



# AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday  
February 13, 2023**

**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 from the January 9<sup>th</sup> Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Planned Development – PD-95

Name: Admirals Cove  
Applicant: The Earthworks Group  
Tax Parcel: 2010000306 and 2010000311  
Location: Zion Hill Road (SR 1114)  
Description: Admirals Cove is a proposed planned development to consist of 207 single family homes on 66.79 acres, creating an overall density of 3.1 dwelling units per acre.

B. Rezoning Z-860

Proposed rezoning of approximately 3.00 acres located off of Southport-Supply Road (NC211), east of Deer Trot Road near Southport, from CI (Commercial Intensive) to CLD (Commercial Low Density) for Tax Parcel 18500001042.

LAND USE PLAN MAP AMENDMENT LUM-860:

Request to amend the Official Brunswick County CAMA Land Use Plan Map from LDR (Low Density Residential) to Commercial for Tax Parcel 1850001042 located on Southport-Supply Road SE (NC 211) and East of Deer Trot Road SE near Southport NC. This Land Use Plan Amendment totals approximately 3.00 acres.

- 9) Other Business.
  - Planning Board Case Update.
- 10) Adjournment.

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

**6:00 P.M. Monday**  
**January 9, 2023**

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

MEMBERS PRESENT

Joy Easley, Vice Chair  
William Bittenbender  
Clifton Cheek  
Richard Leary  
Christopher Wood  
Harry Richard Ishler, Alternate

MEMBERS ABSENT

Eric Dunham, Chair  
Ron Medlin

STAFF PRESENT

Kirstie Dixon, Director  
Connie Marlowe, Admin. Asst. II  
Marc Pages, Principal Planner

OTHERS PRESENT

John Hankins  
Patrick Newton  
Don Helms

Richard Collier  
Dan Sees

I. CALL TO ORDER.

Ms. Easley called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Ms. Easley said a prayer. Ms. Easley asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

Mr. Eric Dunham and Mr. Ron Medlin were absent.

IV. CONSIDERATION OF MINUTES FROM THE 12-DEC-22 MEETING.

Mr. Leary made a motion to approve the 12-Dec-22 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

There were none.

VII. NEW BUSINESS.

A. Planned Development – PD-94

Name: Evolve Cottages at Southport  
Applicant: McKim & Creed  
Tax Parcel(s): 221AE001-221AE048, 221AE050-221AE063, 2210006301, and  
2210006303-2210006305  
Location: Southport-Supply Road SE (NC 211)  
Description: Evolve Cottages is a proposed planned development consisting of 161  
single family lots and semi-attached units on 31.97 acres creating an  
overall density of 5.03 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;
- That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance;
- Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements;
- Note on the site plan that the stormwater system for the project shall be designed to meet or exceed the 25-year storm event;

- Remove the walking trail directly adjacent to the West Trace Subdivision; and
- Relocate the emergency gate on Patrick Newton Drive SE to be 350' south from the NC 211 (Southport-Supply Road SE) right-of-way. No buffer vegetation is to be installed within the 350' area of Patrick Newton Drive SE.

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

Mr. Richard Collier, representative for McKim and Creed, addressed the Board on behalf of the applicant. Mr. Collier said Creek Road SE will be improved from NC 211 (Southport-Supply Road SE) to its terminus at the end of the subject property line. There are wetlands on site at the center of the property and there is a wetland that crosses the subject property and West Trace Subdivision. He further stated that they will provide the minimum buffer required and the entrance to the development will be improved. Mr. Collier said Creek Drive SE will be the main access to the project and Patrick Newton Drive SE will only be used for emergency purposes with a gate at the rear property line. Stormwater will be designed to the 25-year storm event. He stated that, by capturing all of the on-site stormwater management, storing it on-site and releasing it at a slower rate, the wetlands will have an outlet prior to releasing to the North Carolina Department of Transportation (NCDOT) ditch(es). Mr. Collier reiterated that walking trails have been moved that were abutting West Trace Subdivision and the emergency gate has been move so Mr. Patrick Newton can gain access to his property that is adjacent to the subject property. He reiterated that there will be single family rentable units (113 units) as well as some duplexes (24 buildings) for the proposed project. He concluded that they will provide public water from NC 211 (Southport-Supply Road SE) and public sewer will be provided via the SE Brunswick Sanitary District from an existing easement through Tax Parcel 2210005710, which is owned by Mr. Patrick Newton.

Mr. Cheek asked if NCDOT approvals have been received and Mr. Collier said they have spoken with the District, but they have not received NCDOT approval. Mr. Bittenbender asked the distance the subject project is from Abington Oaks? Mr. Collier said, approximately 200'.

Mr. Patrick Newton addressed the Board. Mr. Newton expressed concern with fencing and landscaping on the lower boundary of the subject property. Mr. Pages said that area is not proposed to have landscaping and/or fencing. Mr. Newton said the area that Mr. Collier indicated where the sewer will be available to the subject property is actually a 50' strip of property (Tax Parcel 2210005710) that he owns. Mr. Pages said the SE Sanitary District states that there is an existing easement through Tax Parcel 2210005710 and that is where the developer has to tap into the SE Sanitary District's sewer line. Mr. Newton asked for clarification that there will not be vegetation and/or fencing between the highway right-of-way and the fence. Mr. Pages said staff will add another condition stating that the fence will be relocated and no vegetation will be between the fence and NC 211 (Southport-Supply Road SE).

Mr. Dan Sees, Property Manager of St. Peter Lutheran Church, addressed the Board. Mr. Sees expressed concern with potential stormwater drainage onto St. Peter Lutheran Church's rear property line. Ms. Easley said the County requires that this development be designed to the 10-year storm event, but the developer is designing their stormwater to a 25-year storm event. She further stated that all stormwater is captured on site and channeled to the nearby NCDOT ditch(es). Mr. Collier added that their stormwater pond will capture all of their runoff and release it at a slower rate to the NCDOT ditch(es) in the area.

Mr. Don Helms, 4681 West Trace Drive, addressed the Board. Mr. Helms wanted assurance that stormwater is retained on the subject property because there are current flooding issues in the area. Ms. Easley reiterated that the applicant is proposing stormwater ponds to capture stormwater runoff on the site. She stated that the Brunswick County Stormwater Administrator is available to address in current and/or future stormwater concerns. Mr. Helms thanked Mr. Collier for removing the walking trail that was proposed near West Trace Subdivision.

Mr. Amos Horace Collier, owner of Tax Parcel 22100063, addressed the Board. Mr. Collier spoken in favor of the proposed development because he felt that it is the highest and best use for the property and there is adequate access to the property.

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

Mr. Leary made a motion to approve Evolve Cottages at Southport Planned Development (PD-94) with the noted conditions in the Staff Report and the motion was unanimously carried.

#### VIII. OTHER BUSINESS.

- Planning Board Case Update.

Mr. Pages addressed the Board. He stated that PD-93 was not appealed to the Board of Commissioners so the Board's decision stands. He further stated that Zoning Cases Z-858 and Z-859 were approved at the Planning Board's 12-Dec-22 meeting and there were no written appeals within the allotted time (15 days), so the Board's decision stands.

#### IX. ADJOURNMENT.

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

**BRUNSWICK COUNTY  
STAFF REPORT AND RECOMMENDATION**

Application No. PD-95

Applicant: The Earthworks Group

Project Name: Admirals Cove Planned Development

Property Location: Zion Hill Road (SR 1114)

Parcel Numbers: 2010000306 and 2010000311

Zoning District: R-7500 (Medium Density Residential) & SBR-6000 (Site Built High Density Residential)  
R-7500 Density Maximum – 5.8 Dwelling Units per Acre  
SBR-6000 Density Maximum – 7.3 Dwelling Units per Acre  
*“The R-7500, R-6000, and SBR-6000 districts are established to provide for orderly suburban residential development. A limited number of commercial and civic uses are allowed, subject to the restrictions necessary to preserve and protect the residential character of the neighborhood. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities. Due to the higher intensity developments contained in this district, it is intended to be applied to properties served by public sewer and water systems.”*

Zoning History: This property was rezoned in November 2006 from Rural (RU) to R-7500 at the request of the property owner. The portion of the property on the North side of Zion Hill Road was rezoned from R-7500 to SBR-6000 as a result of the mass rezonings with the Unified Development Ordinance adoption.

Surrounding Zoning **North:** R-7500 (Medium Density Residential) and SBR-6000 (High Density Site Built Residential)  
**South:** R-7500 and RR (Rural Residential)  
**East:** RR, R-7500 and SBR-6000  
**West:** R-7500 and SBR-6000

Proposed Use: Admirals Cove is a proposed planned development to consist of 207 single family lots on 66.79 acres, creating an overall density of 3.1 dwelling units per acre.  
This property was previously approved in 2007 for a Major Subdivision (Lockwood Landing) consisting of 132 single-family lots on a gross site of 77.81 acres creating an overall density of 1.69 units per acre. This site plan expired in 2010 due to inactivity at the site.

**Approval Criteria**

- The majority of surrounding uses consists of single family residential and vacant land.
- The Blueprint Brunswick Future Land Use Map denotes this area as Low and Medium Density Residential.
- Parking will be off street with a minimum of 2 driveway parking spaces per lot.
- 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 developer is also proposing a 30-foot street buffer on Old Lennon Road.
- The required open space for the development is approximately 16.69 acres. The developer is proposing 35.53 acres of dedicated open space. The developer is also proposing 4.83 acres of recreation space of which 2.50 acres are required.
- The proposed project will generate approximately 1,981 vehicle trips per 24-hour weekday volume. A Traffic Impact Analysis and 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 35.53 acres of open space where as 16.69 acres are required.
  2. The developer is proposing 4.83 acres of recreation space where as 2.50 acres are required.
  3. The stormwater sytem will be constructed to the 25-year storm event.
  4. All lots are located outside of the AE Flood Zone.
- The design flexibility elements requested for the project are as follows:
  1. Reduction in lot dimensions.
- Significant portions of the site are in an AE flood zone. All of the property located in the AE Zone will be located in open space.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on February 1, 2023.
- TRC was held on January 4, 2023.

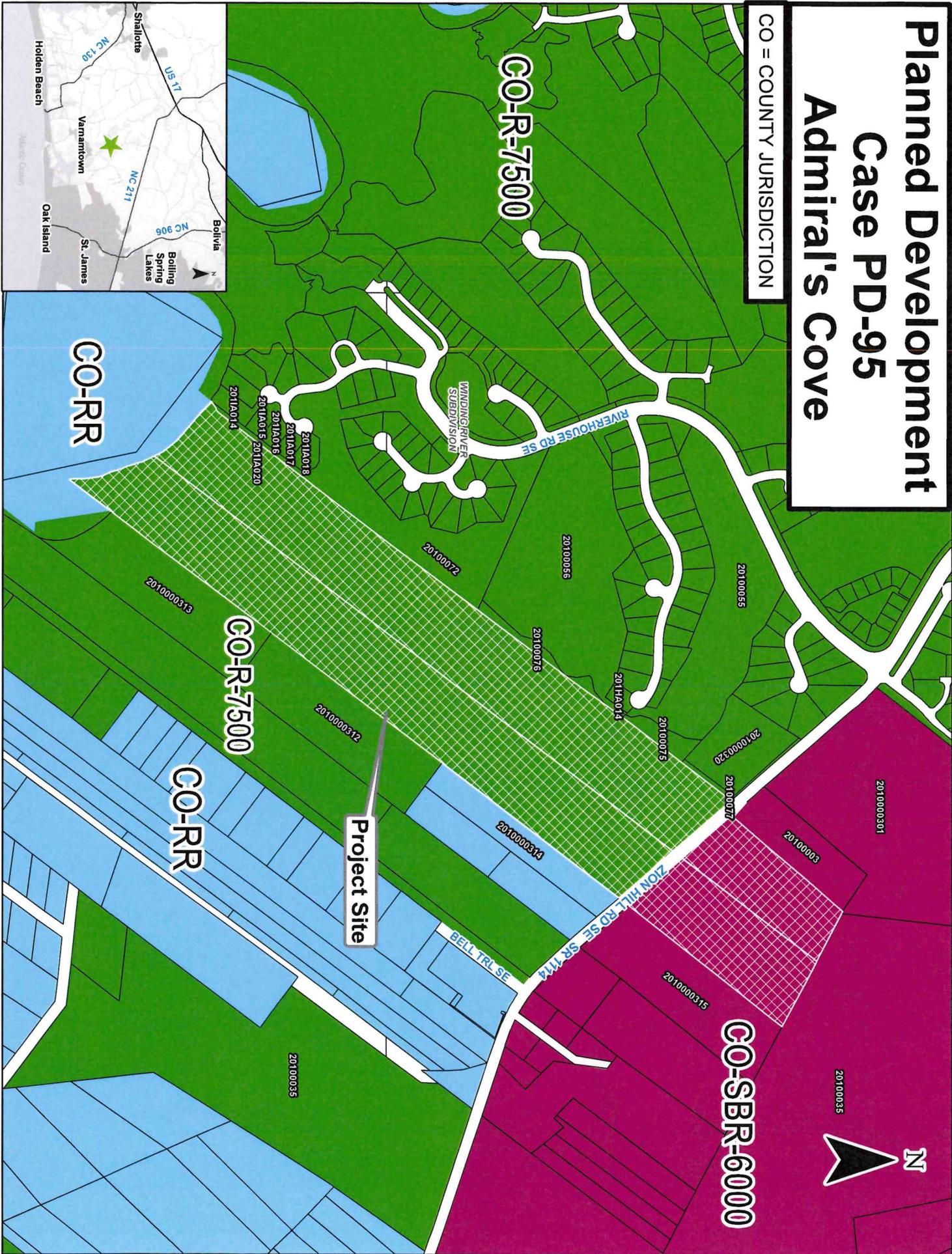
If approved, this development shall have a vested right for a period of three years. A two-year extension may be requested by the applicant to the Brunswick County Planning Department.

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. Planned Development approval does not constitute an authorization to construct. All applicable Federal, State and County approvals/permits will be necessary to obtain final plat approvals and building permits. This includes Stormwater, Utilities, and Fire Marshal requirements.
4. Note on the site plan that the stormwater system for the development shall be designed to the 25-year storm event.

# Planned Development Case PD-95 Admiral's Cove

CO = COUNTY JURISDICTION

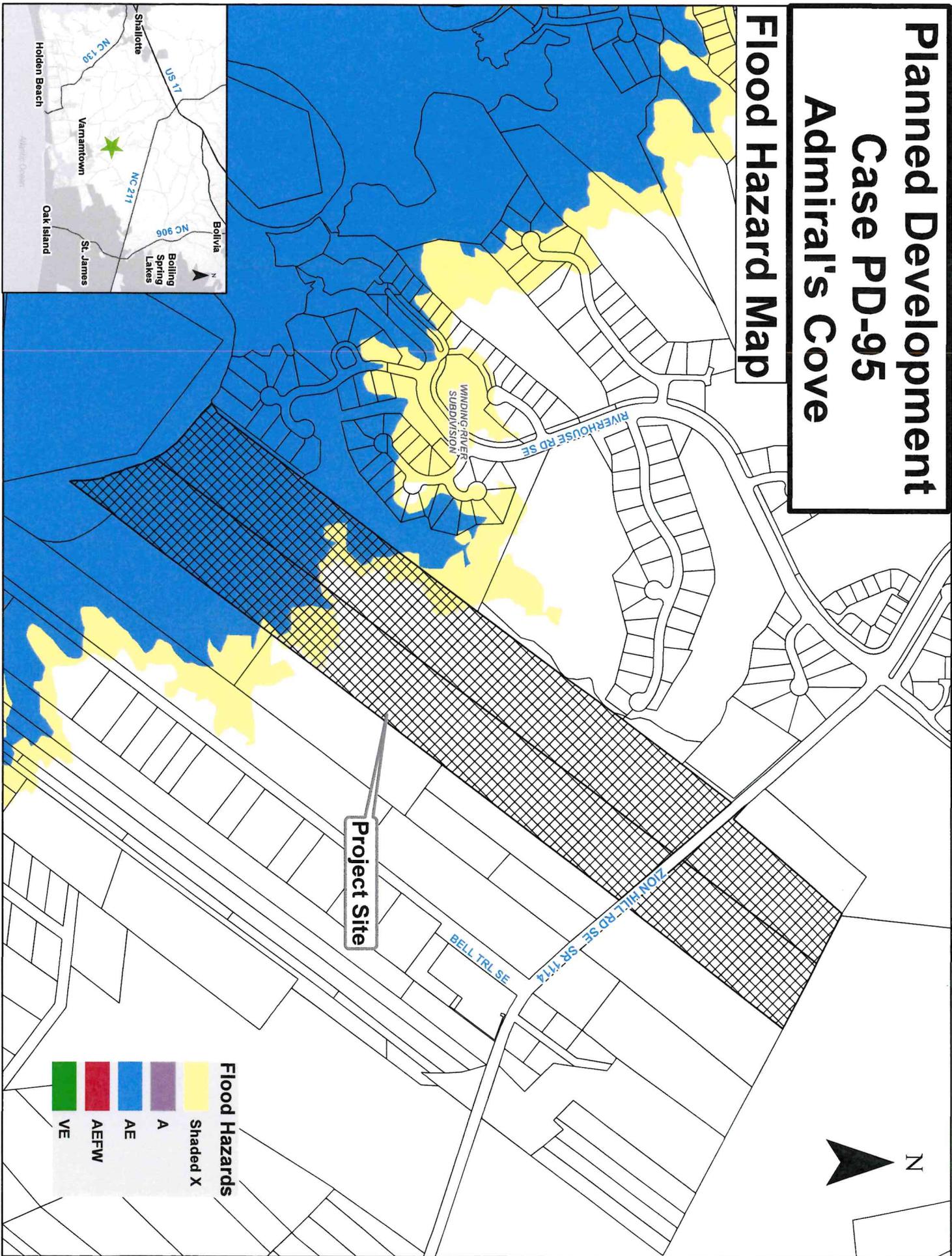


# Planned Development Case PD-95 Admiral's Cove



# Planned Development Case PD-95 Admiral's Cove

## Flood Hazard Map

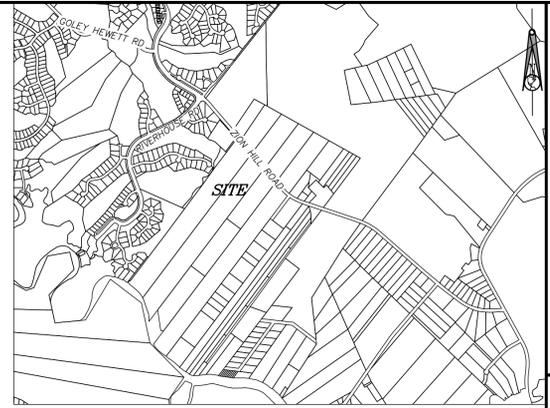


Project Site

**Flood Hazards**

Shaded X	Yellow
A	Purple
AE	Blue
AEFW	Red
VE	Green





VICINITY MAP

**DEVELOPER NOTES:**

ANTELOPE HOLDINGS, INC.  
1360 INDEPENDENCE STREET, UNIT 300  
LAKEWOOD CO 80215

**GENERAL NOTES:**

THIS PROPERTY IS KNOWN AS ADMIRALS COVE  
PARCEL#: 2010000306, 2010000311  
PIN#: 203817108301, 203705290906

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", "X SHADED", "AE(EL11)" AS SCALED FROM F.I.R.M. 3720203800K & 3720203700K, DATED AUGUST 28, 2018

**DEVELOPMENT TYPE: PLANNED DEVELOPMENT**

- TOTAL ACRES = 66.79 AC
- TOTAL UPLANDS = 37.68 AC
- NON JURISDICTIONAL WETLAND IMPACTS = 0.68 AC
- TOTAL JURISDICTIONAL WATER OF THE US = 13.60 AC
- TOTAL NON JURISDICTIONAL WETLANDS = 0.68 AC
- TOTAL CAMA TIDAL SALTWATER WETLAND = 15.50 AC
- PLANNED OPEN SPACE
  - UPLAND OPEN SPACE = 8.27 ACRES
  - UPLAND WETLAND BUFFERS = 3.16 ACRES
  - WETLAND OPEN SPACE = 13.60 ACRES
  - CAMA TIDAL SALTWATER WETLAND = 15.50 AC
- PONDS = 4.24 ACRES
- TOTAL OPEN SPACE = 35.53 ACRES

**DENSITY:**

PROPERTY NORTH OF ZION HILL ROAD (S.R. 1114) ZONED SBR-6000  
15.44 ACRES  
672,474 SQ.FT  
PD MAX DENSITY CALCULATIONS  
MINIMUM LOT SIZE 5000 SQ.FT.  
74 UNITS PURPOSED

PROPERTY SOUTH OF ZION HILL ROAD (S.R. 1114) ZONED R-7500  
51.35 ACRES  
2,236,922 SQ.FT  
PD MAX DENSITY CALCULATIONS  
51.35 ACRE X 5.8 = 297 UNITS  
133 UNITS PURPOSED  
MINIMUM LOT SIZE 5000 SQ.FT.

**REQUIRED OPEN SPACE**

- 25% OF SITE TO BE OPEN SPACE
- 66.79 ACRES \* 25% = 16.69 ACRES OPEN SPACE
- 15% OF OPEN SPACE TO BE RECREATIONAL SPACE
- 16.69 ACRES \* 15% = 2.50 ACRES RECREATIONAL SPACE
- 35.53 ACRES OPEN SPACE PROVIDED
- 4.83 ACRES RECREATIONAL SPACE PROVIDED

**TOTAL DENSITY:**

66.79 ACRES  
2,905,396 SQ.FT  
PD MAX DENSITY = 409 UNITS  
207 UNITS PURPOSED  
TOTAL DENSITY = 3.10

**ZONING**

- CURRENT ZONING: SBR 6000 AND CO 7500
- REQUESTED ZONING: PDD

**BUILDING SETBACKS**

- FRONT SETBACK: 25 FT
- SIDE SETBACK: 5 FT
- REAR SETBACK: 9 FT
- CORNER: 15 FT
- MINIMUM BUILDING SEPARATION OF 10'

**PARKING REQUIREMENTS**

- TWO DRIVEWAY SPACES PER RESIDENCE (NOT INCLUDING ANY GARAGES)

**NOTES:**

- A PORTION OF THIS PROPERTY MAY BE SUBJECT TO CORPUS OF ENGINEERS WETLANDS JURISDICTION.
- WHERE EASEMENT EXCEEDS THE SETBACK, THE EASEMENT LINE WILL BECOME THE SETBACK.
- 10' COMMON NON-EXCLUSIVE UTILITY EASEMENT EXTENDS IN PERPETUITY.
- WATER & SEWER SERVICE TO BE PROVIDED BY BRUNSWICK COUNTY.
- ELECTRIC TO BE SERVICED BY BRUNSWICK ELECTRIC.
- SPECTRUM IS THE PRIMARY INTERNET PROVIDER IN THE AREA
- DRAINAGE EASEMENTS SHALL BE CLEARED AND REMAIN FREE OF ALL STRUCTURES AND OBSTRUCTIONS.
- AREA SHOWN AS WETLANDS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE U.S. ARMY CORPUS OF ENGINEERS.
- ROADS TO BE BUILT TO NCDOT CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS.
- 30' LANDSCAPING EASEMENT INTENDED TO RUN ALONG ALL EXTERIOR SUBDIVISION PROPERTY LINES.
- PROJECT TO BE BUILT TO COUNTY 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 DISRUPTED BEFORE OBTAINING 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 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.
- HERITAGE TREE SURVEY TO BE PREFORMED CONTINGENT ON PD APPROVAL.
- EXISTING VEGETATION TO BE PRESERVED WHERE POSSIBLE
- TRAFFIC IMPACT STUDY TO BE PREFORMED PRIOR TO CONSTRUCTION
- SITE TO BE CONSTRUCTED IN A SINGLE PHASE
- AMENITY BUILDINGS SHALL BE SUBJECT TO A SITE SPECIFIC REVIEW

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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

REVISION SCHEDULE		BY
NO.	DATE	DTP
1	12/08/2022	DTP
2	01/13/2023	DTP

**ADMIRALS COVE**  
**LAND PLAN**  
PREPARED FOR:  
**ANTELOPE HOLDINGS INC.**  
BRUNSWICK COUNTY N.C.

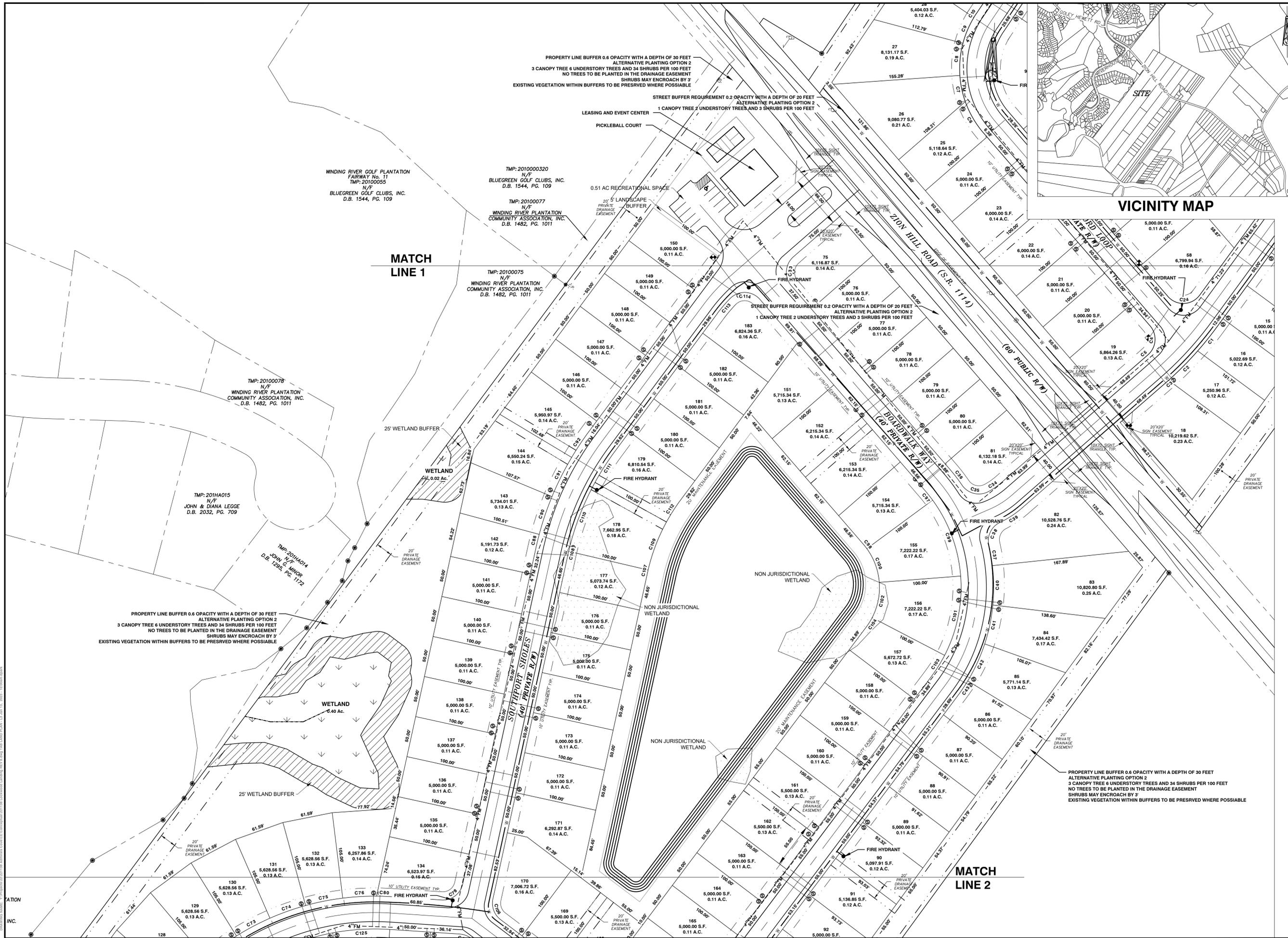
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DATE:	09/06/2022
SCALE:	1" = 200'
DESIGNED BY:	DTP
DRAWN BY:	DTP
CHECKED BY:	SGS

**SHEET**  
**LP1**

DRAWING NAME: N:\Projects\221138\_Admirals Cove\221138\_Lockwood Landing\REVISED LAND PLAN.L1 Jan 13, 2023 - 10:00am.dwg

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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

REVISION SCHEDULE	
NO.	DESCRIPTION
1	12/08/2022 STAFF COMMENTS AT MEETING
2	01/13/2023 STAFF COMMENTS

**ADMIRALS COVE**  
LAND PLAN  
PREPARED FOR: ANTELOPE HOLDINGS INC.  
BRUNSWICK COUNTY N.C.

PROJECT: 221138  
DATE: 09/06/2022  
SCALE: 1" = 50'  
DESIGNED BY: DTP  
DRAWN BY: DTP  
CHECKED BY: SGS

SHEET  
**LP3**

DRAWING NAME: Y:\Projects\221138\_Admirals Cove\221138\_LandPlan.dwg; PLOT DATE: 09/06/2022 10:00:00 AM

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DRAWING NAME: P:\Projects\221138 - Admirals Cove\221138 - Admirals Cove\221138 - Land Plan.dwg, 18-Feb-2023, 10:00am, 091xk

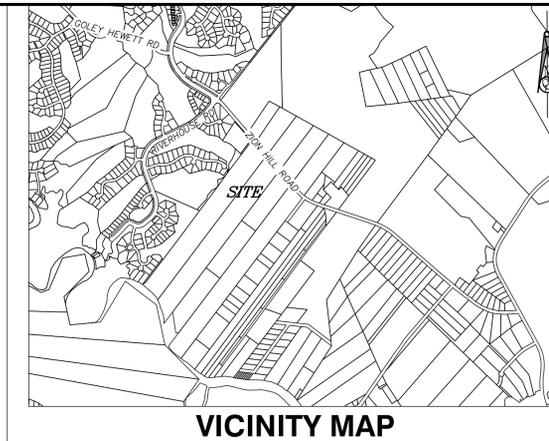
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	420.00	37.99	37.98	N 38°52'13" E	5°1057"
C2	420.00	50.60	50.57	N 44°54'47" E	6°5412"
C3	420.00	5.12	5.12	N 48°42'50" E	0°4193"
C4	25.00	38.81	35.03	S 03°32'15" W	88°5658"
C5	380.00	6.97	6.97	S 48°32'15" W	1°0302"
C6	120.00	44.64	44.38	S 30°16'51" E	21°1847"
C7	120.00	32.75	32.65	S 11°48'23" E	15°3809"
C8	120.00	39.54	39.36	S 05°27'02" W	18°5242"
C9	120.00	34.27	34.16	S 23°04'20" W	16°2153"
C10	120.00	5.68	5.68	S 32°36'42" W	2°4251"
C11	25.00	7.95	7.92	S 28°27'32" W	18°1306"
C12	120.00	7.54	7.54	S 35°46'06" W	3°3557"
C13	60.00	47.15	45.94	S 17°18'14" W	45°0117"
C14	25.00	10.71	10.63	S 07°04'17" W	24°3323"
C15	60.00	35.29	34.79	S 56°39'59" W	33°4212"
C16	60.00	35.29	34.79	N 89°37'49" W	33°4212"
C17	60.00	44.86	43.82	N 51°21'38" W	42°5010"
C18	120.00	29.55	29.47	N 65°29'14" W	14°0629"
C19	25.00	18.66	18.23	N 51°09'14" W	42°4629"
C20	60.00	0.18	0.18	N 29°51'16" W	0°1033"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C21	220.00	9.29	9.29	N 57°13'22" W	2°2514"
C22	180.00	14.51	14.50	S 56°07'26" E	4°3706"
C23	25.00	39.31	35.38	S 08°46'04" E	90°0538"
C24	25.00	44.85	39.07	S 87°40'15" W	102°4702"
C31	80.00	104.59	97.30	N 03°29'03" W	74°5422"
C32	80.00	122.31	110.74	N 77°46'04" E	87°3553"
C33	25.00	39.27	35.35	N 04°03'46" E	90°0000"
C34	80.00	18.37	18.33	S 55°38'26" W	13°0921"
C35	25.00	36.31	33.20	N 76°10'27" W	83°1252"
C36	220.00	24.46	24.45	N 37°45'07" W	6°2213"
C37	220.00	24.70	24.69	N 10°09'52" W	6°2601"
C38	25.00	34.02	31.45	N 25°36'02" E	77°5750"
C39	120.00	32.50	32.41	N 56°49'22" E	15°3112"
C40	220.00	48.19	48.09	N 00°40'23" W	12°3257"
C41	220.00	48.56	48.46	N 11°53'11" E	12°3851"
C42	220.00	49.81	49.70	N 24°44'07" E	12°5821"
C43	220.00	22.25	22.24	N 34°07'09" E	5°4743"
C44	25.00	39.27	35.36	N 07°59'00" W	90°0000"
C45	25.00	39.39	35.44	S 81°52'25" E	90°1711"
C46	25.00	0.70	0.70	S 89°32'15" W	1°3639"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C47	25.00	28.04	26.59	S 64°42'16" W	64°1933"
C48	50.00	67.23	62.28	N 01°24'23" W	77°0230"
C49	28.00	37.46	34.73	N 01°35'54" W	76°3927"
C50	50.00	75.21	68.32	N 80°12'27" E	86°1109"
C51	25.00	21.57	20.91	S 07°51'08" W	49°2643"
C52	25.00	2.53	2.52	S 87°26'15" W	5°4713"
C53	25.00	5.69	5.68	S 78°01'23" W	13°0231"
C54	25.00	1.00	1.00	N 22°12'34" W	2°1724"
C55	25.00	15.98	15.71	N 38°23'34" W	36°3649"
C56	50.00	43.30	41.96	S 31°53'29" E	49°3659"
C57	25.00	10.50	10.42	N 68°43'35" W	24°0313"
C58	25.00	12.75	12.61	N 84°12'47" W	29°1243"
C59	25.00	11.92	11.81	S 67°31'28" W	27°1850"
C60	25.00	1.09	1.09	S 52°36'50" W	2°3022"
C61	25.00	0.15	0.15	N 40°33'12" W	0°2056"
C62	50.00	29.06	28.66	S 09°34'08" W	33°1814"
C63	50.00	9.17	9.16	S 31°28'34" W	10°3039"
C70	320.00	26.10	26.09	S 39°04'01" W	4°4024"
C71	320.00	46.42	46.38	S 45°33'33" W	8°1840"
C72	320.00	46.42	46.38	S 53°52'13" W	8°1840"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C73	320.00	46.42	46.38	S 62°10'53" W	8°1840"
C74	320.00	46.42	46.38	S 70°29'32" W	8°1840"
C75	320.00	46.42	46.38	S 78°48'12" W	8°1840"
C76	320.00	41.52	41.49	S 86°40'32" W	7°2600"
C78	25.00	35.53	32.61	S 53°03'27" W	81°2523"
C80	320.00	18.86	18.86	N 87°55'10" W	3°2236"
C88	370.00	17.29	17.29	S 13°41'06" W	2°4041"
C90	370.00	48.68	48.65	S 18°47'37" W	7°3220"
C91	370.00	53.55	53.51	S 26°42'34" W	8°1734"
C92	370.00	37.94	37.92	S 33°47'35" W	5°5228"
C97	180.00	14.67	14.67	S 38°36'08" E	4°4013"
C98	80.00	6.52	6.52	N 38°36'08" W	4°4013"
C99	180.00	100.00	98.72	S 20°21'05" E	31°4952"
C100	80.00	44.44	43.88	N 20°21'05" W	31°4952"
C101	180.00	100.00	98.72	S 11°28'46" W	31°4952"
C102	80.00	44.44	43.88	N 11°28'46" E	31°4952"
C103	180.00	30.23	30.19	S 32°12'21" W	9°3718"
C104	80.00	13.43	13.42	N 32°12'21" E	9°3718"
C105	25.00	39.27	35.36	S 82°01'00" W	90°0000"
C106	25.00	28.51	26.99	N 20°19'07" W	65°1945"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C107	230.00	3.35	3.35	S 12°45'46" W	0°5000"
C108	330.00	4.80	4.80	N 12°45'46" E	0°5000"
C109	230.00	62.94	62.74	S 21°01'07" W	15°4042"
C110	330.00	90.30	90.02	N 21°01'07" E	15°4042"
C111	330.00	45.34	45.31	N 32°47'39" E	7°5221"
C112	230.00	31.60	31.58	S 32°47'39" W	7°5221"
C113	180.00	23.93	23.91	N 40°32'19" E	7°3700"
C114	25.00	41.33	36.78	S 88°17'42" E	94°4257"
C116	25.00	39.27	35.36	S 07°59'00" E	90°0000"
C117	25.00	39.27	35.36	S 62°01'00" W	90°0000"
C118	25.00	39.14	35.27	N 08°07'35" W	89°4249"
C119	280.00	68.19	68.02	N 43°42'27" E	13°5715"
C120	180.00	43.84	43.73	S 43°42'27" W	13°5715"
C121	280.00	70.18	70.00	N 57°51'55" E	14°2141"
C122	180.00	45.12	45.00	S 57°51'55" W	14°2141"
C123	280.00	70.18	70.00	N 72°13'36" E	14°2141"
C124	180.00	45.12	45.00	S 72°13'36" W	14°2141"
C125	280.00	70.18	70.00	N 86°35'18" E	14°2141"
C126	180.00	45.12	45.00	S 86°35'18" W	14°2141"
C127	25.00	14.51	14.30	S 69°36'26" E	33°1452"



**EARTHWORKS**  
*planning and design consultants*

11655 HIGHWAY 707  
 MURRELLS INLET, SC 29576  
 843.651.7900  
 (FAX) 843.651.7903  
 www.earthworksgroup.com

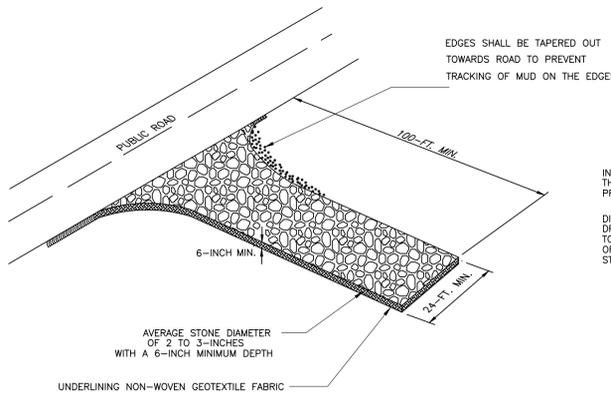
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

REVISION SCHEDULE	
NO.	DESCRIPTION
1	12/08/2022 STAFF COMMENTS AT MEETING
2	01/13/2023 STAFF COMMENTS

PROJECT: 221138  
 DATE: 08/06/2022  
 SCALE: 1" = 100'  
 DESIGNED BY: DTP  
 DRAWN BY: DTP  
 CHECKED BY: SGS

ADMIRALS COVE  
 LAND PLAN  
 PREPARED FOR: ANTELOPE HOLDINGS INC.  
 BRUNSWICK COUNTY N.C.

SHEET  
**LP6**

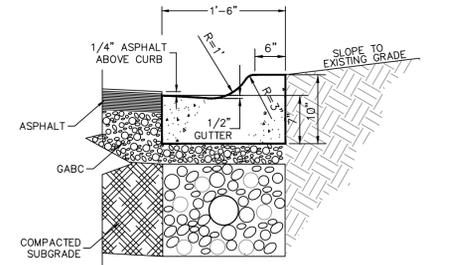


**STABILIZED CONSTRUCTION ENTRANCE**

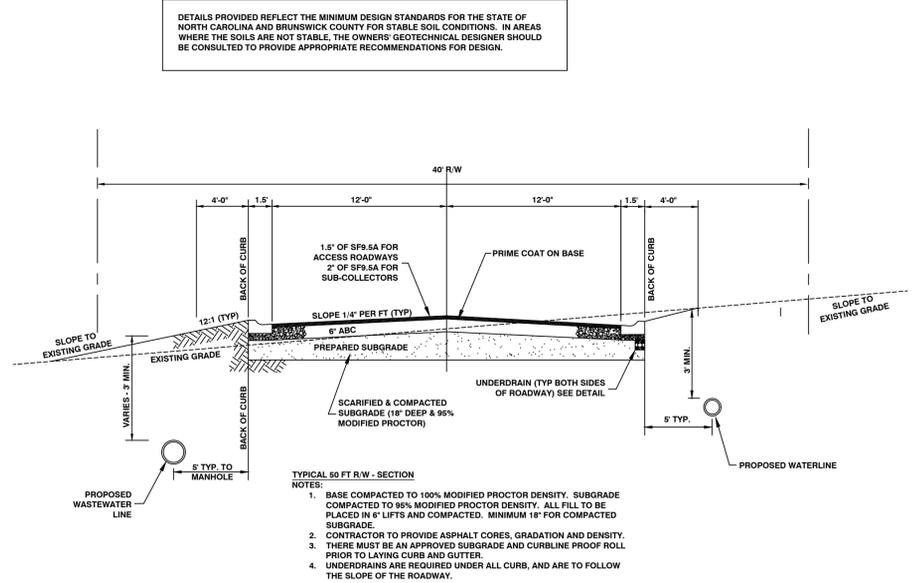
WHEN AND WHERE TO USE IT  
 STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD.

IMPORTANT CONSIDERATIONS:  
 IF WASHING IS USED, PROVISION MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFFSITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTLY BY SCDHEC AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR BASIN.  
 CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES. %UNINSTALLATION: REMOVE ALL VEGETATION AND ANY OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM STONES TO A SEDIMENT TRAP OR BASIN. INSTALL A NON-WOVEN GEOTEXTILE FABRIC PRIOR TO PLACING ANY STONE. INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE. THE ENTRANCE SHALL CONSIST OF 1-INCH TO 3-INCH D50 STONE PLACED AT A MINIMUM DEPTH OF 6-INCHES. MINIMUM DIMENSIONS OF THE ENTRANCE SHALL BE 24-FEET WIDE BY 100 FEET LONG, AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SITE CONSTRAINTS. THE EDGES OF THE ENTRANCE SHALL BE TAPERED OUT TOWARDS THE ROAD TO PREVENT TRACKING OF MUD AT THE EDGE OF THE ENTRANCE.

INSPECTION AND MAINTENANCE:  
 INSPECT CONSTRUCTION ENTRANCE EVERY SEVEN CALENDER DAYS AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2 INCHES OR MORE OF PRECIPITATION, OR AFTER HEAVY USE. CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING PERIODS OF WET WEATHER. MAINTENANCE IS REQUIRED MORE FREQUENTLY IN WET WEATHER CONDITIONS. RESHAPE THE STONE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH OR REPLACE STONES AS NEEDED AND AS DIRECTED BY THE INSPECTOR. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. FREQUENT WASHING WILL EXTEND THE USEFUL LIFE OF STONE. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN. REPAIR ANY BROKEN PAVEMENT IMMEDIATELY.



*ROLLED CURB - SECTION*  
 NOT TO SCALE



DETAILS PROVIDED REFLECT THE MINIMUM DESIGN STANDARDS FOR THE STATE OF NORTH CAROLINA AND BRUNSWICK COUNTY FOR STABLE SOIL CONDITIONS. IN AREAS WHERE THE SOILS ARE NOT STABLE, THE OWNER'S GEOTECHNICAL DESIGNER SHOULD BE CONSULTED TO PROVIDE APPROPRIATE RECOMMENDATIONS FOR DESIGN.

- TYPICAL 60 FT R.W. - SECTION  
 NOTES:
- BASE COMPACTED TO 100% MODIFIED PROCTOR DENSITY. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY. ALL FILL TO BE PLACED IN 6" LIFTS AND COMPACTED. MINIMUM 18" FOR COMPACTED SUBGRADE.
  - CONTRACTOR TO PROVIDE ASPHALT CORES, GRADATION AND DENSITY.
  - THERE MUST BE AN APPROVED SUBGRADE AND CURBLINE PROOF ROLL PRIOR TO LAYING CURB AND GUTTER.
  - UNDERDRAINS ARE REQUIRED UNDER ALL CURB, AND ARE TO FOLLOW THE SLOPE OF THE ROADWAY.

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# 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 # PD-95 Invoice # \_\_\_\_\_

Date Received: 12/16/22

Northwest Jurisdiction  YES  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 Antelope Holdings, Inc	Phone 304-942-1086
	Address 1350 Independence Street	Fax
	City, St, Zip Lakewood, CO 80215	Email m_perle@hotmail.com

Applicant or Representative	Name The EARTHWORKS Group	Phone 843-651-7900
	Address P.O. Box 201	Fax
	City, St, Zip Murrells Inlet, SC 29576	Email tasmith@earthworksgroup.com/dpark@earthworksgroup.com

Property Information	Address Zion Road
	Tax Parcel(s) 2010000306 & 2010000311
	Acreage 66.79
	Current Zoning SBR 6000 & CO 7500
	Public Utilities Available? Water <input type="checkbox"/> Sewer <input type="checkbox"/> YES on both

Project Information	Project Name Admirals Cove
	Modification or Expansion Of Existing PD? Yes <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>
	Single Family Acres 37.68/208 Units Lots N/A
	Multi-Family Acres Units
	Commercial Acres

Authorization	Property Owner Signature <u>Mark Perle</u> Mark Perle	Date <u>12-9-2022</u>
	Applicant/Representative Signature <u>Dan Park</u> Dan Park	Date <u>12/12/22</u>

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

## Marc Pages

---

**From:** Dan Park <dpark@earthworksgroup.com>  
**Sent:** Thursday, February 2, 2023 9:07 AM  
**To:** Marc Pages; Ronald Meredith  
**Cc:** Steven Strickland; Mark Perle  
**Subject:** Admirals Cove

**CAUTION:** This email originated from outside of Brunswick County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Marc and Ron,

Thank you for coming out to the public meeting with the community, your presence was greatly appreciated and I know you both had things that you would have rather spent your evenings doing. There were approximately 40 people in attendance at the meeting last night, the majority of whom were from Winding River Plantation. We have already been in contact with David Kubly, President of the HOA and Robin Edwardson, who seems to be leading another group of concerned citizens. The concerns that we heard expressed from the meeting last night are listed below, we will confirm with him so that we are clear on what issues we can address.

- 1) Misrepresentation from the marketing team and website was the largest complaint, since several claims about location and amenities are not consistent with the plans that have been submitted for approval. Numerous people had similar complaints about what was represented on the website not being true. We explained that this was produced by a marketing team that did not have all of the facts when the website went live and has since been taken down.
- 2) Traffic. The existing road conditions and the increased traffic from not only our project but the other projects in the area were of the greatest concern. As was noted by yourself and us at the meeting we have no control over the conditions on Zion Hill road. That is a matter for DOT but as you noted the roads are scheduled to be widened it is just a matter of when they are on the schedule.
- 3) The use of the property as rentals. This is not a land use issue for us, since single family housing requires similar infrastructure regardless of the ownership. We understand that the community has concerns but the use of the property for single family rentals is one that can not be addressed by staff or the engineers.
- 4) Connection between subdivisions. Residents expressed concerns over our residents coming into Winding River Plantation and using their amenities. This again is a non issue for us. We are supplying our own amenities for our residents. We do not anticipate cross over but the golf course and Winding River has the right to do whatever they wish in order to secure their own facilities.
- 5) The HOA is requesting a copy of the plans. I believe this is a matter of public record at this point. We will defer to staffs opinion on how they want this information to delivered to the HOA

We made a point to stress that our plans were the blueprint to be followed for construction, and that the perimeter buffers shown around the Planned Development are set in stone to ensure that the adjacent properties would have some landscaping buffers to help to separate the properties. We will continue to keep lines of communication open with the HOA contact we discussed.

Thanks,



## BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422  
www.brunswickcountync.gov/planning • (910)253-2025

January 5, 2023

The Earthworks Group  
PO Box 201  
Murrells Inlet, SC 29576

**RE: Admirals Cove Planned Development  
File # PD-95**

To Whom It May Concern:

The Technical Review Committee (TRC) at their January 4, 2023 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:

Marc Pages – 910-253-2056 – [marc.pages@brunswickcountync.gov](mailto:marc.pages@brunswickcountync.gov)

- Because the lots are not intended to be subdivided, Please remove the lot lines or indicate with dashed lines.
- Please indicate the minimum building separations under the setback standards.
- Please revise the street buffer depth to show 20 feet.
- Please indicate the overall residential units county and density.
- Please show a street detail.
- A mail kiosk is needed in the section of the development north of Zion Hill Road.
- Please note the required and provided recreation space. The required recreation space is 15% of the overall required open space.
- Please remove Note 11.
- Please note that each unit will have at least 2 driveway parking spaces not including the garages.
- Please note that the amenity buildings shall be subject to site specific review.
- Please note that existing vegetation within the buffers will be preserved where possible.
- Please note that a Traffic Impact Analysis (TIA) is required prior to construction.
- Please provide phasing lines if applicable.
- Please note that a neighborhood meeting is highly recommended per UDO Section 9.2.

Comments from Stormwater

Britt Flora – 910-253-2405 – [brigit.flora@brunswickcountync.gov](mailto:brigit.flora@brunswickcountync.gov)

- Please add note to Grading and Drainage Plan that the State Erosion Control Permit must be issued before clearing and/or grading can begin.



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- Please add note to the Grading and Drainage Plan that the NCDEQ and County Stormwater Permits must be issued before construction begins.
- The County Stormwater Permit requires that the 1-year, 10-year, and 25-year 24-hour storm events are controlled to predevelopment conditions.
- Please add note to the Grading and Drainage Plan that all impervious surfaces will be directed to the stormwater system. Roof drains will be installed on the buildings and directed to the system with particular attention paid to areas adjacent to the existing neighborhood.

### Comments from Engineering

Amy Aycock – 910-253-2047 – [amy.aycock@brunswickcountync.gov](mailto:amy.aycock@brunswickcountync.gov)

- Existing 12" watermain on Zion Hill Road for connection.
- Fire hydrants every 800' minimum - good layout on plans.
- Sewer considered not available – no county sewer in this area - can utilize onsite septic systems.
- 6" low pressure line may be available for connection at Zion Hill & Riverhouse Rd – pressure modeling required during plan review.
- If installing low pressure will need end of line cleanouts and in-line cleanouts throughout development as specified during plan review.
- Gravity could be constructed with pump station/forcemain and connect to existing manhole in Winding River near clubhouse (Winding River PS #2).
- Double water meter boxes would be required on each lot.
- All water, sewer, and PS design must meet all current county requirements.
- NCDOT Encroachment required for connection on Zion Hill Rd.

### Comments from FOCUS Broadband

Ryan Hill – 910-755-1913 – [rhill@focusbroadband.com](mailto:rhill@focusbroadband.com)

- FOCUS Broadband will provide high-speed fiber optic communications to the project. Please contact Ryan Hill, Business Development Coordinator.

### Comments from Fire Code Official

Joe Oliver – 910-676-4392 – [joseph.oliver@brunswickcountync.gov](mailto:joseph.oliver@brunswickcountync.gov)

- Fire Hydrants need to be at all entrances into the property and then spaced at minimum of 800 feet.
- Will need development permit for access roads and fire hydrants.
- Will need to determine fire flow requirements and witness hydrant flow.
- General Comments:
  1. Need to apply for a fire development permit.  
<https://www.brunswickcountync.gov/code-administration/permits/> . Select Fire Application and complete all applicable fields. And upload civil/utility plans.
  2. Need to provide a site utility plan indicating the locations of all fire hydrants. Need to show a fire hydrant at the entrances and then every 800' feet thereafter, 400 feet from any commercial structure, and 100 feet from any FDC. Will need Hydraulic calculations. Hydrants are to be in place and have water before combustible construction materials are placed on site.



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3. Need to review the "Development / Subdivision Fire approval Guidance document located at the following link.

<https://www.brunswickcountync.gov/fire-marshall/development-subdivision-fire-approval-process/>

- Final plat will require fire approval.
- Will need NFPA 291 form (Fire Hydrant Flow Test) for fire hydrant systems at time of field Fire inspection prior to final plat.

Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on January 13, 2023.

Sincerely,

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

Marc A. Pages  
Brunswick County Principal Planner

# PD-95

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
20100056	CNGC LLC		106 S SAINT JOHNS DR	CAMP HILL	PA	17011-4146
20100055	CNGC LLC		106 S SAINT JOHNS DR	CAMP HILL	PA	17011-4146
2010000320	CNGC LLC		106 S SAINT JOHNS DR	CAMP HILL	PA	17011-4146
201HA014	DESLOGE REV TRUST THE		1801 AUGER CT SE	BOLIVIA	NC	28422-1400
201IA014	DARCY ANTONIA STRICKLAND ETVIR	DARCY CLYDE GRANVILLE	466 HERRING GULL CT SE	BOLIVIA	NC	28422-7993
2010000315	HEWETT EDWARD EARL		570 HEWETTOWN RD SE	BOLIVIA	NC	28422
201000035	SIKKA DEVELOPMENT CORPORATION		PO BOX 7365	WILMINGTON	NC	28406
2010000313	ANDREWS LEE D		PO BOX 21472	GREENSBORO	NC	27420
201IA016	JACKS REVOCABLE LIVING TRUST		1987 RUDDY TURNSTONE LN SE	BOLIVIA	NC	28422-8989
2010000301	ALEXANDER LOIS K		199 WHISPERING TRL	SUMMERVILLE	SC	29485-9708
201IA020	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
20100077	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
20100076	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
20100075	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
20100072	WINDING RIVER PLTN COMM ASSOC INC		1612 MILITARY CUTOFF RD SUITE 108	WILMINGTON	NC	28403-5737
20100003	NESBITT DOUGLAS JR ET	NESBITT CAROLYN G	1902 ZION HILL RD SE	BOLIVIA	NC	28422-8116
2010000314	CLEMMONS ANTHONY ETUX	CLEMMONS NANCY SPLAWN	1941 GALLOWAY RD NE	BOLIVIA	NC	28422-8731
201IA017	MEYER TODD M R ETUX	MEYER KATHY G	1985 RUDDY TURNSTONE LN	RALEIGH	NC	28422-8989
2010000312	DAVIS RANDOLPH B AND	BARTLETT DANIELLE E	250 DANDY ACRES LN SE	BOLIVIA	NC	28422-1102
201IA015	BRYANT ROBERT T ETUX	BRYANT MELISA M	468 HERRING GULL CT SE	BOLIVIA	NC	28422-7993
201IA018	LOVALLO JOSEPH AND	MORAN SHANNON	743 HAMPSHIRE HILL RD	MATTHEWS	NC	28105-7180

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2010000306	ANTELOPE HOLDINGS INC		10703 LONGHOLME WAY	RALEIGH	NC	27614-6596
2010000311	ANTELOPE HOLDINGS INC		10703 LONGHOLME WAY	RALEIGH	NC	27614-6596

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	THE EARTHWORKS GROUP		P.O. BOX 201	MURRELLS INLET	SC	29576

# REZONING STAFF REPORT

Prepared by Ron Meredith, Project Planner  
Rezoning Case#: Z-860  
February 13, 2023



## APPLICATION SUMMARY

The applicant, David Pickett., requests to rezone Tax Parcel 1850001042 from C-I (Commercial Intensive) 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

Southport-Supply Road SE (NC211), East of Deer Trot Road SE (Private) and west of South Fisher King Drive SE (Private)

### Tax Parcel

1850001042

### Current Zoning

C-I (Commercial Intensive)

### Proposed Zoning

C-LD (Commercial-Low Density)

### Surrounding Zoning

C-I (Commercial Intensive) and R-600 (High-Density Residential)

### Current Use

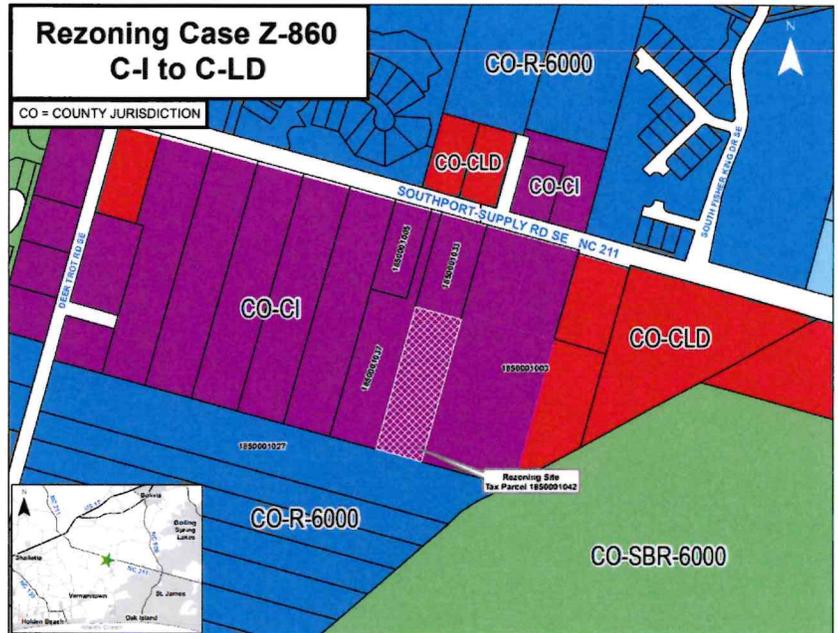
Vacant Lands

### Surrounding Land Uses

Residential, Commercial and Vacant Lands

### Size

3.0 Acres



## SITE CONSIDERATIONS

**Zoning History:** The zoning designation on this property has remained unchanged since County Zoning was adopted in 1994.

**Buffers:** If rezoned to C-LD (Commercial-Low Density), all uses will require a 0.0 opaque buffer adjacent to C-I (Commercial Intensive) if vacant and 0.0 opaque if developed, and will require a 0.4 opaque buffer adjacent to R-6000 (High-Density Residential) if vacant and 0.6 opaque if developed.

**Street Yard Buffers:** A 20-foot Street Yard Buffer is required for Southport Supply Road SE (NC 211) is classified as a Minor Arterial roadway.

**Utilities:** Southport-Supply Road SE (NC 211) has water and wastewater available from Brunswick County Utilities. Utility connections will require developer responsibility to connect to the water and wastewater systems.

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

**CIP Projects in Area:** New Early College High School (FY 2022).

**Traffic:** There are no capacity deficiencies for this section of Southport Supply-Road SE (NC 211).

**NCDOT TIP Projects in Area:** There are no State Transportation Improvements within proximity to the applicant's proposal.

**NCDOT Road Improvement Projects in Area:** State Transportation Improvement Project (R-5947) roadway widening from Sunset Harbor Road SE (SR 1112) to Midway Road (NC 906), and the Southport-Supply Road SE (NC 211) interchange with US HWY 17

### Environmental Impacts:

- No portions of the site lay within a Flood Hazard Zone.
- Biodiversity & Wildlife Habitat Assessment Score: Portions of the site score a 6 out of 10 due to potential wetlands on the site.
- The requested parcel (1850001042) is located within a half mile of a Voluntary Agricultural District property.

## ANALYSIS

*“C-LD (Commercial-Low Density) this 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)

- The proposed Zoning is NOT consistent with CAMA Land Use Plan.
- Land Use Amendment (LUM-860) proposed from LDR (Low-Density Residential) to commercial.

### **Applicable CAMA Land Use Policies:**

- P.16 Brunswick County and its participating municipalities strongly support 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 the existing or planned infrastructure.

## STAFF RECOMMENDATION SUMMARY

Staff recommends **APPROVAL TO C-LD WITH THE LAND USE AMENDMENT FOR TAX PARCEL 1850001042** based upon information provided, surrounding area, current uses, the Brunswick County CAMA CORE Land Use Plan, and other adopted Brunswick County plans and policies.



# REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>B60CZ</u>	Invoice # <u>552670</u>
Date Received <u>11/30/2022</u>	<u>\$400</u> paid
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) 253-2437  
 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.

<b>APPLICANT INFORMATION</b> (This person will be the contact person and will receive all mailings)	
Applicant Name(s): <u>DAVID M. PICKETT</u>	
Mailing Address: <u>355 McMillly Road NW Charlotte, NC 28470</u>	
Phone: <u>910-742-8740</u>	Email: <u>startasolic3@yahoo.com</u>
<b>PROPERTY OWNER INFORMATION</b> (if different from above)	
Owner Name(s): <u>RONNIE L. MCCRAY</u>	
Mailing Address: <u>1005 PUEBLO RIDGE PLACE CARY, NC 27519</u>	
Phone: <u>910-207-2371</u>	Email: <u>RLMCCRAY16@gmail.com</u>
<b>PROPERTY INFORMATION</b>	
Property Address and/or Description of Location: <u>DAVIS FUNERAL HOME</u> <u>Off Hwy 211 East, behind 1705 Southport Supply Rd. Bolivia, NC</u>	
Parcel Tax ID #(s): <u>18500001042</u>	Total Site Acreage: <u>2.999</u>
Current Zoning District(s): <u>CI</u>	Proposed Zoning District(s): <u>CLD</u>
Conditional Zoning Request <input checked="" type="checkbox"/> YES <input 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>	
<b>NOTE:</b> 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:

SEE ATTACHMENT LABELED  
STATEMENT OF REASONABLENESS

**LAND USE COMPATIBILITY**

Future Land Use Map Classification:

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

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

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

**APPLICANT/OWNER SIGNATURE**

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

Applicant Signature: [Signature]

Date: 11/29/2022

Owner Signature: [Signature]

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

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

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

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

**Brunswick County Jurisdiction Fees**

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

**City of Northwest Jurisdiction Fees**

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

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

**STATEMENT OF REASONABLENESS: Parcel # 18500001042 · ID # 203808977729**

The current zoning is LDR (Low Density Residential). We are seeking to have the land rezoned too commercial. As a commercial zoned parcel, any development would only be for allowable uses according Brunswick County North Carolina Planning Department.

**LAND USE COMPATIABILTY**

Because the land is adjacent to several commercial enterprises and properties, rezoning from LDR to commercial zoning is better suited for said parcel.

# CONSISTENCY STATEMENT

## FOR BRUNSWICK COUNTY PLANNING BOARD

ZONING AMENDMENT DESCRIPTION OR CASE NUMBER: Z-860; C-1 (COMMERCIAL INTENSIVE) TO C-LD (COMMERCIAL-LOW DENSITY)



***THE BRUNSWICK COUNTY PLANNING BOARD HEREBY ORDER, on the basis of 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: \_\_\_\_\_  
\_\_\_\_\_

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

**APPROVED – NOT CONSISTENT WITH COMPREHENSIVE PLAN**

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

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

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

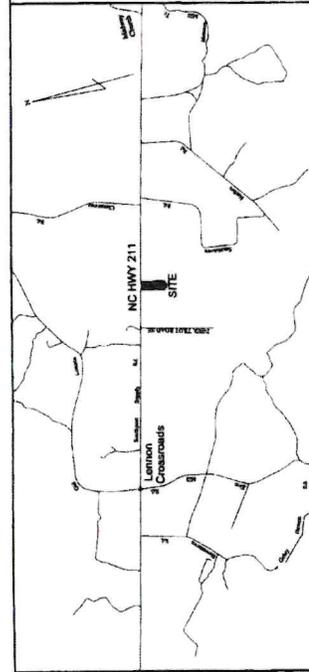
**DENIED**

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

**TABLED**

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

11/18/18



STATE OF NORTH CAROLINA  
BRUNSWICK COUNTY  
FILED FOR REGISTRATION OF THE DAY OF \_\_\_\_\_ AT \_\_\_\_\_  
2018 AT \_\_\_\_\_ AM/PM AND DULY RECORDED IN MAP CABINET \_\_\_\_\_ AT \_\_\_\_\_  
PAGE \_\_\_\_\_

DRAWN BY: ROBERT ROBINSON, REGISTER OF DEEDS

MARLENE MADDOCKS  
LOT 30 DEER TROT FARMS  
DEED BOOK 2125 PAGE 524  
MAP CABINET T PAGE 173

BY: \_\_\_\_\_  
517°46'45"V 655.49'

LOT 5B  
2.9982 ACRES +/-

655.49'  
S17°46'45"V

CERTIFICATE OF OWNERSHIP, DECATON, AND JURISDICTION  
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED  
HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT,  
ESTABLISH THE MINIMUM SETBACK LINES, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER  
SITES TO PUBLIC OR PRIVATE AS NOTED. FURTHER I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN  
THE PLATTING JURISDICTION OF THE COUNTY OF BRUNSWICK, NORTH CAROLINA.

NEW EBENEZER FAITH MINISTRIES  
FORMERLY KNOWN AS  
NEW EBENEZER FAITH MISSIONARY BAPTIST CHURCH

*Ronnie Lee McCray*  
DATE: \_\_\_\_\_  
RONNIE LEE MCCRAY, PASTOR

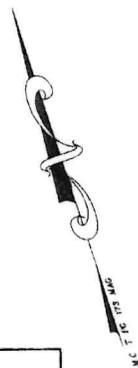
NORTH CAROLINA, BRUNSWICK COUNTY  
I, BENJAMIN C. BROWN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY  
CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED  
HEREON IS TRUE AND CORRECT. I HEREBY CERTIFY THAT THE PARCEL(S) SHOWN IN THIS PLAN WAS  
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE  
NUMBER AND SEAL THIS 15TH DAY OF JANUARY, A.D. 2018.  
AND THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY  
THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

*Benjamin C. Brown*  
BENJAMIN C. BROWN  
PROFESSIONAL LAND SURVEYOR  
N.C.P.L.S. L-2747  
209 ELMHURST ROAD  
ELMHURST, NC 28120  
PHONE (910) 471-5454



STATE OF NORTH CAROLINA  
COUNTY OF BRUNSWICK  
I, *Connie Nollman*, REVIEW OFFICER OF BRUNSWICK COUNTY,  
CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS  
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
DATE: 17 Jan 18  
REVIEW OFFICER

*Connie Nollman*



LARRY W. GAUSE  
PART OF LOT 6 DEER TROT FARMS  
DEED BOOK 2550 PAGE 957  
MAP CABINET T PAGE 173

517°46'45"V 655.49'

LOT 5A  
2.0000 ACRES +/-

LOT 4R RECONFIGURATION  
LOTS 3 & 4 DEER TROT FARMS  
MAP CABINET 34 PAGE 545

APPROVED  
MINOR SUBDIVISION  
*Connie Nollman*  
CLERK, PLANNING DEPARTMENT  
DATE: 17 Jan 18

DIVISION OF LOT 5  
DEER TROT FARMS MAP CABINET T PAGE 173  
FOR

NEW EBENEZER FAITH MINISTRIES  
FORMERLY KNOWN AS  
NEW EBENEZER FAITH MISSIONARY BAPTIST CHURCH  
(OWNER) 479 MC MILLY ROAD SHALLLOTTE, NC 28470

LOCKWOOD FOLLY TOWNSHIP  
SCALE 1" = 60'  
BRUNSWICK COUNTY, N.C.  
JANUARY 15, 2018



DEER TROT ROAD  
(60' R/W)

LEGEND:  
● EXISTING IRON RE-BAR  
○ NEW IRON PIPE SET  
--- CENTERLINE  
--- RIGHT-OF-WAY  
--- LINES NOT SURVEYED  
--- EASEMENT LINE

SURVEY REFERENCES:  
D.B. 989 PG. 948  
D.B. 1028 PG. 892  
D.B. 2698 PG. 957  
M.B. 11 PG. 133  
M.B. 34 PG. 545

STEVEN DEJEMSKI  
PART OF LOT 6 DEER TROT FARMS  
DEED BOOK 2089 PAGE 1213  
MAP CABINET T PAGE 173

517°46'45"V 423.92'  
45' UTILITY AND ACCESS EASEMENT  
PRIVATE

LOT 5A  
2.0000 ACRES +/-

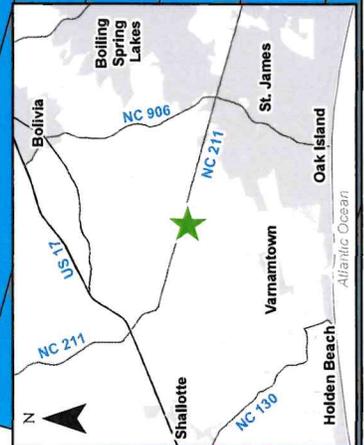
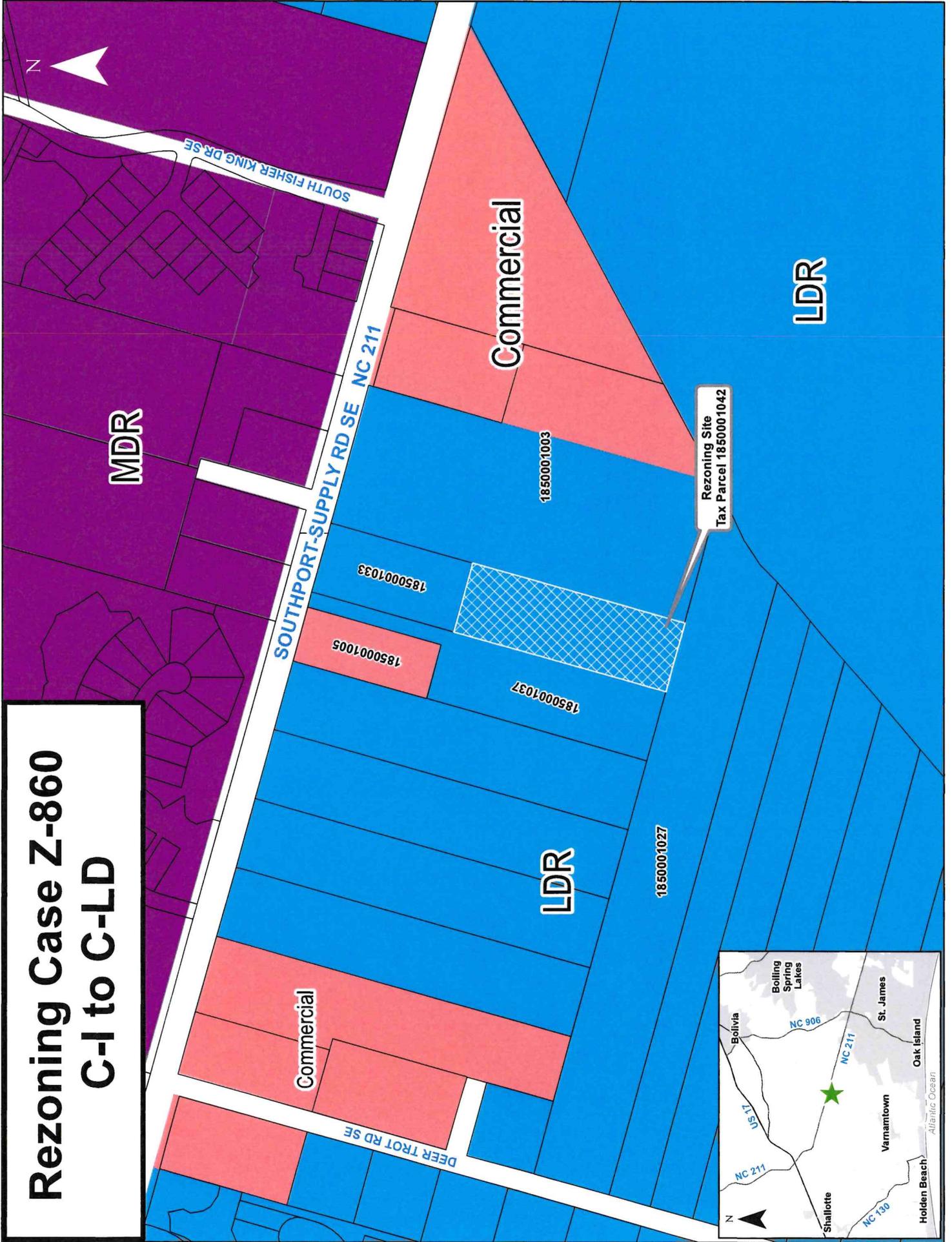
517°46'45"V 423.92'



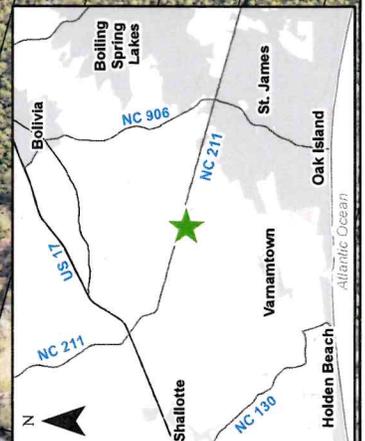
N.C. HIGHWAY # 211  
(60' R/W)

Map Cabinet 105 Page 21

# Rezoning Case Z-860 C-I to C-LD

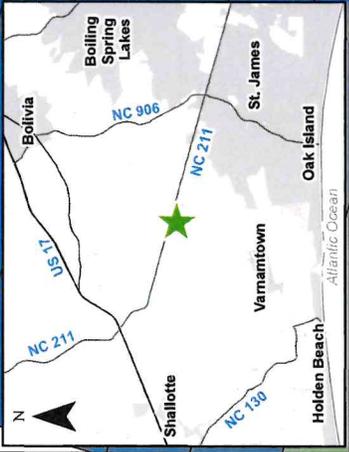
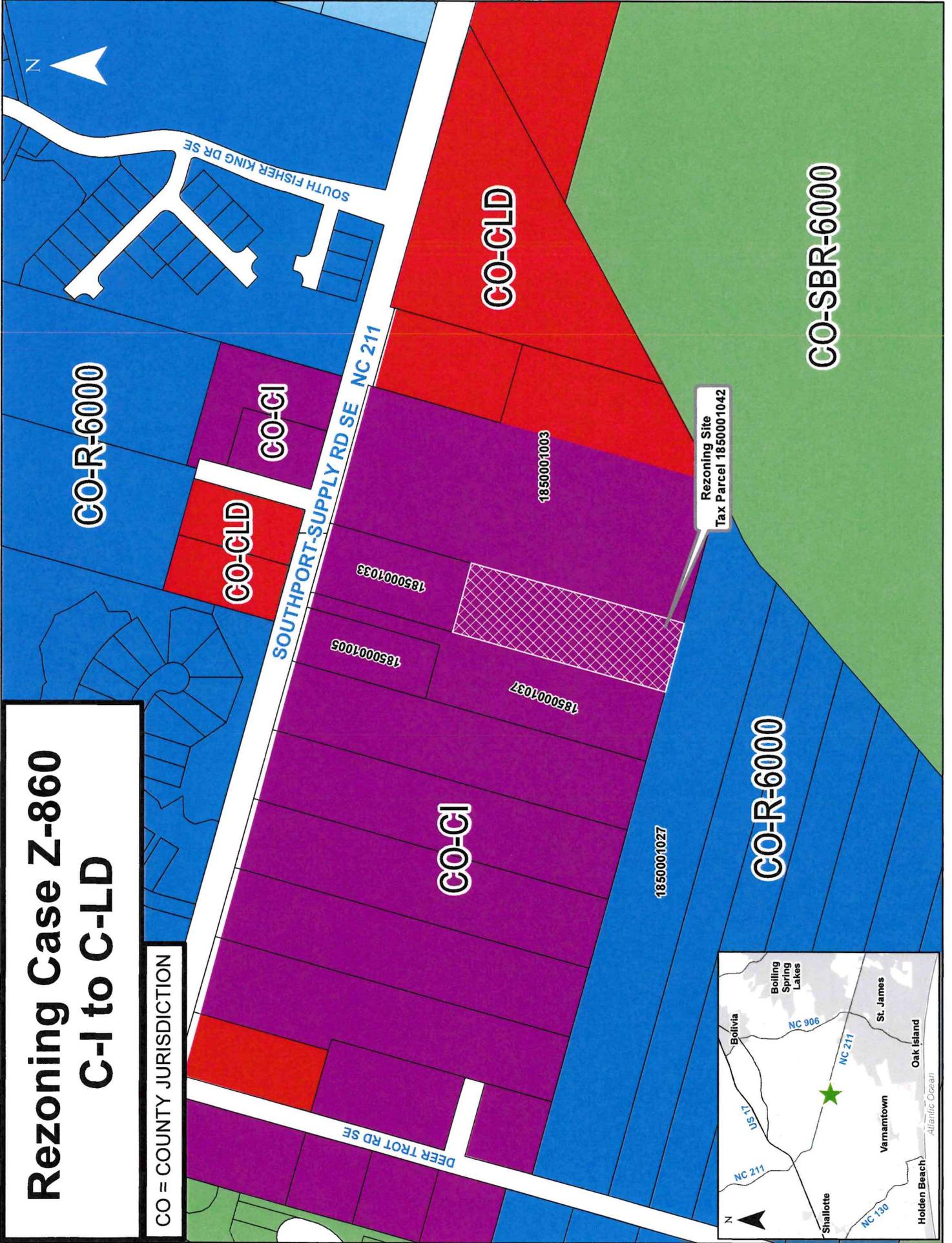


# Rezoning Case Z-860 C-I to C-LD



# Rezoning Case Z-860 C-I to C-LD

CO = COUNTY JURISDICTION



# CASE Z-860

## ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1850001003	SUPPLY XVII LLC		PO BOX 16709	WILMINGTON	NC	28408
1850001033	QCJX LLC		PO BOX 678	WILMINGTON	NC	28402-0678
1850001037	GAUSE LARRY W ET	GAUSE SELMA	1695 SOUTHPORT SUPPLY RD SE	BOLIVIA	NC	28422-7639
1850001005	DEJEWSKI STEVEN ETUX	DEJEWSKI KIM	903 CHERYL LANE	WILMINGTON	NC	28405
1850001027	MADDOCKS EMERY		578 SNAKE HILL RD	POESTENKILL	NY	12140-3321

## OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1850001042	MCCRAY RONNIE LEE		1005 PUEBLO RIDGE PL	CARY	NC	27519-0832

## APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	DAVID M. PICKETT		355 MCMILLY RD NW	SHALLOTTE	NC	28470