	18425 SNEADS GROVE RD	LAURINBURG	NC	28352-8677
243PG014	PATTON KENNETH E	8136 OLD SWITCHBOARD RD	SNOW CAMP	NC	27349-9748
243PG013	PATTON KENNETH E	8136 OLD SWITCHBOARD RD	SNOW CAMP	NC	27349-9748
243PG006	KING JACK DONALD AND	2587 WAYNE WHITE RD LOT 20	PLEASANT GDN	NC	27313-8153

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	REEL BIG HOLDINGS LLC	635 HIGHWAY 9 BYP W	LORIS	SC	29569-8235

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
	NORRIS AND TUNSTALL	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

NEIGHBORHOOD MEETING VERIFICATION FORM

DATE OF MEETING: 7/21/2020 CASE # OR PROJECT NAME: Whispering Pines
LOCATION OF MEETING: On-Site - West Side of Whispering Pines St. Across from 1891. Case SS-275

ATTENDEES

NUMBER OF ATTENDEES: _____

LIST OF ATTENDEES:

- | | |
|---|-----------------------------|
| 1. <u>Jennifer Skaggs - PC Planning Dept.</u> | 11. <u>Tim Farmer</u> |
| 2. <u>Whitney King</u> | 12. <u>Brianna Galloway</u> |
| 3. <u>Chris King</u> | 13. <u>Helen Yates</u> |
| 4. <u>Josie K. Reblum</u> | 14. <u>Fredrick Tatum</u> |
| 5. <u>Josie W. Reblum</u> | 15. <u>Patricia Crews</u> |
| 6. <u>Natalie Douna</u> | 16. <u>Tereza Messing</u> |
| 7. <u>David Ray Straightstill Burgin</u> | 17. <u>Allyson Goff</u> |
| 8. <u>BARBARA + BARBARA FIELDS</u> | 18. <u>Elvira Rodriguez</u> |
| 9. <u>Karen Douna Guedes</u> | 19. <u>Panda Cox</u> |
| 10. <u>RICHARD TATUM</u> | 20. <u>Tim Sawyer</u> |

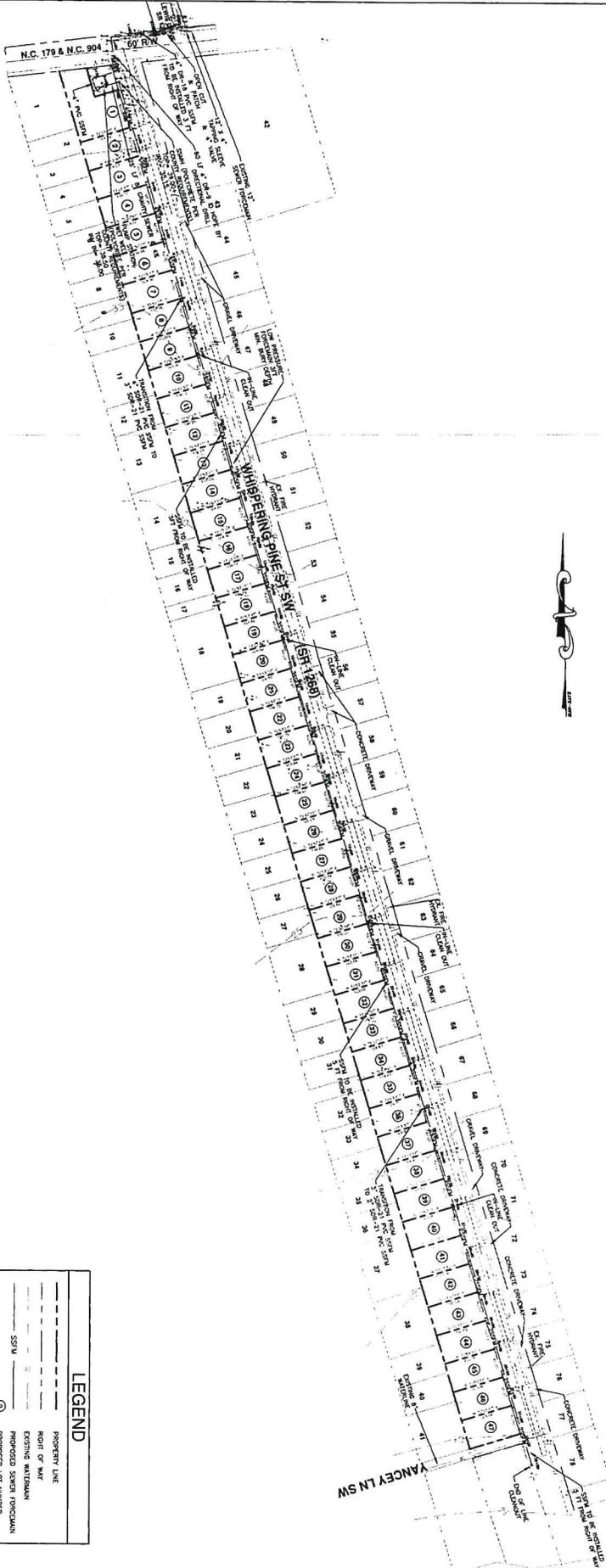
MEETING SUMMARY (INCLUDE ALL ATTENDEES COMMENTS & RESPONSES):

- Tom Sawyer
- Karen Polier
- Asia Douna
- Randy Sullivan
- Kaylene Sullivan
- Scott Outlaw
- Jenny Williams
- Mavis Freeman

N.C. 904	1185	1185	1185	1185	1185
N.C. 904 & N.C. 179	1181	1181	1181	1181	1181
	1247	1247	1247	1247	1247
	1182	1182	1182	1182	1182

ATLANTIC INTRACOASTAL WATERWAY

VICINITY MAP
N.T.S.



- NOTES:
1. PROPOSED WATER SERVICE SHALL HAVE A NEW SERVICE
 2. NO WATER SERVICES WILL BE INSTALLED FOR THIS PROJECT EXCEPT TO THE PROPOSED SERVICE POINT FROM STREET.

LEGEND	
---	PROPERTY LINE
---	RIGHT OF WAY
---	EXISTING WATERMAIN
---	PROPOSED WATERMAIN
---	PROPOSED SEWER FORCEMAIN
---	PROPOSED LOT NUMBER
---	PROPOSED SERVICE SERVICE

SCALE: 1" = 100'

0 100 200 300

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	
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C1



NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

2901 BROWN CREEK DR., SUITE 100 WILMINGTON, NC 28411 PHONE: (910) 343-9533
425 S. COLLETT DRIVE, SUITE 200 LORRIS, SC 29569 PHONE: (803) 756-3544

OWNER:
RELLI, INC. HOLDINGS, LLC
635 HWY 90 BYPASS WEST
LORRIS, SC 29569
(803) 756-3544

OVERALL UTILITY PLAN
WHISPERING PINES STREET
SEASIDE
BRUNSWICK COUNTY, NORTH CAROLINA