



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
October 12, 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 September 14, 2020 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

Old Business

- A. UDO Text Amendment for Model Home, Neighborhood Sales Home and Real Estate Sales Center.

New Business

A. Planned Development – PD-32

Name: Bricklanding Plantation (Modification)

Applicant: Swan Partners, LLC – Russ Baltzer

Tax Parcel: 244CA06803

Location: Colonist Square SW

Description: Bricklanding Plantation is an existing Planned Development consisting of 506 single-family lots and 312 multifamily units. The applicant is proposing to modify the development by adding one (1) additional single-family lot adjacent to 1671 Colonist Square SW. The resulting total approved units would be 507 single-family lots and 312 multifamily units on a total of 345.62 acres and a density of 2.37 dwelling units per acre.

B. Planned Development – PD-33

Name: Grissettown Tract Planned Development

Applicant: Norris and Tunstall

Tax Parcel: 21100037

Location: 210 Seaside Road NW (NC 904)

Description: Grissettown Tract is a proposed Planned Development consisting of 104 single family lots on a gross site of 31.86 acres creating an overall density of 3.26 dwelling units per acre.

C. Rezoning Z-797

Proposed rezoning of approximately 2.13 acres located at 639 Russtown Road NW (SR 1315) from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcel 1950000901.

LAND USE PLAN MAP AMENDMENT LUM-797:

Request to amend Tax Parcel 1950000901 located at 639 Russtown Road NW (SR 1315) from LDR (Low Density Residential) to Commercial.

D. Rezoning Z-798

Proposed rezoning of approximately 1.03 acres located at 986 Whiteville Road (NC 130) from Undesignated to I-G (Industrial General) for Tax Parcel 1810001306.

LAND USE PLAN MAP AMENDMENT LUM-798:

Request to amend Tax Parcel 1810001306 located at 986 Whiteville Road (NC 130) from Undesignated to Industrial.

E. Rezoning Z-799

Proposed rezoning of approximately 2.1 acres located on Acres Lane from R-7500 (Medium Density Residential) to CLD (Commercial Low Density) for Tax Parcel 205PA04010.

9) Other Business.

- Blueprint Brunswick Project Update.
- Planning Board Case Update.

10) Adjournment.

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
September 14, 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
William Bittenbender
William Clark
Brett Riggs, Alternate
Eileene Shake

MEMBERS ABSENT

Ron Medlin

STAFF PRESENT

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

OTHERS PRESENT

Aaron Healy
Anthony Fairweather
Michael Clark
Michael Nichols

David Rouen
Nancy Clark
John Hankins

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:02 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.

Mr. Ron Medlin was absent.

IV. CONSIDERATION OF MINUTES OF 06-AUG-20 AND 10-AUG-20 MEETINGS.

Mr. Bittenbender made a motion to approve the 06-Aug-20 and 10-Aug-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-791CZ – (Aaron S. Healy).

Request rezoning of approximately 5.35 acres located at 1535 Holden Beach Road SW (NC 130) from R-6000 (High Density Residential) and R-7500 (Medium Density Residential) to C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcel 2150010007 and a portion of Tax Parcel 2150010020.

Land Use Plan Map Amendment LUM – 791CZ:

Request to amend Tax Parcel 2150010007 and a portion of Tax Parcel 2150010020 located at 1535 Holden Beach Road SW (NC 130) from MDR (Medium Density Residential) to Commercial for Tax Parcel 2150010007 and a portion of Tax Parcel 2150010020 located at 1535 Holden Beach Road SW (NC 130).

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-6000 (High Density Residential) and R-7500 (Medium Density Residential) to C-LDCZ (Commercial Low Density Conditional Zoning) for Tax Parcel 2150010007 and a portion of Tax Parcel 2150010020 with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial for Tax Parcel 2150010007 and a portion of Tax Parcel 2150010020.

Ms. Easley asked why the small portion of Tax Parcel 2150010020 is requested for the zoning change? Mr. Pages said that small portion of Tax Parcel 2150010020 is needed to accommodate the intended use and minimum buffering requirements on the site. Ms. Easley asked if the applicant intends to replat the parcel and Mr. Pages said that portion of Tax Parcel 2150010020 will have to be combined with Tax Parcel 2150010007 prior to the issuance of a building permit. Ms. Easley made a motion to open the Public Hearing and the motion was unanimously carried.

Mr. Michael Nichols, representative for Paramounte Engineering, addressed the Board on behalf of the applicant. Mr. Nichols said they intend to combine that portion of Tax Parcel 2150010020 with Tax Parcel 2150010007 prior to development of the property. He further stated that they will construct 3 buildings on the site for self-service storage with an office and adequate parking. Mr. Nichols said the site will be fenced and gate-controlled to accommodate outdoor storage of vehicles and RV/Boats as outline on the applicant's site plan.

Mr. Dunham asked about lighting on the site. Mr. Aaron Healy addressed the Board. Mr. Healy said there will be lighting in the hallways of the buildings as well as in the office area. Mr. Pages interjected that a lighting plan will have to be submitted prior to approval of the project, which addresses the maximum lighting capacity allowed on the site.

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

Ms. Easley made a motion to approve Tax Parcel 2150010007 and a portion of Tax Parcel 2150010020 to C-LDCZ (Commercial Low Density Conditional Zoning) with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to Commercial 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 Map amendment has been requested to Commercial.

- 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:

There were no oppositions from the public and the proposed use will be a benefit to the area as it is in close proximity to a commercial node.

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

The proposed zoning change will be a benefit to the area because of its proximity to the beach community.

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

B. Rezoning Z-794CZ – (David Rouen).

Request rezoning of approximately 1.78 acres located approximately 2,000 feet east of Dutchman Creek Park near Southport from I-G (Industrial General) to RRCZ (Rural Low Density Residential Conditional Zoning) for a portion of Tax Parcel 23700008.

Land Use Plan Map Amendment LUM – 794CZ:

Request to amend a portion of Tax Parcel 23700008 located approximately 2,000 feet east of Dutchman Creek Park near Southport from Undesignated 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 I-G (Industrial General) to RRCZ (Rural Low Density Residential) for a portion of Tax Parcel 23700008 with the noted conditions in the Staff Report in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to RRCZ (Rural Low Density Residential Conditional Zoning) for a portion of Tax Parcel 23700008.

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

Mr. David Rouen addressed the Board. Mr. Rouen stated that he wants to build a structure on the property in the future, but he does not have any plans to develop the property at the current time.

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

Mr. Leary made a motion to approve a portion of Tax Parcel 23700008 to RRCZ (Rural Low Density Residential Conditional Zoning) 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 a portion of Tax Parcel 23700008 and the motion was unanimously carried.

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 Undesignated. However, a CAMA Land Use Plan Map amendment has been requested to LDR (Low Density Residential).

- 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:

There are no property owners nearby. However, development of the property will increase the tax base.

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

The property owner will be allowed to utilize a small portion of a larger open space parcel.

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

C. Rezoning Z-795 – (Anthony Fairweather).

Request rezoning of approximately 2.25 acres located at 8147 River Road SE (NC 87) and 5526 Calhoun Drive SE (SR 1578) from R-6000 (High Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 205KA013, 205KB014, 205KB016 and 205KB017.

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-6000 (High Density Residential) and C-LD (Commercial Low Density) to C-LD (Commercial Low Density) for Tax Parcels 205KA013, 205KB014, 205KB016 and 205KB017.

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

Mr. Anthony Fairweather addressed the Board on behalf of the property owner. Mr. Fairweather stated that they purchased a church for an office for a telecommunications construction business because the subject property is in close proximity to where they currently live. He stated that the property will also be used to store vehicles as well as a training facility for fiber optic splicing. Mr. Fairweather concluded that they will potentially provide job opportunities to the area.

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

Mr. Leary made a motion to approve Tax Parcels 205KA013, 205KB014, 205KB016 and 205KB017 to C-LD (Commercial Low Density) and the motion was unanimously carried.

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

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 Commercial.

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

There is similar zoning nearby and the existing building will be used for commercial purposes, which will add tax value to the area.

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

D. Rezoning Z-796 – (Nancy Clark - %Michael Clark).

Request rezoning of approximately 3.95 acres located at 4299 Mt. Misery Road NE (SR 1426) from SBR-6000 (Site Built High Density Residential) to RR (Rural Low Density Residential) for Tax Parcel 0090010801.

Land Use Plan Map Amendment LUM-796:

Request to amend Tax Parcel 00900100801 located at 4299 Mt. Misery Road NE (SR 1426) 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 SBR-6000 (Site Built Residential) to RR (Rural Low Density Residential) for Tax Parcel 0090010801 in conjunction with an amendment to the Official Brunswick County CAMA Land Use Plan Map to LDR (Low Density Residential) for Tax Parcel 0090010801.

Mr. Dunham asked about the potential driveway on the west side of the property. Mr. Pages said there are driveways and/or easements on the site that were used for farming purposes.

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

Mr. Michael Clark addressed the Board. Mr. Clark stated that the property has always been family farmland and there are driveways for farming purposes shown on the map. Mr. Clark said his family wants to continue using the property for farming purposes and potentially place a home on the property in the future. He further stated that the property was rezoned to SBR-6000 unbeknownst to the family. He concluded that they may rezone other parcels at a later date if all family members are in agreement with the zoning change.

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 Tax Parcel 0090010801 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 Map amendment has been requested to LDR (Low Density Residential).

- 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 adjoining parcels are family-owned and they are currently using the parcels for farming purposes, which is consistent with the requested zoning change.

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

There is similar zoning in the immediate area.

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

VIII. STAFF REPORTS.

- Blue Print Brunswick Project (Comprehensive Land Use Plan and Parks & Recreation Plan) Update

Ms. Dixon addressed the Board. She stated that this is a joint project with Parks & Recreation and will kick-off at the end of September 2020. Ms. Dixon said updates will be provided to the Planning Board members when available.

- Model Home Text Amendment Update

Ms. Dixon addressed the Board. She stated that the working committee has been working on definitions and provisions for the model home text amendment. Ms. Dixon said staff is anticipating a public hearing at the Planning Board level at the Board's October 2020 meeting.

- Rezoning Case Update

Ms. Dixon addressed the Board. She stated that Zoning Case Z-790, Z-792 and Z-793 were approved at the Planning Board's 10-Aug-20 meeting and no rezoning appeals were received so the Planning Board's decision stands.

IX. ADJOURNMENT.

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

UPDATED TEXT AMENDMENTS

For:

Model Home

Neighborhood Sales Home

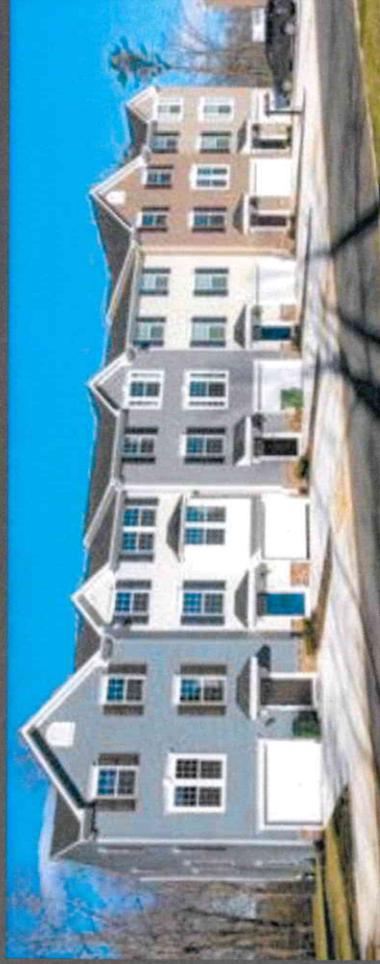
Real Estate Sales Center

Model Home Definition

A newly constructed residential home or unit that is completed, furnished, landscaped or decorated for the purpose of marketing to prospective buyers. Prospective buyers can often attend a showing, a viewing, a tour, or an open house. The model home may display information, options, or showcase features about the home, subdivision or development inside the home. A model home may be commonly referred to as an idea home, residential show home, inventory home, or display home.



Model Home Examples



Elements of Model Homes

- New Construction.
- Home/Unit Is Completed, Furnished, Landscaped Or Decorated.
- Purpose: Showing Home; Appointments; Showings; Tours; Open Houses.
- Allows Parade Of Homes Event.
- Signage Limited To Real Estate Signs.
- Maintains Residential Character.
- No Office Or Commercial Activities Allowed.
- Allowed in all Zoning Districts that Permit Residential Household Living.
- Only Residential Dwelling Permits/Approvals.
- No Additional Permitting Required.

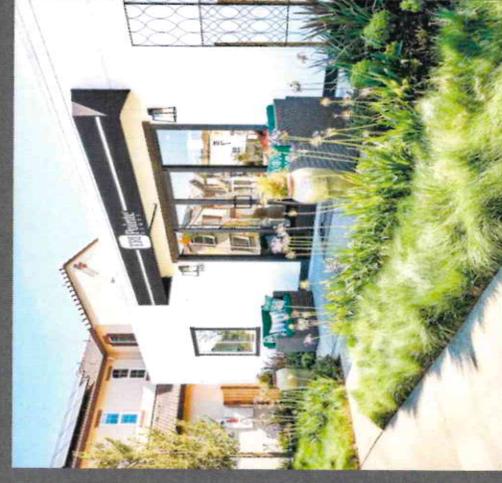


Proposed Model Homes Related Text Amendments

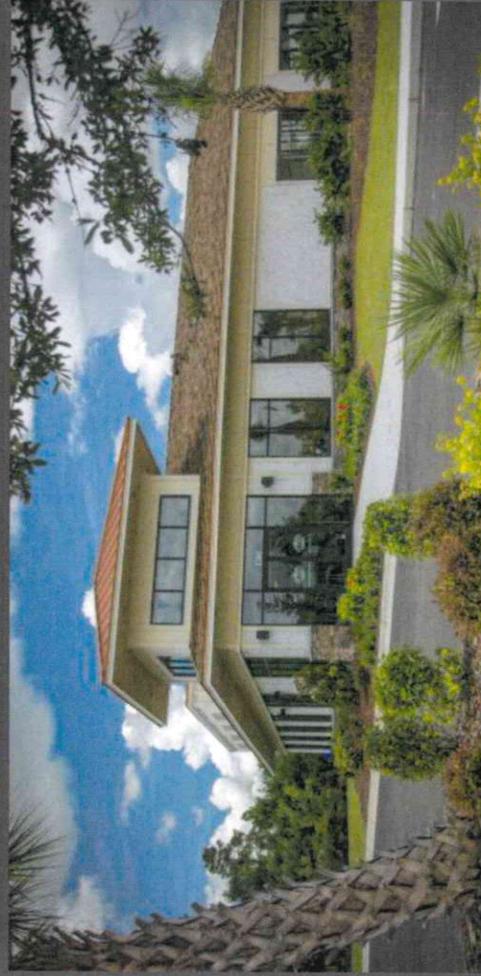
- **Add Definition for Model Homes within the Definition Section.**
 - *Model Home: A newly constructed residential home or unit that is completed, furnished, landscaped or decorated for the purpose of marketing to prospective buyers. Prospective buyers can often attend a showing, a viewing, a tour, or an open house. The model home may display information, options, or showcase features about the home, subdivision or development inside the home. A model home may be commonly referred as an idea home, residential show home, inventory home, or display home.*

Real Estate Sales Center Definition

Commercial office space used for real estate sales or leasing transactions for the management of homes, land, or buildings. Typically includes a combination of office spaces, conference rooms, workstations, design centers, and storage. A real estate sales center maybe commonly referred as a real estate sales office, sales center, or professional office.



Real Estate Sales Center Examples



Elements of Real Estate Sales Centers

- Provides Office Space For Real Estate Sales And Transactions, Including Office Spaces, Conference Rooms, Workstations, Design Centers.
- Considered Commercial Office Use.
- Permitted Under The Use Category Of Professional Office:
 - Allowed By Right In RR, CLD, CI Zoning Districts.
 - Allowed By Limited Use In NC (Limited Use Standards In Section 5.3.6.A. of the UDO).
- Commercial Performance Standards Are Required Such As Parking, Loading, Buffers.
- Approval Process **No Changes**
 - Requires A Full Commercial Site Plan Review.
 - Other Departments Review Concurrently For Building Codes, Fire Codes, & Environmental Health Codes.
 - Commercial Zoning Permit Required.

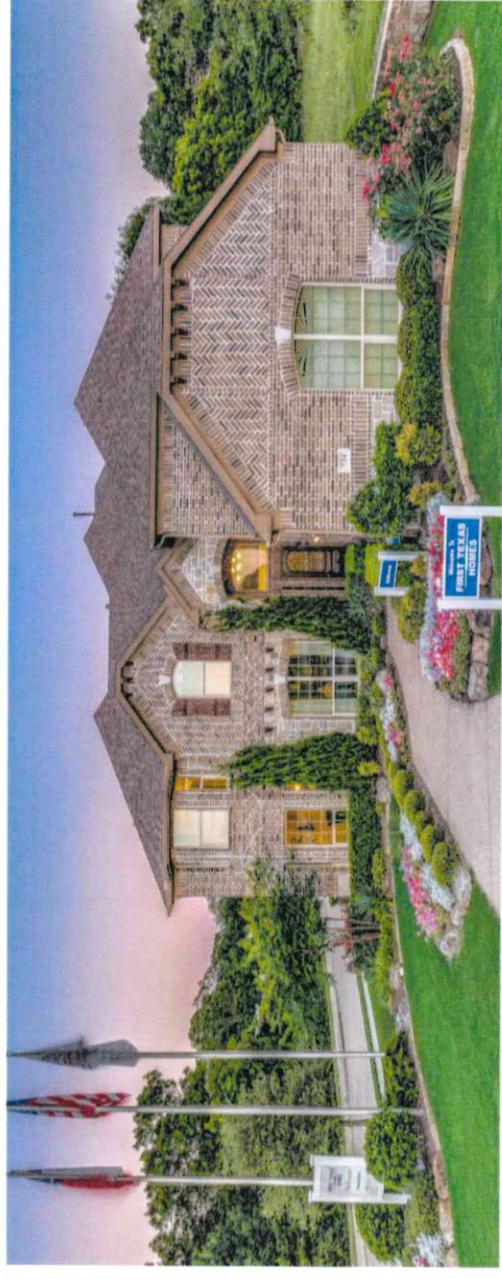


Proposed Real Estate Center Related Text Amendments

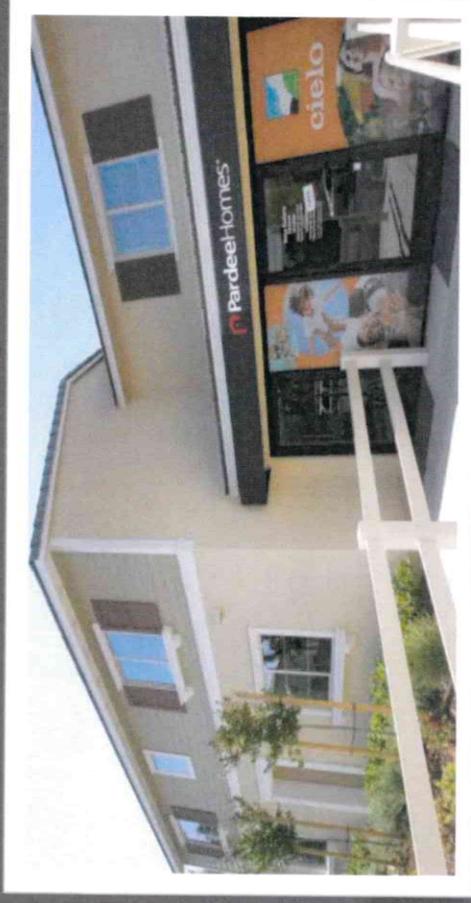
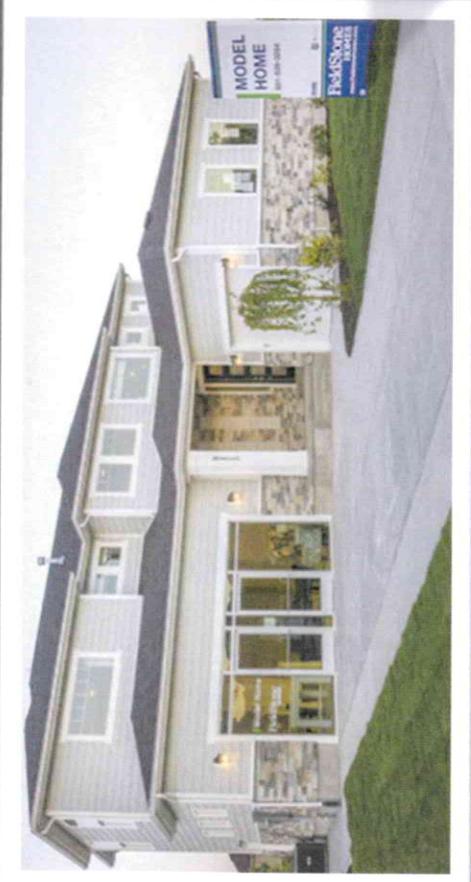
- Amend Section 5.1., Use Interpretation, to add “Real Estate Sales Center” to Section 5.1.5.A., All Offices Uses, under “Principal Use” .
- Add Definition for “Real Estate Sales Center” within the Definition Section.
 - *Real Estate Sales Center: Commercial office space used for real estate sales or leasing transactions for the management of homes, land, or buildings. Typically includes a combination of office spaces, conference rooms, workstations, design centers, and storage. A real estate sales center maybe commonly referred as a real estate sales office, sales center, or professional office.*

Neighborhood Sales Home

A newly constructed home or unit that is completed, furnished, landscaped or decorated within a development or subdivision with the purpose of displaying living spaces and providing limited commercial office space for real estate sales and transactions that include: office spaces, conference rooms, workstations, design centers, and related storage. Typically, neighborhood sales homes are located within new sections or phases of a subdivision or development. A neighborhood sales home maybe commonly referred as a sales model.



Neighborhood Sales Home Examples



Elements of Neighborhood Sales Homes

- AKA... Information Center, Sales Model, Welcome Center.
- New Construction that is Completed, Furnished, Landscaped, And / Or Decorated.
- Typically Located Within A New Subdivision/Development OR In A New Section Of The Subdivision/Development.
- Commercial Real Estate Sales And Transactions Spaces commonly include Offices, Conference Rooms, Workstations, Design Centers, And Related Storage.
- Purpose:

- 1) Displaying Information, Living Spaces, And Home Features To Prospective Buyers.
- 2) Providing Space For Limited Commercial Activities For Real Estate Sales And Transactions for Appointments, Meetings, Showings, Viewings, Tours, Or Open Houses related to real estate sales and transactions for the neighborhood.





- Modifications To The Home And Site Are Common To Accommodate The Real Estate Sales & Transactions Activities And Reduce Neighborhood Impacts.
- Common Modifications Include Garage Conversions, Office Space in a Bedroom, And Parking Lots.
- Added Performance Standards to Reduce Neighborhood Impacts:
 - Examples:
 - ✓ Limitation On Commercial Activities With The Home.
 - ✓ Parking Requirements.
 - ✓ Limitation On Hours Of Operation.
 - ✓ Requirement That The Home Maintain The Residential Character.
 - ✓ Limitation On Large Events And Gatherings.
 - ✓ Requirements For Signage.
- Traditional real estate signage and direction signage is allowed without permits.
- Building Codes, ADA Codes, Fire Codes, Environmental Health requirements apply.
- Proposed Planning Approval Process:
 - ✓ Residential Zoning Permit.
 - ✓ Temporary Use Permit.
 - ✓ Temporary Use Permit Expires When The Subdivision/Development Is Built Out.

Proposed Neighborhood Sales Home Related Text Amendments

- Amend Section 5.2.3., *Use Table*, to define that Temporary Neighborhood Sales Homes are permitted within the RR, R-7500, R-6000, SBR-6000, MR-3200, CLD, NC, & CI Zoning Districts, with standards provided in Section 5.5.3.H.
- Add Definition for Neighborhood Sales Home within the Definition Section.
Neighborhood Sales Home: A newly constructed home or unit that is completed, furnished, landscaped or decorated within a development or subdivision with the purpose of displaying living spaces and providing limited commercial office space for real estate sales and transactions that include: office spaces, conference rooms, workstations, design centers, and related storage. Typically, neighborhood sales homes are located within new sections or phases of a subdivision or development. A neighborhood sales home maybe commonly referred as a sales model.
- Amend Section 5.5.3, *Temporary Use Permit Required*, by adding Section 5.5.3.H., Neighborhood Sales Home, to allow a Neighborhood Sales Home with a Temporary Use Permit.

(see next slide for the standards)

- **Amend Section 5.5.3, Temporary Use Permit Required, by adding Section 5.5.3.H., Neighborhood Sales Home, to allow a Neighborhood Sales Home with a Temporary Use Permit.**

H. Neighborhood Sales Home

Neighborhood Sales Home must meet the following:

1. Maintain the residential character of the surrounding neighborhood.
2. The dwelling must be completed, furnished, landscaped, and/or decorated.
3. All requirements for residential dwellings per the zoning district that it is located and constructed in conformance with all applicable *North Carolina Building Codes, North Carolina Fire Codes, and Environmental Health Codes.*
4. There shall not be events or large gatherings held within the dwelling or on-site other than showings, viewings, tours, or open houses.
5. Limited commercial office space for real estate sales and transactions activity shall not exceed 30% of the gross square area of the home (heated & unheated space).
6. Modifications to the dwelling and to the site are allowed to accommodate commercial activities. Common modifications include garage conversions, office spaces, and parking lots.
7. Standard operating hours shall be from 8:00 A.M. To 8:00 P.M. Daily.
8. All parking shall be provided to Accommodate On-site Personnel And Guests and constructed in accordance with the following:
 - i. Parking spaces shall be provided at the rate of 3 spaces for the first 300 sq. ft. of commercial floor area, plus 1 space per 300 sq. ft. commercial floor area after that.
 - ii. Parking spaces that do not require vehicles to back-up into a street or alleyway are encouraged.
 - iii. Use of conventional residential driveways for parking is allowed.
 - iv. All parking maybe located off-site.
 - v. Use of a separate parking lot is allowed but not required. If opting to install a parking lot, then the area meet design standards outlined in Section 6.12.5. of the UDO.
 - vi. On-street parking is strongly discouraged to be used as overflow parking.
9. Signage shall be allowed to aid in guiding Guests to the Neighborhood Sales Homes and shall be installed in accordance with the following:
 - i. The site is limited to one (1) on-premise freestanding sign and wall signage not to exceed a cumulative total of 32 sq. ft.
 - ii. Signs may not be illuminated and must of commercial quality and design.
 - iii. Temporary Real Estate Signs (Section 8.7.10.) and On-Premise Directional Signs (Section 8.7.19.) are allowed.

CONCERNS ABOUT PROPOSED TEXT AMENDMENTS

CONCERN #1 – THE WORDING OF STANDARD #7 WILL REQUIRE PRIVATE COMMUNITIES TO ALLOW THE NEIGHBORHOOD SALES HOMES TO BE OPEN TO THE PUBLIC FROM 8AM TO 8PM. BELOW IS THE LANGUAGE:

7. Standard operating hours shall be from 8:00 A.M. to 8:00 P.M. daily.

CONCERN #2 – ALLOWS NEIGHBORHOOD SALES HOME TO BE PLACED WITHIN AN EXISTING COMMUNITIES UNTIL BUILD-OUT AND TO LOCATE NEXT TO EXISTING HOMES.

CONCERN #3 – ALLOWS NEIGHBORHOOD SALES HOME TO CONTINUE TO EXIST WITHIN A COMMUNITIES FOR DECADES UNDER A TEMPORARY USE PERMIT.

PLANNING BOARD PACKET ADDENDUM

PLANNING BOARD WORKING COMMITTEE MEETING UPDATE

The *Planning Board Working Committee* met on several occasions to discuss and guide UDO Text Amendments Related to Model Homes, Neighborhood Sales Homes, Real Estate Sales Offices. The Committee guided Planning Staff in drafting new ordinance language that includes definitions and standards for Model Homes, Neighborhood Sales Homes, AND Real Estate Sales Offices.

On October 7, 2020, the Committee met to discuss and address outstanding concerns related to the standards for neighborhood sales homes. After a lengthy discussion, the committee members agreed that the following additions/modifications to the Proposed Standards For Neighborhood Sales Homes will address the concerns:

- Limit hours of operation from 9:00 a.m. to 8:00 p.m. daily.
- Temporary use permits for Neighborhood Sales homes will expire after 10-years with option to request two, five-year permit extensions.
- Limit placement of new neighborhood sales homes to new or undeveloped section/phase of a development.
- Require a one-lot separation between new neighborhood sales homes and existing homes when locating adjacent to an existing home in a different section/phase of the development.

PLANNING STAFF WILL PRESENT THE UDO TEXT AMENDMENTS RELATED TO MODEL HOMES, NEIGHBORHOOD SALES HOMES, REAL ESTATE SALES OFFICES, WITH THE ABOVE CHANGES AT THE OCTOBER 12, 2020 PLANNING BOARD MEETING.

ATTACHED ARE THE CHANGES.

ADDENDUM DATE: OCTOBER 7, 2020

Planning Board Working Committee recommends allowing Neighborhood Sales Homes with a Temporary Use Permit by adding Section 5.5.3.H., Neighborhood Sales Home as follows:

H. Neighborhood Sales Home

Neighborhood Sales Home must meet the following:

1. The residential dwelling must be completed, furnished, landscaped, and/or decorated.
2. The residential character of the surrounding neighborhood must be maintained.
3. Limited commercial office space for real estate sales and transactions activity shall not exceed 30% of the gross square area of the home (heated & unheated space).
4. Modifications to the dwelling and to the site are allowed to accommodate commercial activities. Common modifications include garage conversions, office spaces, and parking lots.
5. There shall not be events or large gatherings held within the dwelling or on-site other than showings, viewings, tours, or open houses.
6. Hours of operation shall be limited from 9:00 A.M. to 8:00 P.M. daily.
7. Placement of the Neighborhood Sales Home must meet the following criteria:
 - I. Placed with in a new or undeveloped section/phase of a development.
 - II. If locating adjacent to an established home in a different section/phase a one (1) lot separation is required.
8. All parking shall be provided to Accommodate On-site Personnel And Guests and constructed in accordance with the following:
 - i. Parking spaces shall be provided at the rate of three (3) spaces for the first 300 sq. ft of commercial floor area, plus one (1) space per 300 sq. ft. commercial floor area after that.
 - ii. Parking spaces that do not require vehicles to back-up into a street or alleyway are encouraged.
 - iii. Use of conventional residential driveways for parking is allowed.
 - iv. Use of a separate parking lot is allowed but not required. If opting to install a parking lot, then the area meet design standards outlined in Section 6.12.5. of the UDO.
 - v. All parking maybe located off-site.
 - vi. On-street parking is strongly discouraged to be used as overflow parking.
9. Signage shall be allowed to aid in guiding guests to the Neighborhood Sales Homes and shall be installed in accordance with the following:
 - i. The site is limited to one (1) on-premise freestanding sign and wall signage not to exceed a cumulative total of 32 sq. ft.
 - ii. Signs may not be illuminated and must be of commercial quality and design.
 - iii. Temporary Real Estate Signs (Section 8.7.10.) and On-Premise Directional Signs (Section 8.7.19.) are allowed.
10. Temporary Use Permits for Neighborhood Sales Homes shall expire 10-years after the date of issuance. Upon expiration, all commercial activity must cease. The Zoning Administrator may grant two (2) extensions to the temporary use permit, on a case-by-case basis. Each permit extension may not exceed 5-years for a maximum of 10-years.
11. All residential dwelling requirements must be met per the zoning district in which it is located and constructed in conformance with all applicable North Carolina Building Codes and Environmental Health Codes.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD



ZONING AMENDMENT DESCRIPTION: *Model Home, Neighborhood Sales & Real Estate Sales Center*

**THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of
be all the foregoing, that the UNIFIED DEVELOPMENT ORDINANCE ZONING AMENDMENT**

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: _____

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is NOT consistent* with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons: _____
- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: _____
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public's interests* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interests for the following reasons: _____

TABLED

- The Planning Board TABLES the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting** in _____ months.

BRUNSWICK COUNTY STAFF REPORT AND RECOMMENDATION

Application No. PD-32

Applicant: Russ Baltzer – Swan Partners, LLC

Project Name: Bricklanding Plantation Modification

Property Location: Colonist Square SW

Parcel Number: 244CA06803

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning **North:** R-7500 **South:** R-7500 **East:** R-7500 and R-6000
West: R-7500

Proposed Use: The applicant has submitted a proposed modification to Bricklanding Plantation Planned Development to add one (1) single-family residential lot on a site that is currently a portion of the golf course. If approved the total approved residential units for the development will be 507 single family lots and 312 multifamily units creating an overall density of 2.37 units per acre.

Prior Approval: Bricklanding Plantation is an existing Planned Development that was originally approved in 1994. In 2005 and 2017 Bricklanding Plantation went before the Planning Board for modifications and was re-approved for a total of 506 single family lots and 312 multifamily units.

Approval Criteria

- Proposed infrastructure will include:
 1. **Water** will be provided by Brunswick County.
 2. **Sewer** will be provided by Brunswick County.
 3. **Roads** will be private.
- **Open Space** provided for the original Planned Development approval was 52.99 acres. The proposed additional lot is not in a part of the designated open space and will not result in open space reduction.
- Peripheral buffers will remain unchanged from the previously approved master plan.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies for Goose Creek Road or Beach Drive. NCDOT has indicated that no Traffic Impact Analysis (TIA) would be required for the project.

- The proposed project meets minimum vehicular access point requirements.
- The majority of the surrounding uses consist of single family residential and outdoor recreation (golf course).
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- **TRC** was held on September 17, 2020.
- A neighborhood meeting consistent with UDO Section 9.2 was held on October 2, 2020 at the Bricklanding Plantation Clubhouse.

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.

Planned Development Case PD-32 Bricklanding (Revision)

CO=COUNTY JURISDICTION

CARRIAGE PL SW

PAIT DR SW

PINE DR SW

TIDEWATER CT SW

LANDING BLVD SW

INLET VILLAGE CIR SW

GOOSE CREEK RD SW

COLONIST SQUARE SW

CO-R-7500

CO-R-6000

CO-R-7500

Revision Site
A
Portion of
Parcel #244CA06803



Planned Development Case PD-32 Bricklanding (Revision)

CO=COUNTY JURISDICTION

CO-R-7500

PAIT DR SW

PINE DR SW

CO-R-6000

TIDEWATER CT SW

INLET VILLAGE CIR SW

GOOSE CREEK RD SW

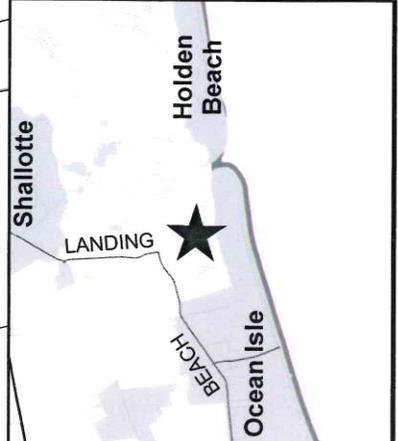
Revision Site
A
Portion of
Parcel #244CA06803

CO-R-7500

COLONIST SQUARE SW

CARRIAGE PL SW

LANDING BLVD SW





Planned Development (PD)

Application and Checklist

Fee: \$500

Brunswick County Planning and Community Development Dept.
910-253-2056

For Office Use Only	
File #	PD-32
Receipt #	480040
Date Submitted:	9/2/2020

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 Brunswick County 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	Swan Partners, LLC	Phone	843-385-2389
	Address	1868 Portage Ln SW	Fax	
	City, St, Zip	Ocean Isle Beach NC 28469	Email	

Applicant or Representative	Name	Russell Baltzer	Phone	843-385-2389
	Address	1868 Portage Ln SW	Fax	843-280-2992
	City, St, Zip	Ocean Isle Beach NC 28469	Email	russ.baltzer@oceankeyes.com

Property Information	Address	
	Tax Parcel(s)	2440000113
	Acreage	0.48
	Current Zoning	PUD
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	BRK LAUNDING		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input type="checkbox"/>		
	Single Family Acres	.48	Lots	1
	Multi-Family Acres		Units	
	Commercial Acres			

Authorization	Property Owner Signature	<i>Russell Baltzer</i>	Date	9.1.20
	Applicant/Representative Signature	<i>Russell Baltzer</i>	Date	9.1.20

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



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

September 17, 2020

Russ Baltzer
Swan Partners, LLC

**RE: Bricklanding Plantation Planned Development
File # PD-32**

Dear Mr. Baltzer,

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 note that a neighborhood meeting is required at least 10 days prior to the Planning Board Meeting.
- Brigit Flora, County Stormwater Engineer, has indicated that a modification to the existing State Stormwater Permit will be required for the addition of a residential lot.

Please return a digital copy of the revised plans to the Brunswick County Planning Department by 12:00 p.m. on September 25, 2020. 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

CASE PD-32

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2440000105	BRICK LANDING PLANT MASTER COMMUNIT	P O BOX 6218	OCEAN ISLE BEACH	NC	28469
244CA037	ENGLAND JEANETTE ETVIR	2204 BURTON RD	THOMASVILLE	NC	27360
244CA038	ENGLAND JEANETTE ETVIR	2204 BURTON RD	THOMASVILLE	NC	27360
244CA035	KLINE LAWRENCE N ETUX	1645 TIDE WATER CT SW	OCEAN ISL BCH	NC	28469-6502
244CA036	WILLIAMS JAMES E ETUX	1643 TIDEWATER CT SW	OCEAN ISL BCH	NC	28469-6502
244CA014	MAYO MICHAEL WAYNE ETUX KIMBERLY M	1660 COLONIST SQ SW	OCEAN ISLE BEACH	NC	28469
244CA015	CULLEN JAMES O ET MARTHA	BRICKLANDING PLANTATION	OCEAN ISLE	NC	28469
244CA034	HOLLOWELL MURRAY MANFRED TRUSTEE	1649 TIDE WATER CT SW	OCEAN ISLE BEACH	NC	28469
244CA06804	CTC BRICK LANDING LLC	936 SPRING HILL RD	MC LEAN	VA	22102-1324
244CA012	CHESTER KAREN J ET	1668 COLONIST SQUARE SW	OCEAN ISLE BEACH	NC	28469
244CA013	MCLAURIN DAVID LEE JR ETUX	209 COUNTRY CLUB DR	JACKSONVILLE	NC	28546-8116

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
244CA06803	SWAN PARTNERS LLC	1868 PORTAGE LN SW	OCEAN ISL BCH	NC	28469-6311

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
244CA06803	RUSSEL BALTZER	1868 PORTAGE LN SW	OCEAN ISLE BEACH	NC	28469

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-33

Applicant: Norris and Tunstall

Project Name: Grissettown Tract Planned Development

Property Location: 210 Seaside Road NW (NC 904)

Parcel Number: 21100037

Zoning District: CLD (Commercial Low Density) and R-7500 (Medium Density Residential)

Surrounding Zoning **North:** CLD
South: CLD
East: R-7500
West: R-7500

Proposed Use: Grissettown Tract is a proposed Planned Development consisting of 104 single family lots on a gross site of 31.86 acres creating an overall density of 3.26 dwelling 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 Commercial.
- 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 will have a 30-foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 7.5 acres. The developer is proposing 12.94 acres of dedicated open space. The developer is also proposing 1.83 acres of recreation space of which 1.2 acres are required.
- The proposed 48 lots will generate approximately 995 vehicle trips per 24-hour weekday volume. A 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 12.94 acres of open space where as 7.5 acres are required.
 2. The developer is proposing 1.83 acres of recreation space where as 1.2 acres are required.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- TRC was held on September 17, 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.

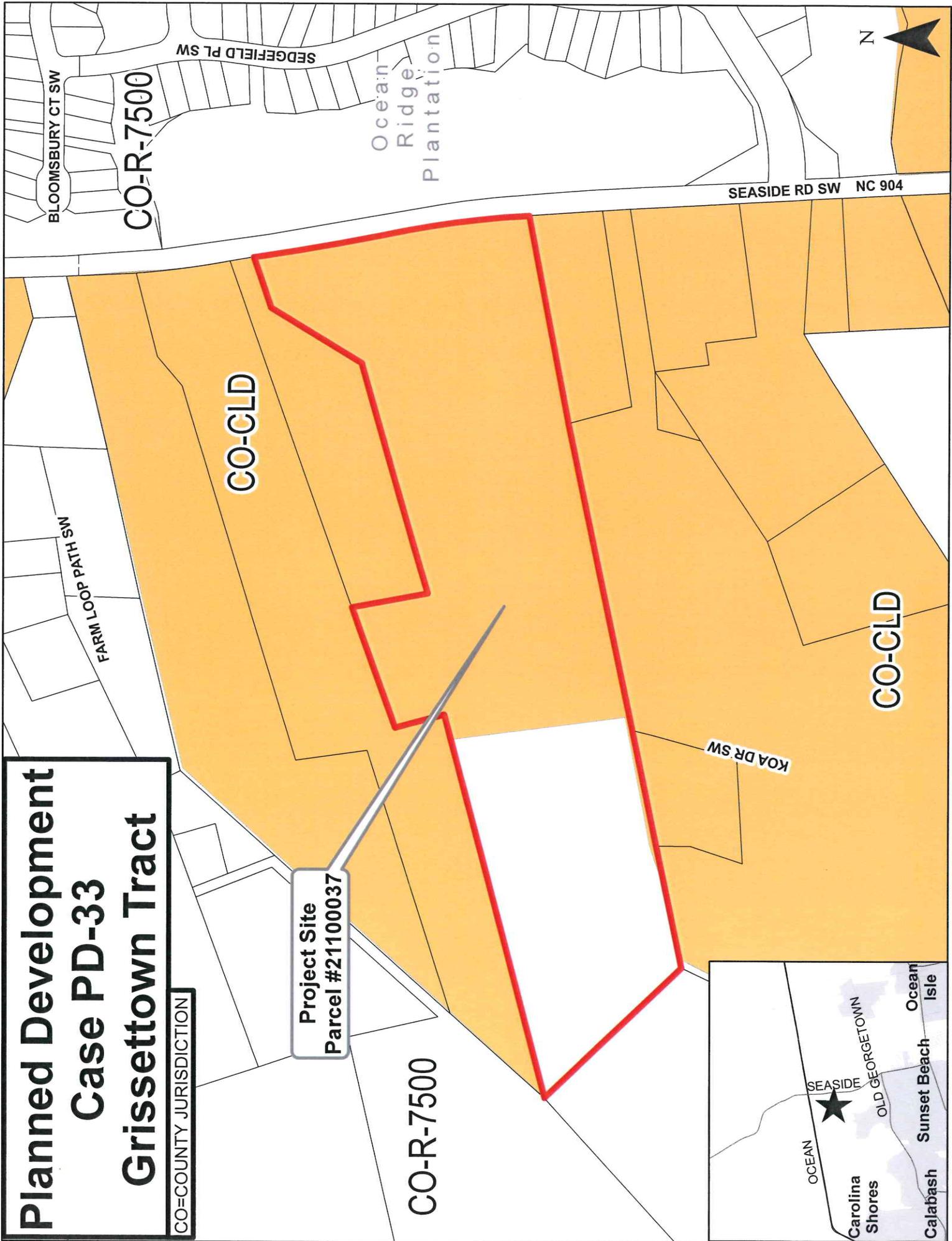
Staff recommends approval based on the following conditions:

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. Correct the required open space calculations in the site data.

Planned Development Case PD-33 Grissetown Tract

CO-COUNTY JURISDICTION

Project Site
Parcel #21100037



BLOOMSBURY CT SW

CO-R-7500

SEDGFIELD PL SW

Ocean Ridge Plantation



SEASIDE RD SW NC 904

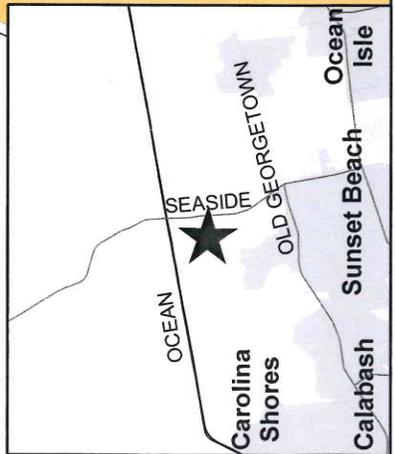
CO-CLD

FARM LOOP PATH SW

CO-CLD

KOA DR SW

CO-R-7500



Planned Development Case PD-33 Grissetown Tract

CO=COUNTY JURISDICTION

Project Site
Parcel #21100037

CO=CLD

CO=CLD

CO-R-7500

CO-R-7500

Ocean Ridge Plantation

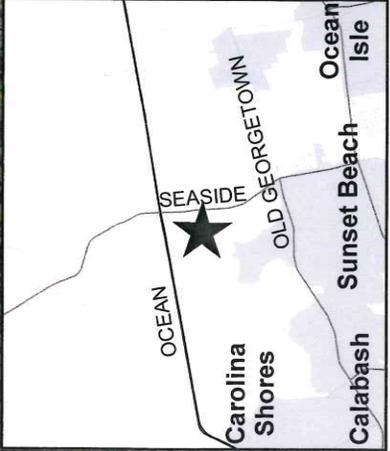
SEASIDE RD SW NC 904

BLOOMSBURY CT SW

SEDFIELD PL SW

FARM LOOP PLAT SW

KOA DR SW





BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

September 17, 2020

J. Phillip Norris P.E.
1429 Ash-Little River Rd
Ash, NC 28461

**RE: Grissettown Tract Planned Development
File # PD-33**

Dear Mr. Norris,

The Technical Review Committee (TRC) at their September 17, 2020 meeting reviewed the preliminary plans for the above referenced project.

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

- Stormwater drainage easements will need to be shown on the plan wherever there is stormwater infrastructure through private property. There will also need to be a minimum 10' maintenance easement around the stormwater pond.
- Provide revise the street detail to show a SF9.5A asphalt base.
- Please indicate setbacks as proposed and not recommended.
- Please provide open space calculations based on both the CLD and R-7500 zoning districts with 20% open space for the R-7500 zone and 25% for CLD.
- Please indicate the recreation space calculations and the areas to be considered recreational. Indicate specific uses of recreation spaces.
- Please label the peripheral buffer will have a 0.6 opacity. Also note that existing vegetation will be used for the buffer but supplemental landscaping will be installed where necessary.
- Please indicate an accurate average lot size.
- Please note that all homes will have a minimum of two driveway parking spaces.
- Please indicate the proposed street side setback.
- Please list any exceptional design elements proposed on the site.
- Please note that the home owner's association will be responsible for the maintenance of the streets, stormwater system and all open space areas.
- The street names "Forest View Drive" and "Sandy Run Court" cannot be used as these names are already used elsewhere in the county. Please contact Jan Clemmons with the GIS Department at 910-253-2392 to secure new street names.
- 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.



BRUNSWICK COUNTY PLANNING DEPARTMENT

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

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

- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- The Engineering Department provided the following comments:
 - There are existing 8" & 24" force mains available for connection, we prefer the 8" (which is what they show on plans).
 - Add a waterline on Sandy Run Ct with blow-off.
 - Pump station entrance can be off of Seaside Rd – a NCDOT driveway permit will be needed (in developers name).
 - NCDOT Encroachment will be needed for this project for water & sewer connections.
- NCDOT has provided the following comments:
 - 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 right turn lane will be required.
 - If they want to petition the streets to NCDOT in the future, we will require plan approval prior to any construction.
 - A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way.

Please email pdf copies of the revised plans to the Brunswick County Planning Department by 5:00 p.m. on September 28, 2020. Revisions will be reviewed, and you may be asked for additional paper copies for Planning Board distribution.

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

Sincerely,

A handwritten signature in cursive script that reads "Marc A. Pages".

Marc Pages
Senior Planner



Planned Development (PD)

Application and Checklist

Fee: \$500

Brunswick County Planning and Community Development Dept.
910-253-2056

NT# 20094

For Office Use Only	
File #	480107
Receipt #	480107
Date Submitted:	9/2/2020

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 Brunswick County 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	Zimmerlee Erdeen ETUIR	Phone	910 287-6672
	Address	738 Bennett Tr SW	Fax	
	City, St, Zip	Calabash NC 28467	Email	farmboy@atmc.net

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

Property Information	Address	210 Seaside Road SW
	Tax Parcel(s)	21100037
	Acreage	31.86
	Current Zoning	R-7500 & CLD
	Public Utilities Available?	Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Grissettown Tract PUD		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	31.86	Lots	104
	Multi-Family Acres	0	Units	0
	Commercial Acres	0		

Authorization	Property Owner Signature	<i>Erdeen D. Zimmerman</i>	Date	9-2-2020
	Applicant/Representative Signature	<i>J. Phillip Norris</i>	Date	9-02-2020

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

CASE PD-33

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
2270000303	OCEAN HIGHWAY CAMP RESORT INC	837 SALT WATER LANE SW	SUPPLY	NC	28462
227000003	OCEAN HIGHWAY CAMP RESORT INC	837 SALT WATER LANE SW	SUPPLY	NC	28462
21100004014	VILLA JAMES V	7256 FARM LOOP PATH	SUNSET BEACH	NC	28468
21100003401	OCEAN RIDGE PLANTATION GOLF INC	351 OCEAN RIDGE PKWY	OCEAN ISLE BEACH	NC	28469
227000001	SUNSET BEACH DEVELOPMENT LLC	2002 OAK ST SUITE 200	MYRTLE BEACH	SC	29577
211000077	MMB FARMS LLC	1887 OAKTON CHURCH RD	FAIRMONT	NC	28340-5575
21100003902	TRASK RAIFORD G JR TRUSTEE	6336 OLEANDER DR STE 1	WILMINGTON	NC	28403-3550
211000038	GORE TERESA	PO BOX 6172	OCEAN ISL BCH	NC	28469-0172

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
211000037	ZIMMERLEE ERDEEN ETVIR	738 BENNETT RAIL SW	CALABASH	NC	28467

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
211000037	NORRIS & TUNSTALL	1429 ASH-LITTLE RIVER RD	ASH	NC	28420

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-797

October 12, 2020

APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 1950000901 consisting of 2.13 acres from RR (Rural Residential) to C-LD (Commercial Low Density). This rezoning request is conventional, therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

639 Russtown Road NW (SR 1315)

Tax Parcel

1950000901

Current Zoning

RR (Rural Residential)

Proposed Zoning

C-LD (Commercial Low Density)

Surrounding Zoning

RR and C-LD

Current Use

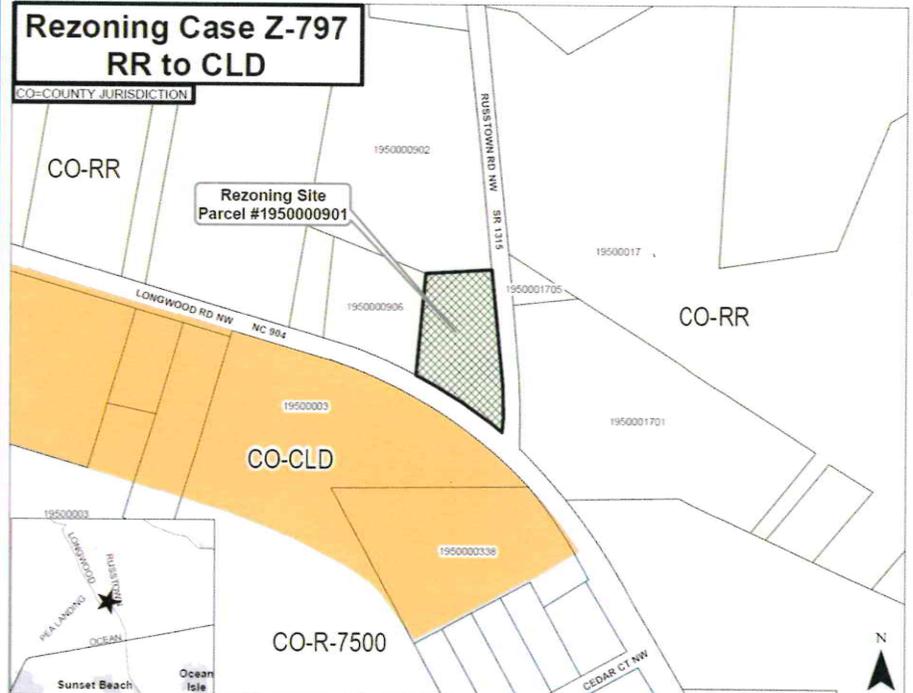
Residential

Surrounding Land Uses

Residential, Agricultural and Vacant Lands

Size

2.13 Acres



SITE CONSIDERATIONS

Zoning History: There has been no known rezoning activity on the site since 1994.

Buffers: If rezoned to C-LD a buffer of 0.6 (vacant) or 0.8 (developed) opacity buffer will be required to R-7500 areas.

Traffic: There are no capacity deficiencies for this section of Longwood Road NW (NC 904) or Russtown Road NW (SR 1315).

Utilities: Water is available from Brunswick County Utilities along Longwood Road NW (NC 904). Sewer is not available in the area. It is the developer's responsibility to coordinate with Brunswick County Utilities to connect to the water system.

Schools: There are no school capacity deficiencies at this time.

CIP Projects in Area: Brunswick Senior Center at Calabash (Completed 2018), West Brunswick Classroom Addition (FY 2021), Waccamaw School K-2 Building Replacement (FY 2021).

NCDOT Road Improvements in Area:

- New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase.

Environmental Impacts:

- There are no Flood Hazard Zones located on the rezoning site.
- Biodiversity & Wildlife Habitat Assessment Score: The rezoning site scored 0 out of 10.
- The rezoning site lies within a half mile of a Voluntary Agricultural District.

ANALYSIS

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

CAMA Land Use Plan Classification: *LDR (Low Density Residential)*

- Proposed Zoning is NOT consistent with CAMA Land Use Plan
- Land Use Amendment (LUM-797) proposed from LDR to Commercial

Applicable CAMA Land Use Policies:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-LD IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO COMMERCIAL FOR TAX PARCEL 1950000901** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-797 (RR to C-LD)



**THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of
be all the foregoing, that the UNIFIED DEVELOPMENT ORDINANCE ZONING AMENDMENT**

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: _____

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is NOT consistent* with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons: _____
- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: _____
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public's interests* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interests for the following reasons: _____

TABLED

- The Planning Board TABLES the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting in _____ months.**

Rezoning Case Z-797 RR to CLD

CO-COUNTY JURISDICTION

CO-RR

Rezoning Site
Parcel #195000901

LONGWOOD RD NW

NC 904

RUSSTOWN RD NW SR 1315

CO-RR

CO-CLD

CO-R-7500



1950000902

195000017

1950001705

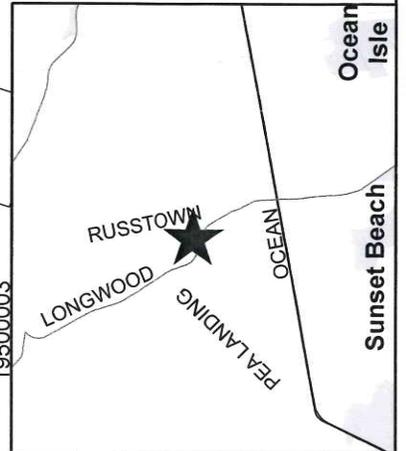
1950001701

1950000906

195000003

1950000338

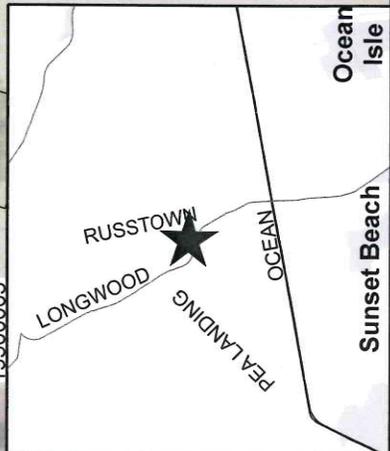
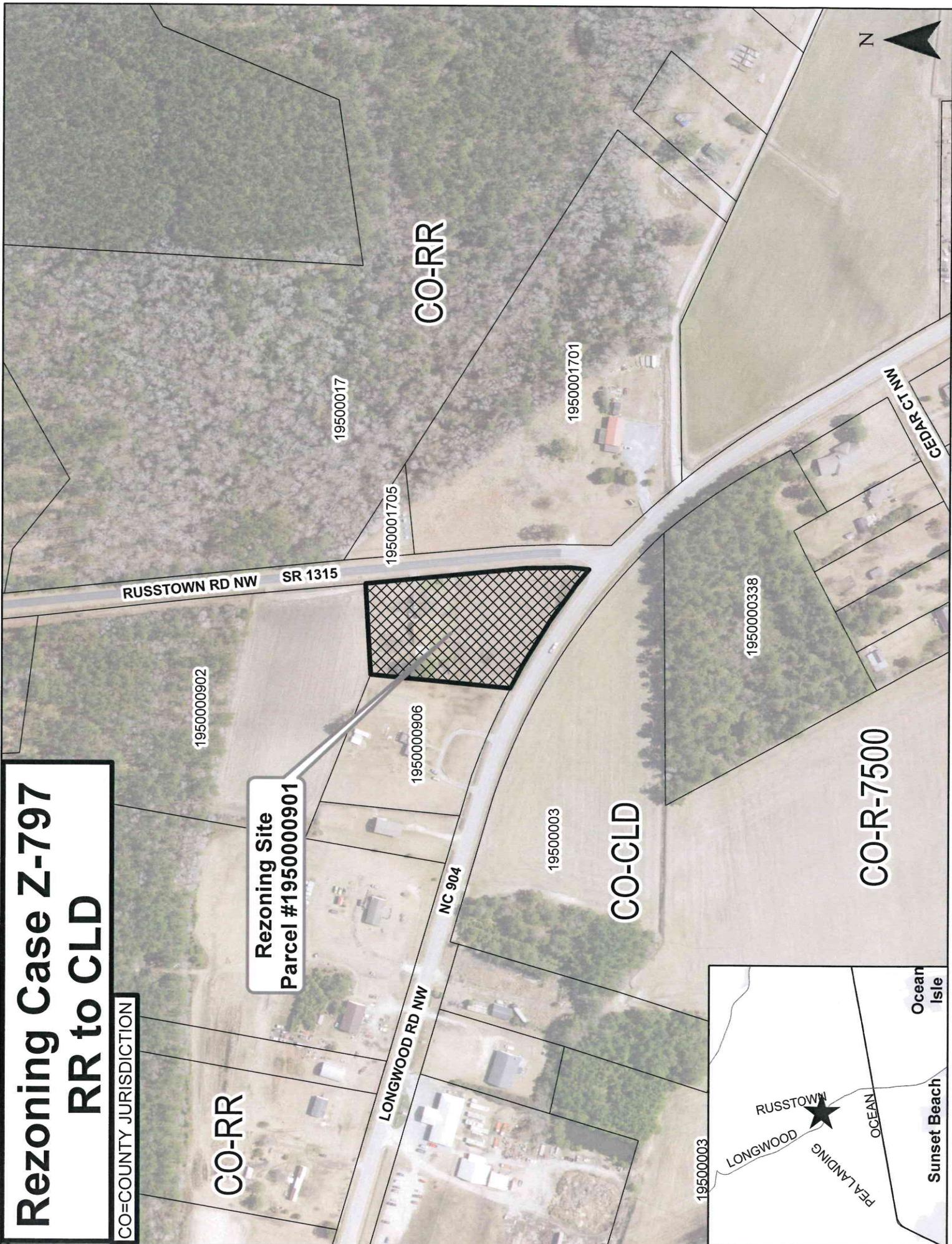
195000003



Rezoning Case Z-797 RR to CLD

CO-COUNTY JURISDICTION

Rezoning Site
Parcel #1950000901



Rezoning Case Z-797 Land Use Plan

CO-COUNTY JURISDICTION

LDR

Rezoning Site
Parcel #195000901

19500017

LONGWOOD RD NW

195000906

NC 904

LDR

19500003

1950001701

LDR

19500003

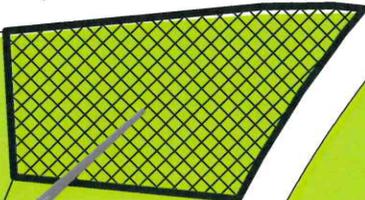
1950000338

RUSSTOWN
LONGWOOD
PELANDING
OCEAN



CEDAR CT NW

Sunset Beach
Ocean Isle





REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 797 Invoice# 479420
 Date Received 24 Aug 20
 Northwest Jurisdiction YES NO

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

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

Applicant Name(s):
Donald Kevin Somerset

Mailing Address:
125 Fort Charles Dr NW Supply, NC 28462

Phone: 910-612-8348 Email: Kdsomerset@gmail.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s):
Donald Kevin Somerset

Mailing Address:
125 Fort Charles Dr NW Supply, NC 28462

Phone: 910-612-8348 Email: Kdsomerset@gmail.com

PROPERTY INFORMATION

Property Address and/or Description of Location:
639 Russtown Rd NW Ocean Isle Beach, NC, 28469

Parcel Tax ID #(s): 1950000901 Total Site Acreage: 2.13

Current Zoning District(s): RR Proposed Zoning District(s): C-LD

Conditional Zoning Request YES NO
 Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

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

STATEMENT OF REASONABLENESS

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

Similar zoning to the south of the property.

LAND USE COMPATIBILITY

Future Land Use Map Classification: LDR Seeking Commercial

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

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

This area is in transition. Property is at an intersection and transitioning to a commercial node.

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: Donald Bennett Date: 8/24/20
Owner Signature: Donald Bennett Date: 8/24/20
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

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

City of Northwest Jurisdiction Fees

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

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

CASE Z-797

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1950000902	CHAVIS TRENT ETUX	147 PINE LAKE CIR SW	OCEAN ISL BCH	NC	28469-7303
19500003	BUFFKIN NELL LONG	1006 MILL BRANCH CH RD	TABOR CITY	NC	28463
19500017	LONG GARY L	580 LONGWOOD RD NW	OCEAN ISLE BEACH	NC	28469
1950001701	LONNIE & HILDA WARD LIVING TRUST TH	460 WARD ROAD	TABOR CITY	NC	28463
1950001705	ATLANTIC TELEPHONE MEMBERSHIP CORP	P O BOX 3198	SHALLOTTE	NC	28459
1950000906	MARLOWE INEATHA AND	5045 LITTLE PRONG RD NW	ASH	NC	28420-4103
1950000338	NICKERSON RONALD C	7115 CEDAR CT NW	OCEAN ISL BCH	NC	28469-3600

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1950000901	SOMERSETT DONALD KEVIN	639 RUSSTOWN RD NW	OCEAN ISL BCH	NC	28469-6145

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1950000901	SOMERSETT DONALD KEVIN	125 FORT CHARLES DR NW	SUPPLY	NC	28462

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-798

October 12, 2020

APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 1810001306 from Undesignated to I-G (Industrial General). This rezoning request is conventional therefore, no conditions are proposed. All owners and adjacent owners have been notified via first class mail.

Location

986 Whiteville Road (NC 130)

Tax Parcels

1810001306

Current Zoning

Undesignated

Proposed Zoning

I-G (Industrial General)

Surrounding Zoning

RR (Rural Residential) and SH-HB

Current Use

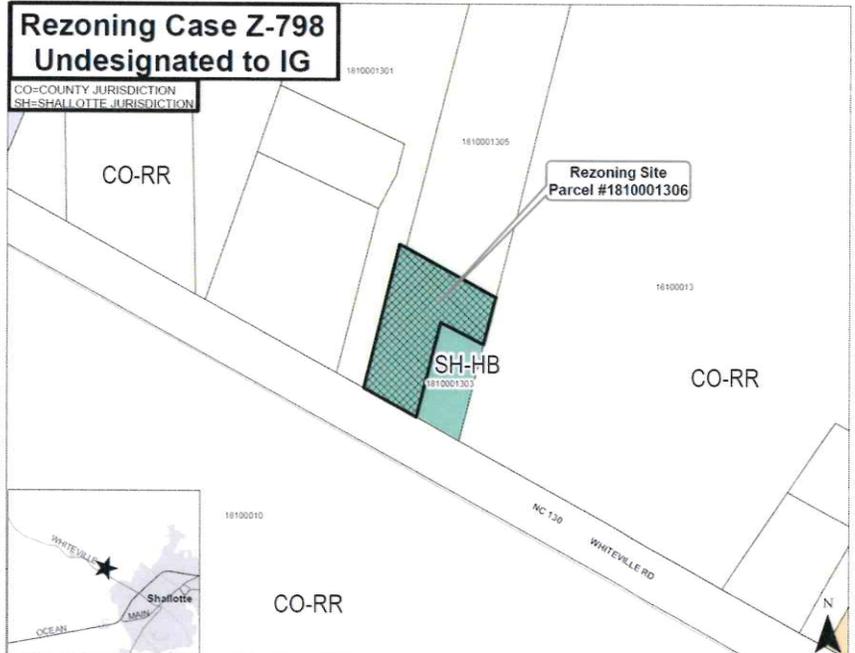
Industrial

Surrounding Land Uses

Light Industrial, Commercial, Vacant Lands,

Size

1.03 acres



SITE CONSIDERATIONS

Zoning History: The subject Tax Parcel (1810001306) has been indicated, per Brunswick County GIS, as being in the Town of Shallotte's jurisdiction (Zoned SH-HB or Highway Business) for at least the past 15 years. With the cooperation of the Town of Shallotte, it has been discovered that the property is not within the town limits of Shallotte nor within their ETJ (Extra Territorial Jurisdiction). Despite extensive research, county staff has not been able to determine what the property was zoned prior to the error being made. By default, Planning Staff is considering the property to be undesignated and therefore initiated the application process for I-G Zoning.

Buffers: If rezoned to I-G a buffer of 0.8 (vacant) or 1.0 (developed) opacity buffer will be required to RR areas.

Traffic: There are no capacity deficiencies for this section of Whiteville Road NW (NC 130). The developer shall be responsible for obtaining an NCDOT driveway permit prior to construction.

Utilities: Water is available from Brunswick County Utilities along Whiteville Road NW (NC 87). Sewer is not available in the area. Water connection will require developer responsibility to connect to the water system.

Schools: There are no school capacity deficiencies at this time.

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: New Highway – Carolina Bays Parkway (R-5876) – Planning and Design Phase. US 17 and Smith Avenue Intersection (U-5862) to be upgraded to an Interchange (FY 2022).

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: Portions of the rezoning site score a 0 out of 10.

ANALYSIS

The I-G District is intended to provide locations for enterprises engaged in a broad range of manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise or equipment. Lands in this District are to be located on or near Major Thoroughfares as identified in the Brunswick County Comprehensive Transportation Plan; to rail service; and to in-place infrastructure such as water, sewer, and/or natural gas.

CAMA Land Use Plan Classification: *Undesignated*

- Proposed Zoning is not consistent with CAMA Land Use Plan
- Land Use Amendment (LUM-798) proposed from Undesignated to Industrial

Applicable CAMA Land Use Policies:

- P.16 Brunswick County will encourage/support the development of clean industries in locations where services can be provided, environmental impacts can be mitigated, surrounding land uses are compatible, and transportation systems can support the development.

STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO I-G IN CONJUNCTION WITH A LAND USE PLAN AMENDMENT TO INDUSTRIAL FOR TAX PARCEL 1810001306** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-798 (Undesignated to I-G)



**THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of
be all the foregoing, that the UNIFIED DEVELOPMENT ORDINANCE ZONING AMENDMENT**

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: _____

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is NOT consistent* with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons: _____
- The Planning Board further finds that the approval of the proposed zoning amendment will amend the CAMA Land Use Plan (Comprehensive Plan) and the following changes have been considered to meet the needs of the community: _____
- The Planning Board further finds that the proposed zoning amendment *is reasonable and in the public's interests* for the following reasons: _____

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interests for the following reasons: _____

TABLED

- The Planning Board TABLES the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting** in _____ months.

Rezoning Case Z-798 Undesignated to IG

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION

CO-RR

1810001305

1810001301

18100013

SH-HB
1810001303

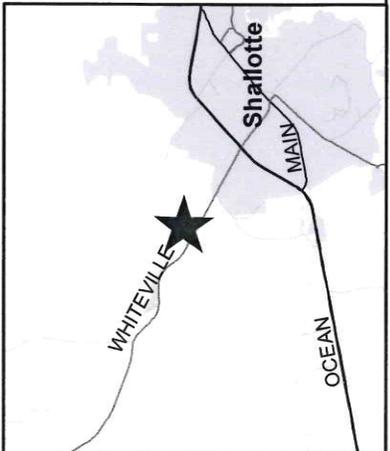
CO-RR

18100010

CO-RR

Rezoning Site
Parcel #1810001306

NC 130
WHITEVILLE RD



Rezoning Case Z-798 Undesignated to IG

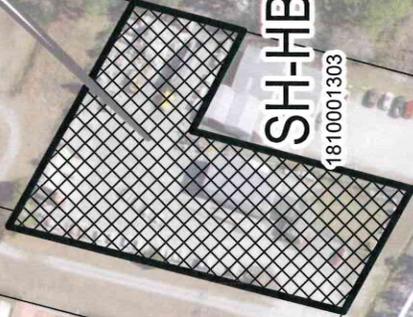
CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION

CO-RR

1810001301

1810001305

Rezoning Site
Parcel #1810001306



18100013

SH-HB

1810001303

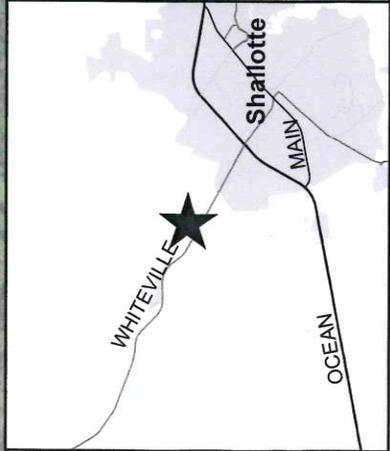
CO-RR

NC 130

WHITEVILLE RD

18100010

CO-RR



WHITEVILLE

Shalotte

MAIN

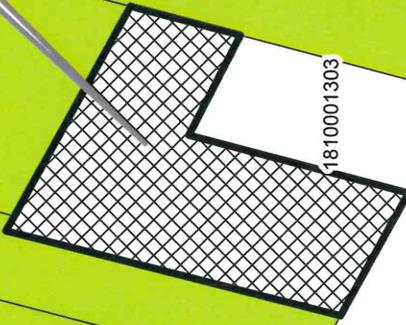
OCEAN

Rezoning Case Z-798 Land Use Plan

CO=COUNTY JURISDICTION
SH=SHALLOTTE JURISDICTION

CONSERVATION

Rezoning Site
Parcel #1810001306



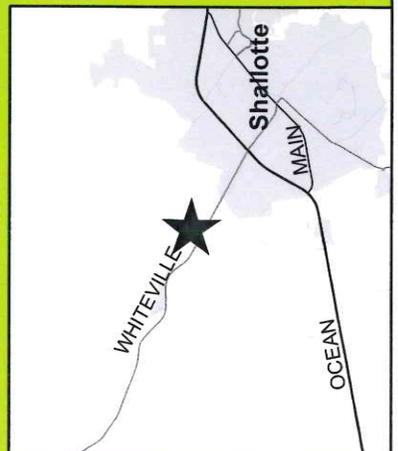
LDR

LDR

NC 130

WHITEVILLE RD

N



1810001301

1810001305

18100013

1810001303

18100010



REZONING APPLICATION

For Office Use Only

Rezoning Case Z- 798 Invoice# N/A
 Date Received 8/28/2020
 Northwest Jurisdiction YES NO

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

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

Applicant Name(s):
Brunswick County Planning Dept

Mailing Address:
PO Box 249 Bolivia, NC 28422

Phone: 910-253-2025 Email:

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s):
Amiel Zimmer Jr.

Mailing Address:
2509 Sunrise St Supply, NC 28462

Phone: 910-755-6443 Email: amielzimmer@atmc.net

PROPERTY INFORMATION

Property Address and/or Description of Location:
986 Whiteville Rd (NC 130)

Parcel Tax ID #(s): <u>1810001306</u>	Total Site Acreage: <u>1.03</u>
Current Zoning District(s): <u>Undesignated</u>	Proposed Zoning District(s): <u>I-6</u>

Conditional Zoning Request YES NO
 Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.

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

STATEMENT OF REASONABLENESS

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

Site is located in an Industrial Corridor. Operation at site has been in continuous industrial use since 1990's.

LAND USE COMPATIBILITY

Future Land Use Map Classification: Undesignated

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:

Requesting Industrial - ~~the~~ Land use has been existing for 20+ years. Other Industrial in area.

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: M. Page

Date: 8/28/2020

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.

CASE Z-798

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18100013	KACHOUUEE ALI	207 WALNUT HILL RD D-2	WEST CHESTER	PA	19382
1810001303	SMELTZER INVESTMENTS LLC	2509 BOONES NECK ROAD	SUPPLY	NC	28462
18100010	OLIVIA A SMITH FAMILY LLC	890 COPAS ROAD	SHALLOTTE	NC	28470
1810001305	UNITED STATES OF AMERICA	1401 CONST AVE RM#5128	WASHINGTON	DC	20230
1810001301	AMIEL ZIMMER INC	986 WHITEVILLE RD NW	SHALLOTTE	NC	28470-5687

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1810001306	ZIMMER AMIEL JR ET	2509 SUNRISE ST SW	SUPPLY	NC	28462

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
1810001306	BRUNSWICK COUNTY PLANNING DEPT	PO BOX 249	BOLIVIA	NC	28422

REZONING STAFF REPORT



Prepared by Marc Pages, Senior Planner

Rezoning Case#: Z-799

October 12, 2020

APPLICATION SUMMARY

The applicant requests to rezone Tax Parcel 205PA04010 from R-7500 (Medium Density Residential) to CLD (Commercial Low Density). This rezoning request is conventional therefore, no conditions or site plans are proposed. All owners and adjacent owners have been notified via first class mail.

Location

Acres Lane SW

Tax Parcel

205PA04010

Current Zoning

R-7500 (Medium Density Residential)

Proposed Zoning

CLD (Commercial Low Density)

Surrounding Zoning

R-7500, CLD, SP-HC (Southport Jurisdiction – Highway Commercial District)

Current Use

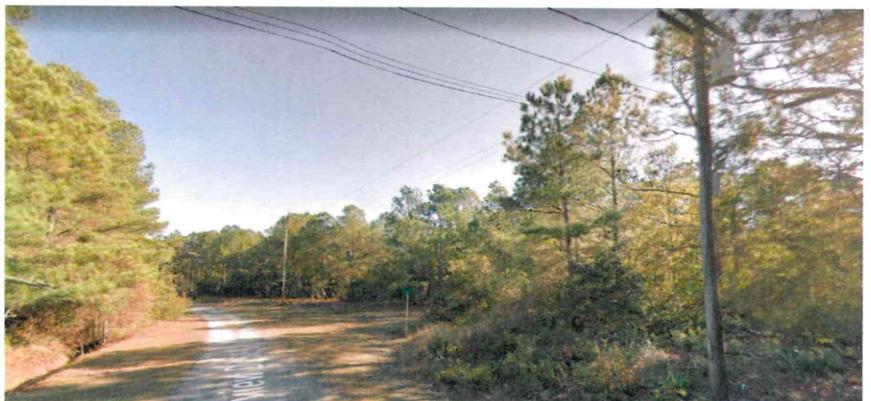
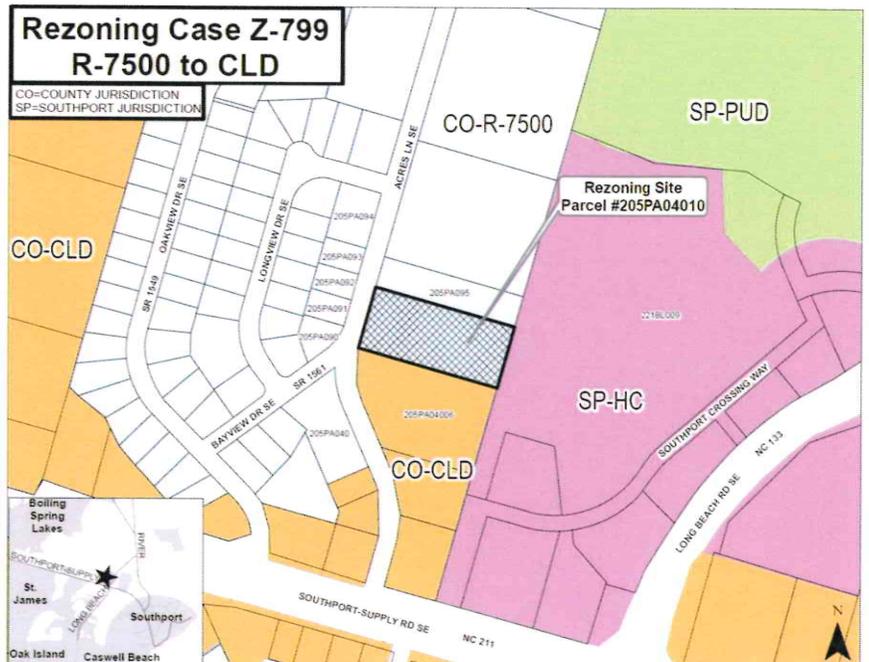
Vacant Land

Surrounding Land Uses

Residential, Commercial, Vacant Lands

Size

2.1 Acres



SITE CONSIDERATIONS

Zoning History: Adjacent Tax Parcels 205PA04006 and 205PA04009 totaling 3.58 acres to the south of the subject property were rezoned from R-7500 to CLD in January 2019 as rezoning case # Z-777.

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

Traffic: There are currently capacity deficiencies for this section of Southport-Supply Road (NC 211) but efforts to widen NC 211 to a multilane facility are in the early stages of construction by NCDOT.

Utilities: Water & Sewer is available from Brunswick County from the adjacent Southport Crossing Development, however, a utility easement will need to be secured from the property owners for connection. Water & Sewer connection will require developer responsibility to connect to the water and sewer system.

Schools: There are no current school capacity deficiencies in the vicinity.

CIP Projects in Area: NC 211 R-5021 NCDOT Utility Relocation (FY 2020), 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 2020 - 2022). Convert US 17 & NC 211 intersection to interchange (Project U-5932) – Design Phase (Anticipated Construction 2024).

Environmental Impacts: Biodiversity & Wildlife Habitat Assessment Score: The entire rezoning site scores 5 out of 10.

ANALYSIS

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

CAMA Land Use Plan Classification: *Mixed Use*

- Proposed Zoning is consistent with CAMA Land Use Plan.

Applicable CAMA Land Use Policies:

- P.16 states that Brunswick County strongly supports commercial nodes, including town or village centers, and the prohibition of strip commercialization.
- P.49 states that Brunswick County supports directing more intensive land uses to areas that have existing or planned infrastructure.

STAFF RECOMMENDATION SUMMARY

Staff recommends APPROVAL TO CLD FOR TAX PARCEL 205PA04010 based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.

CONSISTENCY STATEMENT

FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION: Z-799 (R-7500 to C-LD)



**THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of
be all the foregoing, that the UNIFIED DEVELOPMENT ORDINANCE ZONING AMENDMENT**

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: _____

ALTERNATIVE RECOMMENDATION: _____

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

APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN

- The Planning Board finds that the proposed zoning amendment *is NOT consistent* with the CAMA Land Use Plan (Comprehensive Plan) for the following reasons: _____

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

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

DENIED – INCONSISTENT WITH COMPREHENSIVE PLAN

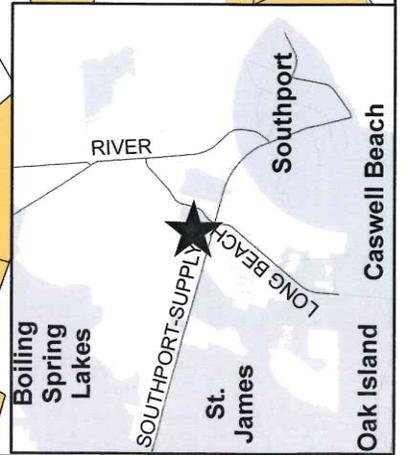
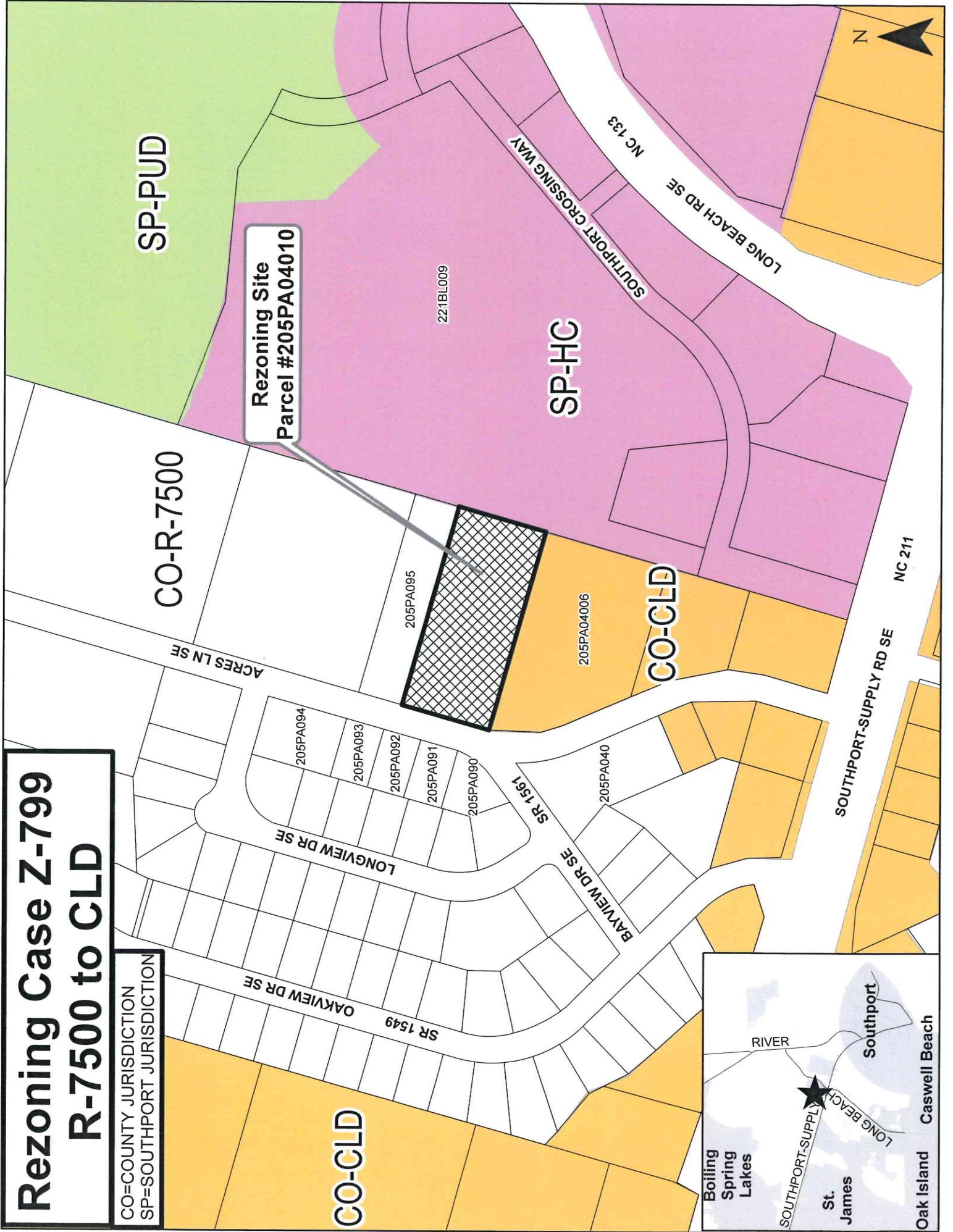
- The Planning Board finds that the proposed zoning amendment **is** **is not** consistent with the CAMA Land Use Plan (Comprehensive Plan) and **is** **is not** in the public interests for the following reasons: _____

TABLED

- The Planning Board TABLES the proposed zoning amendment to **Next Planning Board Meeting** **A Future Planning Board Meeting** in _____ months.

Rezoning Case Z-799 R-7500 to CLD

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION



Rezoning Case Z-799 R-7500 to CLD

CO=COUNTY JURISDICTION
SP=SOUTHPORT JURISDICTION

SP-PUD

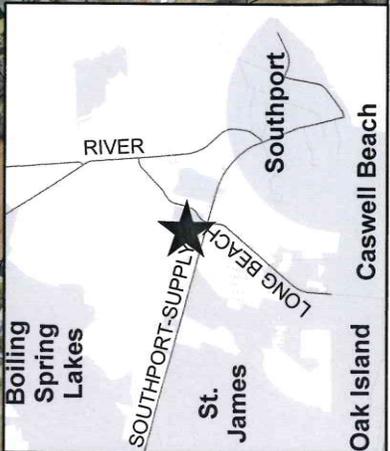
CO-R-7500

Rezoning Site
Parcel #205PA04010

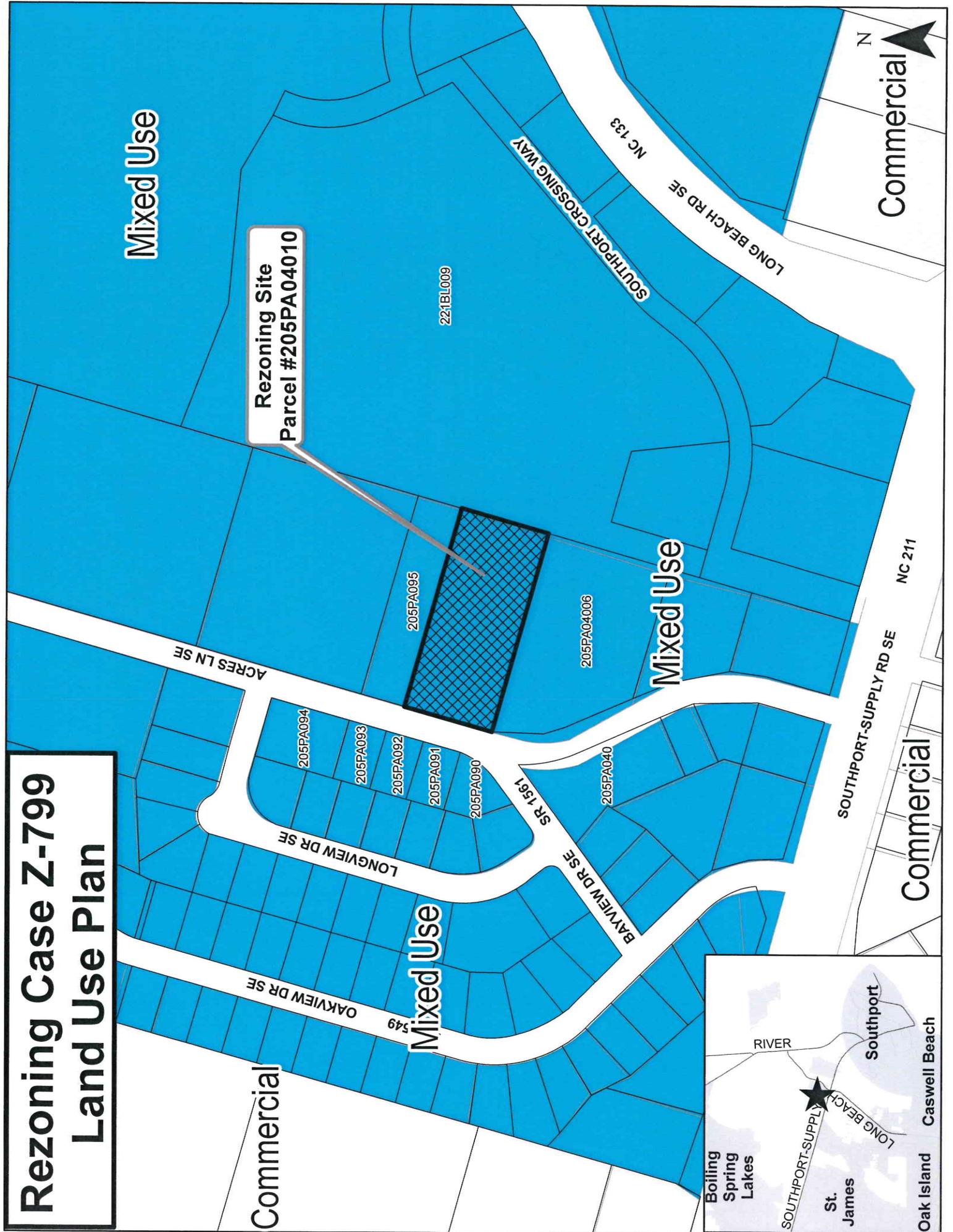
SP-HC

CO-CLD

CO-CLD



Rezoning Case Z-799 Land Use Plan



Mixed Use

Rezoning Site
Parcel #205PA04010

221BL009

205PA095

205PA04006

Mixed Use

ACRES LN SE

205PA094

205PA093

205PA092

205PA091

205PA090

LONGVIEW DR SE

SR 1561

205PA040

BAYVIEW DR SE

NC 211

SOUTHPORT-SUPPLY RD SE

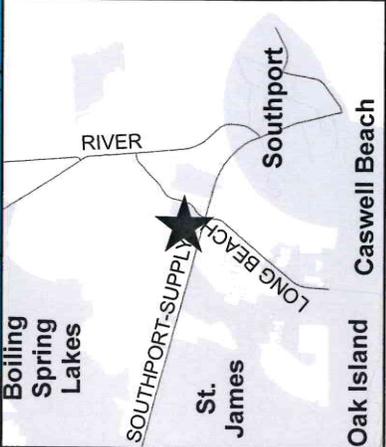
Commercial

Commercial

Mixed Use

OAKVIEW DR SE

549



Commercial



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>799</u>	Invoice # <u>480638</u>
Date Received <u>8/28/2020</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): Jason E. Caines	
Mailing Address: PO Box 866 Trinity NC 27370	
Phone: 336-689-5672	Email: dynamicdesignsco@gmail.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s):	
Mailing Address:	
Phone:	Email:
PROPERTY INFORMATION 	
Property Address and/or Description of Location: 205PA04010 Acres Ln Se Southport NC 28461	
Parcel Tax ID #(s): 205PA04010	Total Site Acreage: 2.10
Current Zoning District(s): R75	Proposed Zoning District(s): CLD
Conditional Zoning Request <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<i>Conditional Zoning have additional submittal requirements such as Conceptual Site Plan, Proposed Conditions, Proposed Uses, and the holding of a neighborhood meeting. Please include the additional information as an attachment to this application.</i>	
NOTE: If multiple parcels are being proposed for rezoning then write "see attached" and attach the list of the parcels. Make sure to include the Tax Parcel ID #, owner name(s)/address, and acreage information.	

STATEMENT OF REASONABLENESS

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

It is consistent with future plans for the county as stated when I had rezoned Parcels 205PA02009, and 205PA04006 , it is touched on two sides cld

LAND USE COMPATIBILITY

Future Land Use Map Classification: Mixed Use

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

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

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

APPLICANT/OWNER SIGNATURE

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

Applicant Signature: Jedon E. Cairnes Date: 08/27/2020

Owner Signature: Jedon E. Cairnes Date: 08/27/2020

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 checked="" 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-799

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
205PA091	ROBISON WILLIAM	PO BOX 1225	PITTSBORO	NC	27312-1225
205PA093	ROBISON WILLIAM	PO BOX 1225	PITTSBORO	NC	27312-1225
205PA040	ROBISON WILLIAM	PO BOX 1225	PITTSBORO	NC	27312-1225
205PA094	ROBISON WILLIAM	PO BOX 1225	PITTSBORO	NC	27312-1225
221BL009	MDI MANAGEMENT LLC	120 4TH ST SW	HICKORY	NC	28602-2947
205PA092	MCCALL CLYDE E	1574 PRO DRIVE	LIMA	OH	45805
205PA095	SMITH TYNDALL W	5001 BLUE GRASS CT	WILMINGTON	NC	28409-3957
205PA04006	CAINES JASON	PO BOX 866	TRINITY	NC	27370-0866
205PA090	AYCOCK M CATHLEEN SMITH	1937 MADALYN CT NE	KEIZER	OR	97303-2130

OWNER(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
205PA04010	CAINES JASON	PO BOX 866	TRINITY	NC	27370-0866

APPLICANT(S)

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
205PA04010	CAINES JASON	PO BOX 866	TRINITY	NC	27370-0866