



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
April 8, 2024**

**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 March 11, 2024 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Public Hearing.

A. Parking Reduction Request – Liberty Health Multifamily at St. James

Request by Liberty Healthcare to reduce the required parking for an age restricted multifamily proposal by 17% from 357 to 305 parking spaces.

B. Rezoning Z-882

Proposed rezoning of approximately 1.49 acres located at 1116 Sea Way Street near Supply from R-6000 (High Density Residential) to RR (Rural Residential) for Tax Parcel 2160009107.

PROPOSED LAND USE PLAN AMENDMENT (LUM-882): Request to amend the Blueprint Brunswick 2040 CAMA Land Use Plan Map from MDR-M (Medium Density Residential Mixed Use) to LDR (Low Density Residential) for Tax Parcel 2160009107 located east of 1116 Sea Way Street SW near Supply, NC. This Land Use Plan Amendment totals approximately 1.49 acres.

C. Rezoning Z-883

Proposed rezoning of approximately 3.97 acres located at 150 Green Swamp Road (NC 211) near Supply from RR (Rural Residential) to CLD (Commercial Low Density) for Tax Parcel 1680007101.

D. Rezoning Z-884

Proposed rezoning of approximately 12.17 acres located at 90 Big Macedonia Road (SR 1342) near Supply from RR (Rural Residential) to NC (Neighborhood Commercial) for Tax Parcels 1520000401 and 1520000406.

E. Planned Development – PD-125

Name: Holden Beach Landing (Revision)
Applicant: Lennar Carolinas LLC
Tax Parcel: 21500060, 21600112, 2160011604, 2160011802
Location: Holden Beach Road (NC 130)
Description: Holden Beach Landing is a planned development that was approved in March 2022 for 186 single family lots on a gross site of 109.29 acres creating an overall density of 1.70 units per acre. The applicant is proposing to modify the planned development by adding 109 single family lots for a total of 295 single family lots on 109.29 acres creating an overall density of 2.70 dwelling units per acre

10) Other Business.

- A. UDO Rewrite Update.
- B. Trees & Greenspace Unified Development Ordinance Text Amendments.
- C. Transportation Impact Analysis (TIA).
- D. Planning Board Case Update.

11) Adjournment.

MINUTES

PLANNING BOARD

BRUNSWICK COUNTY, NC

**4:00 P.M. Monday
March 11, 2024**

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

MEMBERS PRESENT

Joy Easley, Vice Chair
Richard Leary
William Bittenbender
Clifton Cheek
Jason Gaver

MEMBERS ABSENT

Eric Dunham, Chair
Harry Richard Ishler, Alternate
Ron Medlin

STAFF PRESENT

Kirstie Dixon, Planning Director
Connie Marlowe, Admin. Asst. II
Marc Pages, Principal Planner
Ron Meredith, Planner II
Garrett Huckins, Planning Tech.
Tyler Connor, Planner I
Bryan Batton, County Attorney

OTHERS PRESENT

John Richards
Glen Tranthan
Kathleen Arthur
Carla White
Johnia McCumbee
Margarite Burnside
Christie Marek
Cindy Babson
Courtney Milliken
Ash Ramos
Holly Hewett Long
Greg Wayne
Vincent Falso
Nell Brame
Allison Engebretson
Landon Weaver

Craig Northacker
Bob Fulton
Tom Simmons
Matt Nichols, Attorney-at-Law
Belinda Benz
Cyndi Davis
Brandon Simmons
Michele Russo
Julie Youngman
Terri Holley
Zachary Gibble
Kerri Henry
Jody Bland
Nate Pound
Jonathan Guy
Mark Robertson

Eric McCumbee

I. CALL TO ORDER.

Ms. Easley called the meeting to order at 4:05 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

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

III. ROLL CALL.

Mr. Eric Dunham, Mr. Harry 'Richard' Ishler and Mr. Ron Medlin were absent.

IV. CONSIDERATION OF THE MINUTES FROM THE 12-FEB-24 MEETING.

Mr. Leary made a motion to approve the 12-Feb-24 minutes as presented and the motion was unanimously carried.

V. AGENDA AMENDMENTS.

There were none.

VI. PUBLIC COMMENT.

Mr. Greg Northacker addressed the Board. Mr. Northacker said he has environmental concerns regarding water flow and usage. According to data generated in 2009 regarding water usage, the was estimated to have a population of 150,000 in 2050, but the population of the County is almost at that point. Mr. Northacker felt that this data should be considered because the Board has a fiduciary duty to all of the citizens of the County.

Mr. Glen Tranthan, resident of Shallotte, addressed the Board. Mr. Tranthan read the definition of a comprehensive plan. He said his water and sewer bills had precautions about disposal and usage because the lift station is being overburdened and the demand for water is increasing. He further stated that his electric bill cautioned about electricity use during peak power times because the grid is being overburdened. Mr. Tranthan said he has been having problems with his internet service and Focus Broadband said the equipment is fine, but he has skips in time with internet. Focus Broadband told Mr. Tranthan the skips in time are a result of his internet being shut down so internet service can be provided to new developments. Mr. Tranthan said he is being asked to limit the usage of his services to accommodate new developments. Mr. Tranthan said the roads are flooding due to rainstorms because properties are being clear-cut to accommodate new development. He stated that there are delays getting appointments for medical treatment because there are so many people migrating to the County that need medical attention and not enough medical staff to service people in a timely manner. Mr. Tranthan felt that the Board does not

represent the people that currently live in the County because growth is not being managed. He felt that there is too much development proposed in Brunswick County and the current citizens are being pushed out to accommodate new property owners.

Mr. Bob Fulton, 3898 Timber Stream Drive, addressed the Board. Mr. Fulton asked that the Board not rush to approve development. He stated that the Board of Commissioners recently discussed a rewrite of the Brunswick County Unified Development Ordinance (UDO) as suggested in the Blueprint Brunswick 2040 Plan. He further stated that staff said changes can be made to the UDO such as a tree ordinance via special legislation as well as several other revisions related to tree preservation. He reiterated that the Board should not rush to approve projects and he asked that the Board wait for the response from the North Carolina legislature before ruling to allow more clear-cutting that is a result of new projects being approved.

Ms. Kathleen Arthur addressed the Board. She stated that there is currently not an acceptable level of emergency services, access to quality healthcare, decent water pressure, and traffic congestion issues in the County. She, too, asked that the Board slow down approving development until the UDO has been updated to address the growing demands of excessive development.

Mr. Tom Simmons, 1462 Longleaf Road, addressed the Board. Mr. Simmons expressed concern with how much more damage will be done to the County because staff said it will take about 18 months to rewrite the UDO. He said the Board needs to listen to the residents of the County and send a message that you hear what they are saying with managed growth.

Ms. Carla White addressed the Board. Ms. White said citizens of the County are fishers, shellfish gatherers, farmers, and hunters. Agriculture and fisheries are 2 of the driving forces that built the County into what it is today. She stated that both of these industries are being lost to development due to the rise in real estate, high inflation, tourism and the disappearance of working waterfronts as well as declining water quality. She said stormwater pollution, which is caused by residence, can be detrimental to shellfish and humans if digested. She concluded by saying we need to do better to protect our beaches, riverways and fisheries from stormwater pollution as they are an economic importance to the County and State.

VII. OLD BUSINESS.

A. Planned Development – PD-115 (Resubmittal)

Name: Ashton Farms
Applicant: Thomas and Hutton Engineering
Tax Parcel(s): 146NA004, 146NA005, 146NA006, 146NA007, 146NA008, 146NA009, 16300008, 16300009, 16300014, 16300015 (Portion of), and 16300017.
Location: Whiteville Road NW (NC 130), Russtown Road NW (SR 1315) and Longwood Road NW (SR 1321)
Description: Ashton Farms is a proposed planned development consisting of 2,750 single-family lots, 200 townhome lots and 20.50 acres of commercial on a total of 1,256.50 acres creating an overall density of 2.35 dwelling units per acre.

Mr. Marc Pages addressed the Board. He read the Staff Report (attached). Mr. Pages said staff received an inventory report (see attached) from 1995 regarding 2 rare animals (Bachman's

sparrow and red-cockaded woodpecker) and 4 rare plant species (savanna milkweed, Venus flytrap, shortleaf yellow-eyed grass, and savanna yellow-eyed grass) known to be in this area. He stated that the information was provided to staff from the Natural Heritage Program by Scott Pullman. He further stated that the applicant provided a wildlife and endangered species evaluation from Newkirk Forestry and Land Management (attached). The report says, "Based upon the field evaluation and available data for DNR and the USFWS current site conditions and management, it is the opinion of Newkirk Forestry and Land Management LLC, that it is unlikely that this site supports any of the listed species. However, it is recommended that a more detail survey be performed during the flowering periods for both Cooley's meadowrue and rough-leaved loosestrife. While Venus flytraps were not observed during field investigations, it is also recommended that further coordination with DNR be initiated regarding the two historical records for this state threatened species within the project boundaries." 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.
- Per recommendation from the Natural Heritage Program and Endangered Species Evaluation and prior to construction, the developer shall conduct a wildlife survey of the project site to identify possible endangered or protected species.
- A 30' buffer shall be provided around all protected wetlands on the project site.
- Note on the site plan that the land provided for the Fire/EMS Station shall be a minimum of 4 acres and the final site shall be selected after consultation with the local fire chief.
- The developer must coordinate with the Brunswick County Planning Department and the Brunswick County Attorney's Office to guarantee the long-term affordability of the Workforce Housing units for households earning below 80% of the HUD median income for the area. This may involve establishing a Development Agreement, implementing Deed Restrictions, or devising other similar arrangements between the developer and Brunswick County.

Ms. Easley asked if staff spoke with Dr. W. Mac Baughman and Mr. Pages replied, yes. Ms. Easley asked if someone from Newkirk actually visited the site? Mr. Pages said their report indicated that fields surveys were conducted 27-Feb-24 to identify the potential for suitable onsite habitat. Ms. Easley asked if the R-4 area (Single Family Residential) is listed as Open Space Conservation-1. Mr. Pages said that area is predominantly MDR (Medium Density Residential) Place Type to the south and LDR (Low Density Residential) Place Type is to the east. He further stated that the OSC-1 Place Type is the wetlands area that will be preserved.

Mr. Batton asked if there is a plan for the street trees and Mr. Pages said no, but they will have to be outside the utility easements.

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

Mr. Matt Nichols, Attorney for the applicant, addressed the Board. Mr. Nichols introduced their development team and discussed a PowerPoint presentation (attached). He stated that the proposed PD is the best use of the property. Mr. Nichols discussed the benefits of the PD rather than developing the property under the current zoning district (R-7500). He further discussed the details of the site relating to density, recreational space, and wetlands. He reiterated that the revisions made to the plan after the denial of the initial plan submitted on 13-Nov-23 include the following: 1) a 30' wetland riparian buffer in areas identified as "high" in the Natural Heritage Program. 2) increase stormwater ponds capacity to accommodate the 100-year storm event. 3) all collector spine roads shall not be gated and open for public use. 4) 5% of the single-family homes shall be Workforce Housing Units, which equates to 118 homes. Mr. Nichols further stated that there is a small commercial area off NC 130 (Whiteville Road NW) and 4 acres will be set aside for a Fire/EMS Station. He stated that this is a 10-15 year build out plan for this project. Mr. Nichols proceeded to show the benefits of a PD, which allows for flexibility and exceptional design. He said there will be a regional pump station built that will be an additional 5 miles of force main and an additional 2 miles of water lines. There is a possible future connection to future open space area. Mr. Nichols reiterated that the developer is providing 500 acres of dedicated open space, whereas 251.30 acres is required. He stated that they are proposing sidewalks on 1 side of the street, which will reduce the impervious coverage; they will be using bioretention swales, curb outlets, disconnected roof drains, street lighting, pocket parks, trails variety of housing types and an amenity center. He said the sidewalks and trail system will be open to the public. Mr. Nichols concluded that the conditions in the Staff Report are acceptable to the applicant.

Mr. Cheek asked about Note #8 (All roads will be built to NCDOT minimum paving standards for subdivision roads) and if they will be turned over to NCDOT? Mr. Nichols said they can be turned over to NCDOT if NCDOT will accept the roads. Mr. Nichols reiterated that the roads will be open to the public.

Mr. Bittenbender asked if the proposed project will generate 27,479 vehicle trips per 24-hour weekday volume? Mr. Nichols said the plan is projected to generate 27,479 vehicle trips per 24-hour weekday volume at buildout, which is anticipated in approximately 15 years. Mr. Cheek asked if a TIA (Traffic Impact Analysis) will be required and Mr. Nichols replied, yes. He further stated that a TIA will be required for different segments of the plan. Mr. Nichols said road improvements will have to be made, which will assist in distributing traffic in the area.

Mr. Cheek asked about the 3 Fire/EMS areas shown on the plan and Mr. Pages said 1 of 3 areas will be chosen as the location once the Fire Marshal/Fire Chief are consulted.

Mr. Gaver asked if there are any other developments the developer has received approval for that are similar to this project? Mr. Gaver asked about the workforce housing component and how can the Board be assured that this will happen and not discarded later in the development process. Mr. Nichols said the projects that he has been involved in with regards to workforce housing, typically have a timeframe for the structures to be built. Mr. Batton interjected that this will be the first workforce housing project in the County and the County envisions restrictive covenants or deed restrictions on each deed that will outline eligibility requirements to live in the workforce housing units. He further stated that eligible clients would have to maintain ownership from 30 – 60 years so the home cannot be resold soon after an eligible applicant occupies the home. Mr. Gaver felt that the percentage (80%) should be lowered to truly capture eligible clients for the Workforce Housing component of the project. Mr. Chuck Munn (HIC Land, LLC) addressed the Board. He stated that his organization has been involved in several communities such as Heather

Glen (Little River, South Carolina); Lakes of Carolina (Columbia, South Carolina), and Parkwest (Mount Pleasant, South Carolina). He further stated that they intend to comply with the minimum requirements when they develop this community.

Mr. Craig Northacker, resident of Carolina Shores, addressed the Board. Mr. Northacker said the water quality should be examined for the entire community and not just the subject property. He was concerned with what will happen in the future to this area when the site is anticipated to be built out. He was also concerned with the road system, specifically Hwy. 31. when the proposed project reaches buildout. Mr. Northacker offered his services to assist in ensuring that the environment is protected.

Ms. Johnia McCumbee addressed the Board. She provided the Board with images (attached) of the area from 2005, 2007, 2009, 2017, 2020 and 2023 depicting the topography of the parcel. Ms. McCumbee said this is a well-planned development, but it is premature for the Ash community because infrastructure is not in place to support a development of this magnitude. She said the photos submitted to the Board show alterations to the wetlands from 2005 to 2023. Ms. McCumbee asked that the development be continued until further studies can be done to determine what has happened to the property in the past 20 years.

Ms. Belinda Benz addressed the Board. Ms. Benz said her family has a 100-acre land grant on the Waccamaw River. She stated that she saw a bald eagle approximately 1 mile from her house about a month ago and there is a red-cockaded woodpecker on her property every morning. She was concerned with the Ash community being changed if this development comes to fruition. She emphasized that her husband is battling an illness and the proposed development can be detrimental to his health if the trees are removed from the site. Ms. Benz felt that development should slow down because the County cannot handle all the proposed developments.

Ms. Carla White addressed the Board. Ms. White was concerned with childcare and potential traffic congestion on Whiteville Road NW (NC 130) near West Brunswick High School (WBHS). She further stated that a student attending WBHS was hit by a car last year attempting to crossover the road (NC 130) when he was dropped off by his mother. Ms. White felt that the student's mother made the decision to drop her son off so she would not be late for work because getting in and out of WBHS is extremely difficult with all of the traffic in the early morning. Ms. White said WBHS is at capacity according to the late David Robinson (previous member of the Board of Education). She wondered if the residents of D.R. Horton homes are happy with their homes.

Ms. Margarite Burnside addressed the Board on behalf of Brittany Earp, who was unable to attend tonight's meeting. She read a statement for Brittany Earp who owns approximately 20 acres adjacent to the subject property. Ms. Earp statement (read by Ms. Burnside) addressed the environment, displacement of residents, wildlife habitat, inadequate medical facilities, and water quality. She was concerned with clear-cutting and aesthetic control when homes are constructed in the proposed development. She further stated that the lack of medical facilities, traffic, roads and environmental concerns (impeding wetlands/marsh) are matters to consider. The developer used scare tactics and misrepresentation to acquire land for the proposed project. Ms. Burnside concluded that Ms. Earp is opposed to the proposed planned development.

Ms. Cyndi Davis, 2275 Whiteville Road NW, addressed the Board. She stated that her property is approximately 350' from the proposed commercial component of the project. Ms. Davis said smart growth is important and infrastructure should be in place to support smart growth. Ms. Davis reiterated that the roads are currently overcrowded and she wondered why the County does

not require impact reports to be submitted regarding existing police, fire stations, health care, and postal service before a project is approved. She wondered if the influx of people during the tourist season is being considered during the Board's decision-making process. She felt that the new development will cause an increase in taxes and it can potentially pose a tax burden on the existing property owners. Ms. Davis was concerned with people gathering at the commercial portion of the project to socialize, which could pose a negative impact on her property (approximately 350' from the commercial area). Ms. Davis said the commercial area of the project could lead to the loss of the rural character of the Ash community. It will also generate more traffic, safety concerns, increased pollution, destruction of natural habitat, increase in property values, increase in noise and more criminal activity.

Ms. Christie Marek addressed the Board. Ms. Marek said the County needs smart growth rather than growth on steroids. She felt that the proposed development does not belong in the Ash community. She provided the Board with a petition (attached) in opposition to the proposed development. Ms. Marek said there are woodpeckers (babies) in the area as well as predatory animals on her property. Ms. Marek said there are traffic and road concerns in the area as well as wetland and habitat concerns. She asked that a 125' buffer be imposed around the wetlands, but no less than 75' as advised by the Coastal Federation. Ms. Marek said she has lost livestock because there is flooding in the area. There are historical wetlands in the area that need to be restored and protected. Ms. Marek concluded that Ash is an unincorporated community without representation and she asked the Board to deny the project or continue the project until further studies can be done so the families and farms can remain safe from harm that maybe generated by this development. Ms. Marek added that Waccamaw school is overcrowded and there are not enough bus drivers to transport students to and from school at decent hours.

Mr. Brandon Simmons addressed the Board regarding conservation easements as they relate and benefit the parcels that consist of the proposed development and he read excerpts (attached) from the Blueprint Brunswick 2040 Comprehensive Land Use Plan outlining his concerns. Mr. Simmons said the conserved open space (wetlands) should be placed in a conservation agreement with the Coastal Land Trust with a condition stating that some type of partnership with the Natural Conservation Group for the wetland areas. He further stated that a CP (Conservation Protection) district could be put in place for these areas as described in the UDO, Article 4, Section 4.7.1., Special Purpose Space Districts.

Ms. Cindy Babson addressed the Board. Ms. Babson felt that some of the parcels (146NA004, 146NA005, 146NA006 and 146NA007) were not rezoned from RR (Rural Low Density Residential) to R-7500 (Medium Density Residential) and she urged staff to review the matter further. Mr. Pages said staff will verify the current zoning of the property. Ms. Babson said this is a good plan, but the revisions made by the developer seem to be a method to appease the Ash community. She said they will be watching closely to ensure this development does not negatively impact their community. She stated that there is currently a problem with traffic congestion on Whiteville Road NW (NC 130) and the North Carolina Department of Transportation (NCDOT) suggested interconnectivity to reduce traffic congestion on NC 130. She further stated that there is not enough infrastructure to support the proposed development. There are failing septic systems in the area and this development will only place additional burdens on the community.

Ms. Michele Russo addressed the Board. Ms. Russo said she moved to the area in 2018 and she supports the workforce housing proposal. She further stated that she is not in favor or against the proposed project, but she was pleased to see that the working class is being considered.

Ms. Courtney Milliken addressed the Board. Ms. Milliken said medical providers are currently overwhelmed and adding more development is only going to compound the issue. She stated that the proposed development will disrupt the Ash community's way of life. Ms. Milliken said wildlife will have to migrate once construction begins, which could be harmful to other animals and children in the area. She stated that there will be a considerable amount of traffic increase and potential flooding to the area generated by the proposed project. Ms. Milliken said her property adjoins the subject property and the additional homes will only make traffic on NC 130 and Longwood Road NW (NC 904) more unsafe to travel. She, too, was concerned with clear-cutting of trees, which reduces and minimizes flooding.

Ms. Julie Youngman addressed the Board. She stated that some species will not be present this time of the year that live in this area. She was concerned with shellfish being destroyed when impervious surfaces (pavement) are built in wet areas. She felt this is equivalent to biting the hand that feeds you. Ms. Youngman said just because it is allowed, it doesn't mean it's wise to approve. She stated that the potential homeowners in this development will experience flooding if homes are built in wet areas. Ms. Youngman said the Board should be aware that emergency vehicles may have difficulty rescuing a citizen in distress if there are accessibility issues to a property due to a flooded road. She said the Board can take a pause to do the kind of land use planning that their constituents are asking for and make sure they (the Board) are making wise decisions.

Ms. Ash Ramos addressed the Board. Ms. Ramos said there is a grant funded program on Longwood Road NW (NC 904) for a force main and low-pressure sewer project. She asked if the developer will tie-into the grant funded program on Longwood Road NW? If the developer ties-into the sewer project, will the developer be required to pay an additional fee or will it be a separate infrastructure line from the sewer grant program? Mr. Pages said the developer is proposing to run public sewer up Russtown Road NW (SR 1315). Mr. Gaver asked Ms. Ramos what her question is to staff? Ms. Ramos asked if the developer will be able to take advantage of the sewer grant that is supposed to assist eligible participants to tie-into sewer or will the developer have to build their own sewer, independent of the sewer grant project?

Ms. Terri Holley addressed the Board. She stated that she lives in a D.R. Horton community in Calabash. Ms. Holley said D.R. Horton develops in phases and they fill lots, which causes flooding on adjacent properties. She further stated that there will be clear-cutting in the proposed development.

Ms. Holly Hewett Long addressed the Board. Ms. Long felt that the Board should visit the area before they vote to approve a development. Mr. Gaver said these are allegations and accusations that are unfounded and not true. Ms. Long said it was not her intent to allege or accuse anyone of not visiting the site, rather, it was her opinion. She said there is extreme flooding when there is a major storm and clear-cutting the trees takes away the wind break away. Ms. Long said the neighborhood meeting was designed to tell the community what will be coming to the area and the community was not asked about the current conditions of the area because they don't care about the conditions of their community. She, too, felt that the Board should cater to the citizens rather than the developers.

Mr. Cheek asked if the applicant would address the public's concerns regarding State stormwater requirements and the operation of retention ponds. Mr. John Richards, Civil Engineer with Thomas & Hutton, addressed the Board. He explained that the project has to meet the State minimum requirements for water quality and the County's minimum requirements of water quantity. The County, normally, requires the project to be designed to a 10-year storm event and

they reviewed the project based on a 25-year storm event, but the County asked that the project be designed to the 100-year storm event. As such, there will be a substantial amount of storage on the site and stormwater runoff will be captured on site up to the 100-year amount (11" of rainfall within a 24-hour storm). As a result, the ponds will be oversized and flooding will be minimized. Mr. Cheek clarified that stormwater will be from actual rooftops on the site and maintained on the subject property and Mr. Richards concurred. Mr. Cheek asked if outside waters will run on this site and be contained on this property? Mr. Richards replied, yes. He further stated that they study runoff from other sites when they design the retention ponds and capture the stormwater on the site.

Mr. Cheek asked if the developer is aware of the sewer grant project Ms. Ramos mentioned earlier? Mr. Scott Lloyd, HIC Land LLC, addressed the Board. He said they are aware of the sewer grant project, but their sewer system has been designed by Norris and Tunstall and it is permitted. Mr. Lloyd said water and sewer permits are issued to Brunswick County Public Utilities (Public Utilities) and the developer installs the infrastructure (public water and sewer). He said there is a large sewer pump station and the force main has been permitted. The force main starts at US 17 and travels up NC 904 (Longwood Road NW), then makes a right hand turn onto Russtown Road NW (SR 1315) to the site and then curls around back to US 17 and ties-into the force main on US 17. Mr. Richards said they have an approximate 2-miles of water line extension that has not been designed and permitted at the current time and it will likely go past this project and tie-in at Longwood Road NW (NC 904), so the system will be looped. He stated that the developer will be responsible for the cost and the systems will be dedicated to Public Utilities. Mr. Cheek asked if the developer will be participating in the sewer grant program? Mr. Richards said they are not part of that sewer grant program or the proposed grant program on NC 130 (Holden Beach Road NW), but they will work with Public Utilities to help support public water and sewer to these areas.

Mr. Cheek asked about the wildlife study by Newkirk Forestry and Land Management regarding threatened and endangered species. He said the study was done at a time that they couldn't complete a full analysis because it wasn't during a breeding or migratory season. Mr. Cheek asked if they would be willing to conduct further studies of the area? Mr. Richards said they have accepted the condition outlined in the staff report to conduct a wildlife survey of the project site to identify possible endangered or protected species. Mr. Gaver asked if an individual developing their property would have to do a wildlife or species study? Mr. Pages replied, no. Mr. Derek Myers, Senior Biologist for Newkirk Forestry and Land Management, addressed the Board. Mr. Myers said a study is not required unless it is through a permitting process. Mr. Myers said the study is conducted during the right time of the season for the threatened and endangered species.

Mr. Cheek asked if there are buffer requirements around the wetlands or can development be constructed up to the wetlands? Mr. Pages said there are setback requirements, but there are no wetland buffer requirements. He said the State has riparian buffer requirements. He proceeded to say that staff is recommending a 30' buffer surrounding the wetlands on the site and it is noted on the site plan.

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

Mr. Cheek said the developer has done an exceptional job addressing the Board's previous concerns by providing the Newkirk Forestry and Land Management study regarding threatened and endangered species, an increase in the wetland riparian buffers, addressing stormwater

capacities and adding workforce housing to the project. Mr. Bittenbender was concerned with the number of vehicle trips per 24-hour weekday volume (27,479). Mr. Cheek reminded Mr. Bittenbender that the 27,479 vehicle trips will not come to fruition until approximately 15 years or when the project reaches buildout.

Mr. Cheek made a motion to approve PD-115 (Ashton Farms Planned Development) with the noted conditions in the Staff Report and the motion was carried 4 to 1 with Mr. Bittenbender opposing.

VIII. PUBLIC HEARINGS.

A. Major Subdivision SS-286

Name: Village in the Meadows
Applicant: Steve Brandt (Clayton Real Estate)
Tax Parcel(s): 0050001723 and 0050001725
Location: Blue Banks Loop Road NE (SR 1422) and Millers Path NE
Description: Village in the Meadows is a proposed major subdivision consisting of 47 single-family lots on 48.49 acres, creating an overall density of 0.96 dwelling units per acre.

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

Mr. Meredith 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 major subdivision application and kept on file by the Brunswick County Planning Department.
- That the development of the parcel(s) complies with all regulations as specified in the Brunswick County Unified Development Ordinance.
- Any road deficiencies on Millers Path NE east of Grist Creek Wynd NE may need to be upgraded to meet minimum roadway standards.

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

Mr. Zachary Gible, Manager of Clayton Homes in Wilmington, addressed the Board. This will be 1 of 4 retail locations involved in building this major subdivision. Mr. Leary asked Mr. Gible if there are other investors involved in this project? Mr. Gible said there are 4 retail locations (Clayton Homes in Shallotte, Oak Wood Homes in Wilmington, Clayton Homes in Hampstead and Clayton Homes in Wilmington) involved in this project. He further stated that the 4 stores will be working together to build out this major subdivision.

Mr. Gaver said the plat map shows possible wetlands (10.1 acres). Mr. Greg Wayne, Hanover Design Services, addressed the Board. Mr. Wayne said those wetlands have been delineated, but the U.S. Army Corps of Engineers (Corps of Engineers) has not approved the wetland delineation.

Mr. Cheek asked the size of Lot 1? Mr. Wayne said Lot 1 is 80' wide. Mr. Cheek asked if Lot 1 will be accessed from the interior road (Northern Meadows Court) due to the wetlands on the site near Millers Path and Mr. Wayne said yes.

Ms. Kerri Henry addressed the Board. Ms. Henry said she purchased a lot adjacent to the project that has a 45' easement to be shared with Lot 47 near Blue Banks Loop Road NE (SR 1422) and she wanted to know if a road would be constructed. She was concerned with where the stormwater drainage will go from the 10.1 acres of possible wetlands. Mr. Wayne said the 45' easement will not be improved and Lot 47 will have its own driveway permit. Mr. Wayne said they will be seeking a low density permit with the State and there will be side swales on the street. He said they are proposing a wet basin for fire protection and all sewer will be going in that wet basin from the street and released in the wetland pocket that turns into a branch before Blue Banks Loop Road NE (SR 1422). Mr. Wayne said no water will be going to the west or the east; rather, water will travel to the north of the site.

Mr. Cheek asked if either of the CA Drainage & Utility Easement areas (Active and Passive Open Space) will be a retention area? Mr. Wayne said the wetland basin will be used for fire protection and it will meet the pre/post development requirement by the County for stormwater detainment. Mr. Gaver asked Mr. Wayne to define what that means as it relates to fire requirements? Mr. Wayne said they are installing dry fire hydrants in that area in case there is a fire and they will be installing a pump at the wet basin to feed the lines for the fire flow.

Mr. Vincent Falco addressed the Board. He said he is a property owner that abuts up to several areas of the proposed development. Mr. Falco was concerned with the project gaining access through a private road (Millers Path) and the potential road improvements that will need to be made as a result of construction vehicles travelling to the subject property. He was also concerned with the land being surveyed to verify property corners. Mr. Wayne said they have located the existing property corners and all new lots will be surveyed. He stated that a road maintenance agreement (attached) is in place and the existing potholes on the road will be repaired. Mr. Gaver clarified that there is a plan in place for maintenance of the road during the construction process as well as a road maintenance agreement and Mr. Meredith said that is correct.

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 SS-286 (Village in the Meadows) with the noted conditions in the Staff Report and the motion was unanimously carried.

B. Planned Development – PD-107

Name: Salty Peanut Villas
Applicant: Chris and Stacie Morrison
Tax Parcel: 232GA001 and 232GB00101.
Location: Holden Beach Road SW (NC 130) and McLamb Ave SW (SR 1843)
Description: Salty Peanut Village is a proposed planned development consisting of 14 single family units on 2.61 acres creating an overall density of 5.36 dwelling units per acre.

Mr. Marc 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.

Mr. Gaver asked staff how long the TRC is valid? Mr. Pages said there is no limitation on the TRC period. He stated that the lengthy process between the TRC and the project coming before the Board was a result of the developer, initially, wanting to connect to public sewer and discovering it would be cost prohibitive due to an expensive pump station cost. So, the developer elected to place on-site wastewater systems on the site. He proceeded to explain that staff has discretion to send the project back to TRC if there are significant changes to the project, but there were no significant changes to the project since the TRC meeting. Ms. Easley clarified that there will be individual septic systems on each lot? Mr. Pages said there will be group systems that have to be approved by the Brunswick County Environmental Health (Environmental Health).

Mr. Cheek asked if the units will be individual units and Mr. Pages concurred. Mr. Pages said these parcels will not be subdivided, but they will be in common for potential rental properties. Ms. Easley asked if each unit will have a pool and Mr. Pages replied, yes. Mr. Gaver asked about the note on the plan that says the parcels must be recombined prior to construction. Mr. Pages said there are currently 2 parcels and they have to be combined.

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

Mr. Jody Bland, Norris & Bland Engineering, addressed the Board. Mr. Bland said the owner chose to have septic systems on the sites. He further stated that there is no formal cul-de-sac at the end of McLamb Avenue SW (SR 1848) and they are proposing a modified hammerhead that emergency services can utilize for turnaround.

Mr. Cheek asked if there will be a gate to the development? Mr. Bland replied, no.

Ms. Nell Brame addressed the Board. Ms. Brame asked if access will be on a secondary road and not Holden Beach Road SW (NC 130) and Mr. Pages replied, yes. She felt that this is a small area (2.61 acres) for the proposed 14 single-family units. Mr. Cheek said the property will not be subdivided into individual lots, but the land will be shared with different homes on the property.

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

Mr. Cheek made a motion to approve PD-107 (Salty Peanut Villas Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

C. Planned Development – PD-124

Name: Hickman Farms
Applicant: Lennar Carolinas, LLC
Tax Parcel(s): 22500035
Location: Ocean Hwy (US 17) and Hickman Road NW (SR 1303)
Description: Hickman Farms is a proposed planned development consisting of 216 townhouse units on 55.10 acres creating an overall density of 3.92 dwelling units per acre.

Mr. Marc 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.

Mr. Pages further stated that staff recommended that the developer provide a pedestrian walkway between the 2 developments to allow for walkability of the site as well as accessibility to an amenity center in the southern portion of the property without homeowners driving to the area via US 17 or Hickman Road NW (SR 1303). He stated that there are significant wetland areas between Crow Creek condominiums and a 30' buffer is on the northern boundary, which is adjacent to the golf course and a 30' buffer along US 17.

Mr. Leary asked if the wet ponds are stormwater ponds and Mr. Pages concurred. Mr. Leary asked if the developer has agreed to the pedestrian walkway and Mr. Pages replied, yes. Mr. Pages said they are proposing an elevated boardwalk over the wetlands.

Mr. Cheek asked if there were discussions to have a connector between the majority of the development to the 5 lots adjacent to Hickman Road NW (SR 1303)? Mr. Pages said staff felt that a vehicular connection would be costly as well as an impact to the wetlands. The pedestrian walkway seems to be the most practical solution to allow access to the amenity center.

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

Mr. Nate Pound, Engineer for Thomas & Hutton, addressed the Board. Mr. Pound said they try to minimize impacts to wetlands so that is why they chose not to put a road through the wetlands. He said they, also, did not want to create a potential cut-through from Hickman Road NW (SR 1303) to US 17.

Mr. Gaver asked Mr. Pound if they considered addressing stormwater management beyond a 25-year storm event? Mr. Pound said they do take into consideration the 100-year storm event and

all the stormwater ponds will be designed with emergency overflows to safely pass the 100-year storm event.

Ms. Cindy Babson addressed the Board. Ms. Babson asked if a TIA is required for the project and Mr. Pages said yes. She said Hickman Road SW (SR 1303) is already maxed out. Mr. Pages added that Note 15 on the site plan says, "A TIA will be completed prior to permitting and construction per NCDOT and Brunswick County requirements.

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 PD-124 (Hickman Farms Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

D. Planned Development – PD-123

Name: Inland Reserve
Applicant: Bill Clark Homes of Wilmington, LLC
Tax Parcel(s): 24300008, 2430000801, 243JA002 and 243JA003.
Location: Beach Drive SW (NC 179)
Description: Inland Reserve is a planned development consisting of 457 single-family lots and 168 townhouse units totaling 625 units on 212.15 acres creating an overall density of 2.95 dwelling units per acre.

Mr. Marc 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 added that there is an existing concrete facility on the southeast corner of the project and the buffers will be increased approximately 188' because the developer is relocating a townhouse building and a couple of lots to accommodate larger buffers from the adjacent concrete facility.

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.

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

Ms. Allison Engebretson, Paramounte Engineering, addressed the Board. Ms. Engebretson stated that they are immediately adjacent to Ocean Isle Beach (OIB) Extraterritorial Jurisdiction (ETJ). There are 2 entrances (Evergreen Lane SW and Bulk Thorpe Road SW) to the site and Evergreen Lane SW will be the main entrance to the site. She discussed the project site via a PowerPoint presentation (attached). The plan will be built out in phases that will consist of different product types (single-family lots and townhomes). There are a large number of wetlands (24.25 acres) on the site and most of the wetlands are to the rear of the property near Calabash Creek as well as the

drainage path for water. Ms. Engebretson said there are a large number of stormwater ponds on the site as well as an existing pond that will be expanded; there will be an amenity center and clubhouse off the entrance of Evergreen Lane SW. There are 18 phases to the project, but more than 1 phase may be built at a time. They have had discussions with Brunswick County and OIB fire about the existing gravel road (Bulk Thorpe Road SW) that extends to the site and whether or not it is adequate for fire trucks. There is an existing gate where their gate will be installed and there are existing logging roads on the site that were used for timbering purposes that occurred in the past. Ms. Engebretson said buffers have been added at the request of the Carolina Ready Mix concrete facility that is adjacent to the subject property. The Eastbrook buffer will be altered to remove existing tall pine trees and those tall pine trees will be replaced with adequate vegetation to meet the minimum buffer requirements of the UDO.

Mr. Jonathan Guy, Kimley Horn and Associates, addressed the Board. Mr. Guy said they have been coordinating with NCDOT regarding the traffic study as outlined in the functional classification map, which is part of the scoping package submitted to NCDOT as well as the active NCDOT STIP (State Transportation Improvement Programs) projects. The NC 179 Bridge Improvement is currently underway, but not listed in the NCDOT STIP. Mr. Guy said they used this information to understand current traffic patterns based on historical data for all the major thoroughfares and local roads near the project site. An NCDOT coordination meeting was held on 13-Feb-24 and the County was included in that meeting. NCDOT requested only 2 of the 18 proposed phases be considered for the project. He reiterated that the scoping package has been submitted to NCDOT and they are waiting for concurrence and they will coordinate collection of turning movement counts while utilizing existing data that NCDOT will provide for the study area intersections.

Mr. Cheek asked Mr. Guy what he means by 2 phases being considered for the project? Mr. Guy said they will take the single-family section and the townhomes section and divide those into 2, which becomes 2 phases.

Mr. Landon Weaver, representative for Bill Clark Homes, addressed the Board. Mr. Weaver said they will probably do more than 1 phase of the 18 phases at one time so they can have flexibility to develop a phase based on the market. He stated that they developed Sunset Ridge, The Retreat, and The Sanctuary at Sunset Beach. Mr. Weaver said they are a family-owned business and they have been in the area for a long time.

Mr. Mark Robertson addressed the Board in support of the project. Mr. Robertson said he owns 6 parcels along Eastbrook Avenue SW. He stated that he spoke to the developer about the tall pine trees in the 30' buffer along Eastbrook Avenue SW corridor that are proposed to be replaced.

Mr. Eric McCumbee addressed the Board on behalf of the Carolina Ready Mix concrete facility and they are not opposed to the project. Mr. McCumbee thanked staff and the developer for increasing the buffer from their concrete facility. He further stated that their facility is grandfathered and they intend to submit a nonconforming use certificate as requested by staff, so their business will be identified as a legal nonconforming use.

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 PD-123 (Inland Reserve Planned Development) with the noted conditions in the Staff Report and the motion was unanimously carried.

E. Text Amendment – Proposed Roadways in Industrial and Business Parks.

Amend Article 4, Section 4.3.1.E., Planned Development Requirements, to allow Industrial and Business Park PD plat maps to be recorded prior to the installation of roadways.

Ms. Dixon addressed the Board. She stated that the County currently has 2 new industrial parks. Ms. Dixon said the County discovered that there are different needs (timing of road development) in the industrial parks, which prompted this text amendment. She read the proposed text amendment (attached). She said staff has been working with Brunswick BID (Business and Industry Development) and staff recommends approval with the consistency and reasonableness determination statement.

Mr. Cheek made a motion to recommend to the Board of Commissioners to approve the text amendment to allow Industrial and Business Park PD plats to be recorded prior to the installation of roadways and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is REASONABLE and appropriate based upon the following findings:

- Bring economic development and employment opportunities to the County.
- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports these text amendments.
 - ED-1. Maintain and expand job opportunities in the County.

<input type="checkbox"/> <i>Agricultural Development Plan</i>	<input type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

F. Text Amendment – Voluntary Agricultural District (VAD) Program.

Amend Article 2, Section 2.5, Agricultural Advisory Board, and Article 4, Section 4.9., Voluntary Agricultural District Program, to align with State standards, State model ordinance and to add an Enhanced Voluntary Agricultural District option known as EVAD.

Mr. Tyler Connor addressed the Board. Mr. Connor discussed the proposed changes to Article 2, Section 2.5, Agricultural Advisory Board and Article 4, Section 4.9., Voluntary Agricultural District Program of the UDO as recommended by the VAD Board to align with State standards. He read the benefits of an Enhanced Voluntary Agricultural District (EVAD) versus the Voluntary Agricultural District (VAD); in that, the EVAD members can sale nonfarm products; they receive the higher percentage of NC Division of Soil and Water Conservation Agriculture Cost Share Program funds; and they have priority consideration for grants awarded from State departments, institutions, or agencies.

Mr. Connor read staff's recommendation and consistency and reasonableness determination (attached). Mr. Connor said staff recommends approval of the proposed text amendment to update the VAD Program in Article 2, Section 2.5, Agricultural Advisory Board, and Article 4, Section 4.9., Voluntary Agricultural District Program, to align with State standards, State model ordinance and to add an Enhanced Voluntary Agricultural District option known as EVAD.

Mr. Cheek made a motion to recommend to the Board of Commissioners to approve the text amendment to update the VAD Program in Article 2, Section 2.5, Agricultural Advisory Board, and Article 4, Section 4.9., Voluntary Agricultural District Program, to align with State standards, State model ordinance and to add an Enhanced Voluntary Agricultural District option known as EVAD and the motion was unanimously carried.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is CONSISTENT with the goals, recommendations, and policies of the following plans adopted by Brunswick County and is REASONABLE and appropriate based upon the following findings:

- Meets current North Carolina General Statutes (NCGS) for Voluntary Agricultural District.
- Consistent with the state model ordinance for Voluntary Agricultural Districts.
- Protect the existing agricultural character of the County.
- Preserve agricultural opportunities in the County.
- The Brunswick County Agricultural Development Plan goals and objectives support these text amendments.
 - Goal #1 – Strengthen farm and forestry viability and the agricultural economy through economic development, education, and marketing.
 - Goal #5 – Protect farmland as a valuable natural resource.
 - Goal #6 – Foster greater recognition of public support for agriculture through increases in education and awareness
- The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals and objectives supports these text amendments.
 - LU-4. Conserve viable agriculture while facilitating the transition of some existing working lands affected by urbanization.
 - HW-4. Ensure equitable access to healthy food.

- Support the continuation of viable agriculture as well as programs to connect people with locally produced, healthy food. (Refer to LU-4).

<input checked="" type="checkbox"/> <i>Agricultural Development Plan</i>	<input type="checkbox"/> <i>Unified Development Ordinance</i>
<input type="checkbox"/> <i>Brunswick County Comprehensive Transportation Plan (CTP)</i>	<input type="checkbox"/> <i>Southeastern North Carolina Hazard Mitigation Plan</i>
<input type="checkbox"/> <i>Brunswick County Trail Plan</i>	<input type="checkbox"/> <i>Airport Height Control Ordinance</i>
<input checked="" type="checkbox"/> <i>Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan)</i>	<input type="checkbox"/> <i>Other: _____</i>

VIII. OTHER BUSINESS.

- Planning Board Public Comment Policy.

Ms. Dixon addressed the Board. She provided the Board with a copy of the Public Comment Policy (attached), which will require individuals to sign in prior to the meeting if they wish to speak during the public comment period of the meeting. It limits the public comment period to 30 minutes and individuals have 3 minutes to speak or 8 minutes if an individual is representing a group of people. Any persons on the sign-in sheet that do not get a chance to speak will be allowed to speak at the next meeting based on the order of the names left on the sign-in sheet after the 30-minute period of the public hearing section.

Mr. Gaver made a motion to adopt the public comment policy that will be effective 08-Apr-24 and the motion was unanimously carried.

- UDO Rewrite

Ms. Dixon addressed the Board. She stated that the Board of Commissioners budgeted this fiscal year for an update to the UDO. They recently voted for staff to move forward with the project and staff is currently looking for a consultant, which is the first step in the process. Ms. Dixon said staff will get back with the Board with the layout of the project, which is anticipated to take approximately 18 months. She stated that staff have several areas that need to be clarified in the UDO that will be incorporated in the rewrite process.

- Treescape and Landscape Meeting

Ms. Dixon said there was a Treescape and Landscape meeting in December 2023 and she provided a summary report for the Board's review and staff asked the Board for feedback prior to this meeting. She said the Board of Commissioners received a copy of the summary report and they, too, will provide feedback to staff. Ms. Dixon said text amendments can be made to the UDO to address some of these concerns. She said those text amendments will likely be presented to the Board at the April 8th meeting and a public hearing will be held in May 2024. She further stated that there will probably be about 6 text amendments to address green space. Ms. Dixon said the second part to this will require a tree ordinance that requires special legislation from the State and the Board of Commissioners is still reviewing this component of the treescape and landscaping amendments to the UDO. This may result in a resolution from the Board of

Commissioners to the State in support of a tree ordinance. Mr. Leary asked if clear-cutting trees will be addressed and Ms. Dixon replied, yes.

- Traffic Impact Analysis (TIA)

Ms. Dixon addressed the Board. She stated that the Board of Commissioners is exploring when the TIA should be required. NCDOT is tentatively scheduled to appear at the Board of Commissioners' next meeting (16-Mar-24) to discuss the TIA process.

- Planning Board Case Update.

Ms. Dixon said there are currently 8 cases for consideration at the April 8th meeting. Ms. Easley suggested that there be a limit to the number of items on the agenda. Ms. Dixon said having 2 meetings a month is an option or having the meeting at an earlier time to prevent a backlog of cases to be presented to the Board for consideration.

Ms. Dixon stated that Zoning Cases Z-880 and Z-881 were approved at the Planning Board's 12-Feb-24 meeting and there were no written appeals within the allotted time, so the Board's decision stands.

IX. ADJOURNMENT.

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

PARKING MODIFICATION STAFF REPORT



Prepared by Ron Meredith, Project Planner
Request to reduce the number of parking spaces
April 8, 2024

APPLICATION SUMMARY

The applicant, Brad Schuler with Paramounte Engineering, Inc. and Sam Frank with Ward and Smith P.A., requests a 17% parking reduction for the proposed Liberty Health Multifamily at St. James. The proposal is identified by Tax Parcels 2190000188 and 2190000158. The requested reductions are from 357 multifamily parking spaces to 305 multifamily parking spaces. The Brunswick Unified Development Ordinance (UDO) Section 6.12.6.C. allows for a decrease to be approved by the Brunswick County Planning Board. The subject parcels are located in the approved St. James Planned Development; the parcels identified are located outside of the municipal limits of St. James and in unincorporated Brunswick County. The request was submitted to the Brunswick County Planning Department on March 1, 2024. All owners, adjacent owners, the Town of St. James, and the Town of Oak Island have been notified via first-class mail.

Location

On The East of Seafield Dr. (Private)
and to The South of NC Hwy 906
E F Middleton Blvd (Public Row)

Tax Parcel

2190000188 and 2190000158

Request

Request to Reduce the Amount of
Parking Spaces

Required Parking

357 Multifamily spaces

Proposed Parking

305 Multifamily spaces

Current Zoning

R7500 (SE-91)

Surrounding Zoning

RR, R-6000, and C-LD

Current Use

Undeveloped

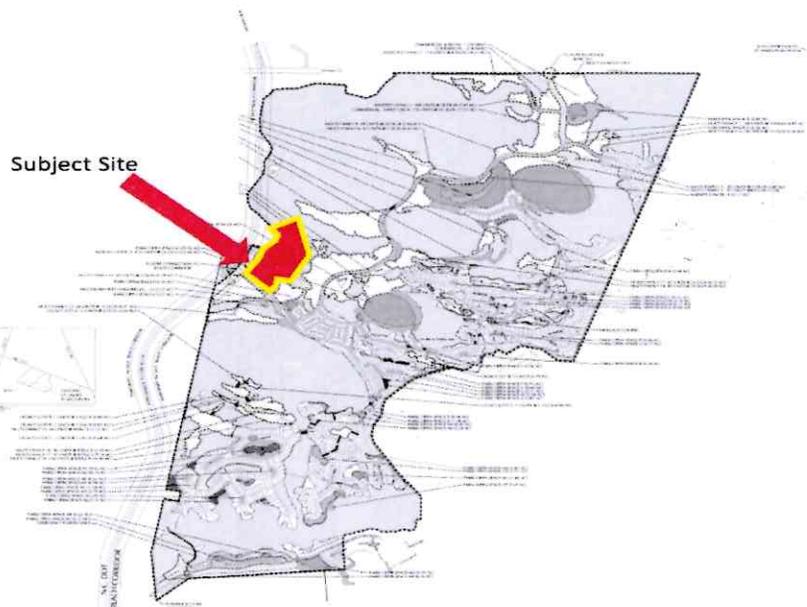
Surrounding Land Uses

Residential, Undeveloped

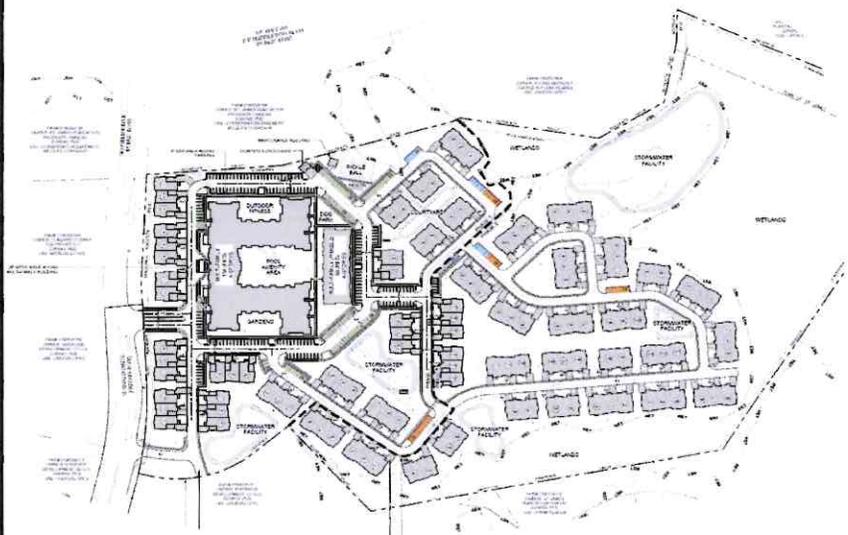
Size

12.17 Acres

Approved St. James Master Plan



Applicants Proposal



OFF-STREET PARKING AND LOADING REQUIREMENTS, PARKING MINIMUMS:

Section 6.12.6. of the UDO requires parking at the rate of 1.75 parking spaces per unit or multifamily development. This equals $1.75 \times 204 = 357$ parking spaces parking spaces required for the multifamily portion of the project.

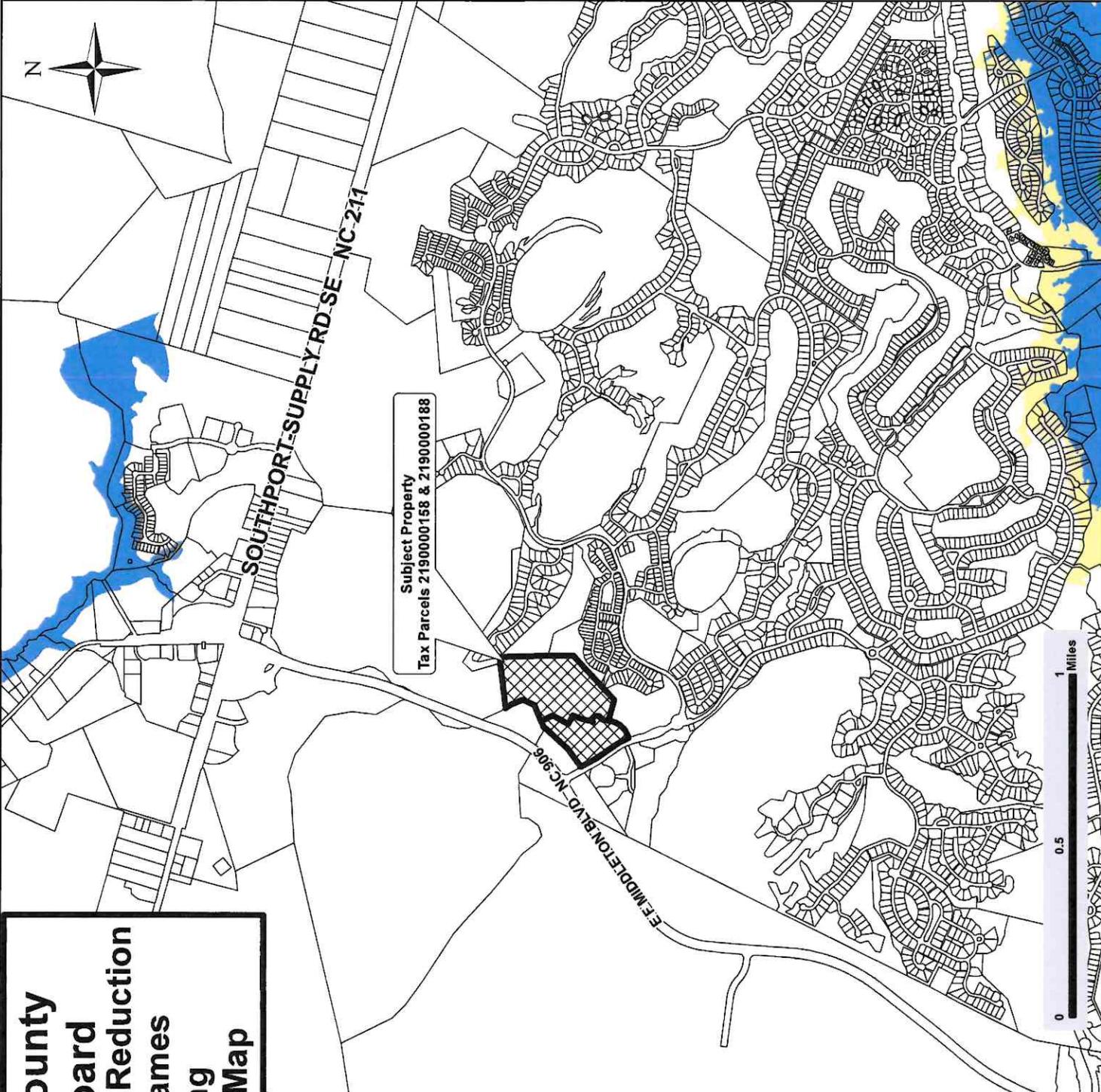
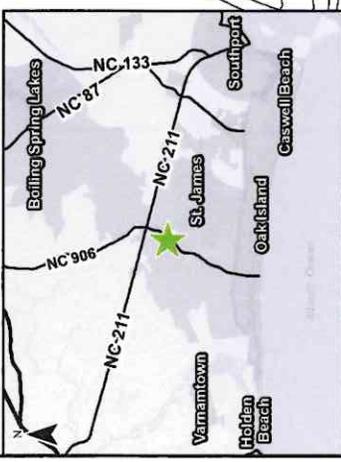
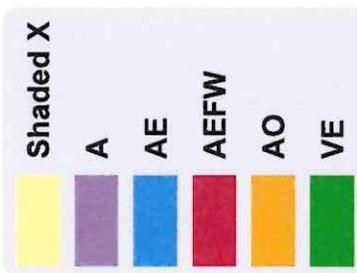
REQUEST:

The applicant has requested that Liberty Healthcare, a multifamily application proposed to be developed on Tax Parcels 2190000188 and 21900001, have a 17% parking reduction from the required 357 multifamily parking spaces to 305 multifamily parking spaces. The applicant has included supporting documentation to support their reduction request.

MODIFICATION (UDO SECTION 6.12.6.C):

The Planning Board may reduce the required number of spaces by up to 20% if for reasons of topography, mixes of uses, ride sharing programs, availability of transit, or other conditions specific to the site, provided the reduction in the required number of parking spaces satisfies the intent of this Section.

Brunswick County Planning Board Request for Parking Reduction Liberty at St. James Senior Living Flood Hazard Map



127 Racine Drive
University Corporate Center (28403)
Post Office Box 7068
Wilmington, NC 28406-7068

P: 910.794.4835
F: 910.794.4877
sbf@wardandsmith.com

March 1, 2024

VIA EMAIL (kirstie.dixon@brunswickcountync.gov)

Brunswick County Planning and
Community Development
75 Courthouse Drive NE, Building I
Bolivia, NC 28422

Attention: Ms. Kirstie Dixon and
Mr. Ron Meredith

RE: Alternative Parking Plan Proposal – Liberty
at St. James Senior Living
Our File 240349-00001

Dear Ms. Dixon and Mr. Meredith:

On behalf of Liberty Healthcare Nursing Properties of Brunswick County, LLC, we request approval of an Alternative Parking Plan for a Senior Living Facility on the property located on Seafield Drive near its intersection with NC Hwy 906 pursuant to Section 6.12.7 of the Brunswick County UDO.

The UDO does not yet contemplate a parking requirement for senior living multifamily use. That use requires far less parking than multifamily use. Therefore, the standards of the UDO for parking a multifamily use do not accurately apply to the specific development proposed here. To impose the general multifamily parking requirement on a senior living development would lead to inefficient use of the land, excess impervious surface, and many vacant parking spaces.

The applicant is a well experienced developer and operator of senior living facilities. Based on that experience, the applicant understands the true parking needs for this type of development. Examples of comparable senior living developments by Liberty are included on the attached parking study, including the Inspire Brunswick Forest development in Brunswick County.

Several other jurisdictions in North Carolina have established senior living specific parking requirements.

As evidence in the attached assessment and parking data prepared by experienced traffic engineers DRMP, Inc., the parking ratio proposed on this Alternative Parking Plan

ASHEVILLE

GREENVILLE

NEW BERN

RALEIGH

WILMINGTON

WARD AND SMITH, P.A.

Brunswick County Planning and Community Development

March 1, 2024

Page 2

provides more than adequate parking for this development, at a ratio greater than or consistent with requirements for senior living parking in other jurisdictions.

In addition to the aforementioned assessment, please see the parking site plan attached. This plan demonstrates 247 parking spaces (1.21 spaces per unit) conveniently located around the senior living facility, 277 parking spaces (1.36 spaces per unit) within 500' of an entrance to senior living facility, and over 25 additional spaces available for use of the senior living facility.

We respectfully request approval of this Alternative Parking Plan, which will more than appropriately balance the needs to adequately park the site with the efficient and environmentally responsible use of the land.

Yours truly,



Samuel B. Franck

Enclosures

ND:4876-3983-8634, v. 1



DRMP, Inc.
5808 Faringdon Place
Raleigh, North Carolina 27609

March 1, 2024

**Kirstie Dixon and Ron Meredith
Brunswick County Planning and Community Development
75 Courthouse Drive NE, Building I
Bolivia, NC 28422**

Reference: Liberty Healthcare – St. James, NC
Subject: Alternative Parking Plan Study

Dear Ms. Dixon and Mr. Meredith:

This letter provides an updated parking study for the proposed Liberty Healthcare development, to be located east of Seafield Drive and South of NC Highway 906 (E F Middleton Road) in St. James, North Carolina. The proposed development is expected to consist of 204 multi-family housing units and 117 duplex/triplex units. Site access is proposed via two (2) full-movement driveways along Seafield Drive approximately 725 and 1,100 feet south of the Seafield Drive and NC Highway 906 intersection respectively. The proposed duplex/triplex units will comply with the parking standard of 2 spaces per dwelling unit. Each unit will provide 2 off-street parking spaces within the proposed driveways. In addition, each unit will include a 1 or 2 car garage.

Request:

Brunswick County's UDO allows applicants to submit parking data that illustrates that the required parking standards do not accurately apply to the specific development. The UDO requires multi-family housing to provide 1.75 spaces per dwelling unit. This parking standard does not accurately apply to an independent senior living facility for the reasons stated below, and therefore, it is requested that a reduced parking ratio be approved for the Liberty St. James proposal.

Use Characteristics and Differences:

When compared to conventional multi-family developments, independent senior living facilities typically have a smaller average household size due to the retirement-oriented nature of the use that restricts the age of the residents. Based on similar independent senior living projects developed by Liberty Senior Living, the average age of residents is in the middle to upper 70s. Approximately 55-60% of the households are couples, while the remaining units are occupied by a single individual. As a result, units within the proposed development consist only of 1 and 2 bedrooms. As the residents in senior living facilities are typically retirees, it is more common that households with couples will own just one car. Independent senior living facilities produce less trips than typical multi-family projects. Table 1, below, illustrates the site trip generation differences.

Table 1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Senior Adult Housing - Attached (LUC 252)	321 DU	953	21	41	45	35
Multi-Family Housing – Low-Rise (LUC 220)	117 DU	825	14	45	45	26
Multi-Family Housing – Mid-Rise (LUC 221)	204 DU	927	18	60	49	31
Multi-Family Housing Total	321 DU	1,752	32	105	94	57

Therefore, the multi-family parking standard does not accurately apply to senior living facilities. Many communities have recognized this and have allowed a reduced parking standard for senior living facilities. Examples include:

- **Leland, NC**
 - Multi-family: 1 space per bedroom (min)
 - Age restricted housing multi-family: 0.67 spaces per unit (min)
- **Wilmington, NC**
 - Multi-family: 1.5 spaces per 1 BR; 2 spaces per 2 BR; 2.25 spaces per 3 BR. (min)
 - Elderly Housing: 0.5 spaces per unit (min)
- **New Hanover County, NC**
 - Multi-family: 1.5 per 1 BR; 2 per 2+ BR
 - Independent Living Retirement Community*: 1.5 space per unit; 1 per 500sf nonresidential space

**New Hanover County approved a parking reduction for Inspire Futch Creek to allow for a standard of 1.26 spaces per dwelling unit.*

Parking Data:

As the multi-family parking standard does not accurately reflect the parking need of independent senior living developments, the following data is provided to help determine an appropriate parking minimum for this land use.

ITE Parking Generation Manual

The proposed use would be classified as Senior Adult Housing-Attached in the *ITE Trip Generation Manual*, 11th Edition (Land Use Code 252). This classification includes attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. Per the *ITE Parking Generation Manual*, 5th Edition during the peak period of parking demand, 10:00pm – 8:00am, the average rate of parking demand is 0.61 per unit. In addition, the 85th percentile parking demand is 0.67 per unit. See the attached ITE documentation for more information. According to the ITE Parking Manual, the maximum amount of parking spaces needed based on 332 attached senior adult housing units is 223 spaces.

Comparable Developments

As provided by the developer, below are three comparable independent senior living projects which Liberty Senior Living has received approval to develop.

- **Inspire Briar Chapel – Chatham County**
 - 152 Market Chapel Road
 - Number of Units: 150
 - Number of Parking Spaces: 181 spaces
 - Parking Ratio: 1.21 per unit
- **Inspire Futch Creek – New Hanover County**
 - 8704 Market Street
 - Number of Units: 186
 - Number of Parking Spaces: 234 spaces
 - Parking Ratio: 1.26 per unit*
- **Inspire Brunswick Forest – Town of Leland**
 - 6146 Liberty Hall Drive
 - Number of Units: 197
 - Number of Parking Spaces: 235 spaces
 - Parking Ratio: 1.19 per unit
- **Inspire Royal Park – Matthews, NC**
 - 4101 Glenoch Circle
 - Number of Units: 184
 - Number of Parking Spaces: 193 spaces
 - Parking Ratio: 1.05 per unit

**Parking reduction approved by New Hanover County*

Table 2: Parking Comparison

ITE Manual: LUC 252 (85th Percentile)	Inspire Royal Park (Matthews)	Inspire Briar Chapel (Chatham Co.)	Inspire Futch Creek (New Hanover Co.)	Inspire Brunswick Forest (Leland)	Proposed Parking Min. St. James
0.67 per unit	1.05 per unit	1.21 per unit	1.26 per unit	1.19 per unit	1.21 per unit

Conclusion:

Due to the characteristics of senior living developments, the County’s multi-family parking standard does not accurately apply to these uses. The ITE Parking Generation Manual for attached senior adult housing has a maximum parking demand of 0.67 spaces per dwelling unit and for mid-rise multi-family housing units has a maximum parking demand of 1.47 spaces per dwelling unit. The comparable developments provided an average of 1.18 parking spaces per dwelling unit. Therefore, a minimum parking ratio of 1.21 spaces per dwelling unit (247 spaces for 204 units) is expected to provide adequate parking for the proposed independent senior living facility and would exceed the ratios provided by the ITE Parking Generation Manual and comparable developments.

Sincerely,




Caroline Cheeves, PE
 Traffic Engineering Project Manager
DRMP, Inc.
 License #F-1524

Attachments

- Proposed Site Plan
- Pages from ITE Parking Manual, 5th Edition

Senior Adult Housing - Attached (252)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.

Number of Studies: 3

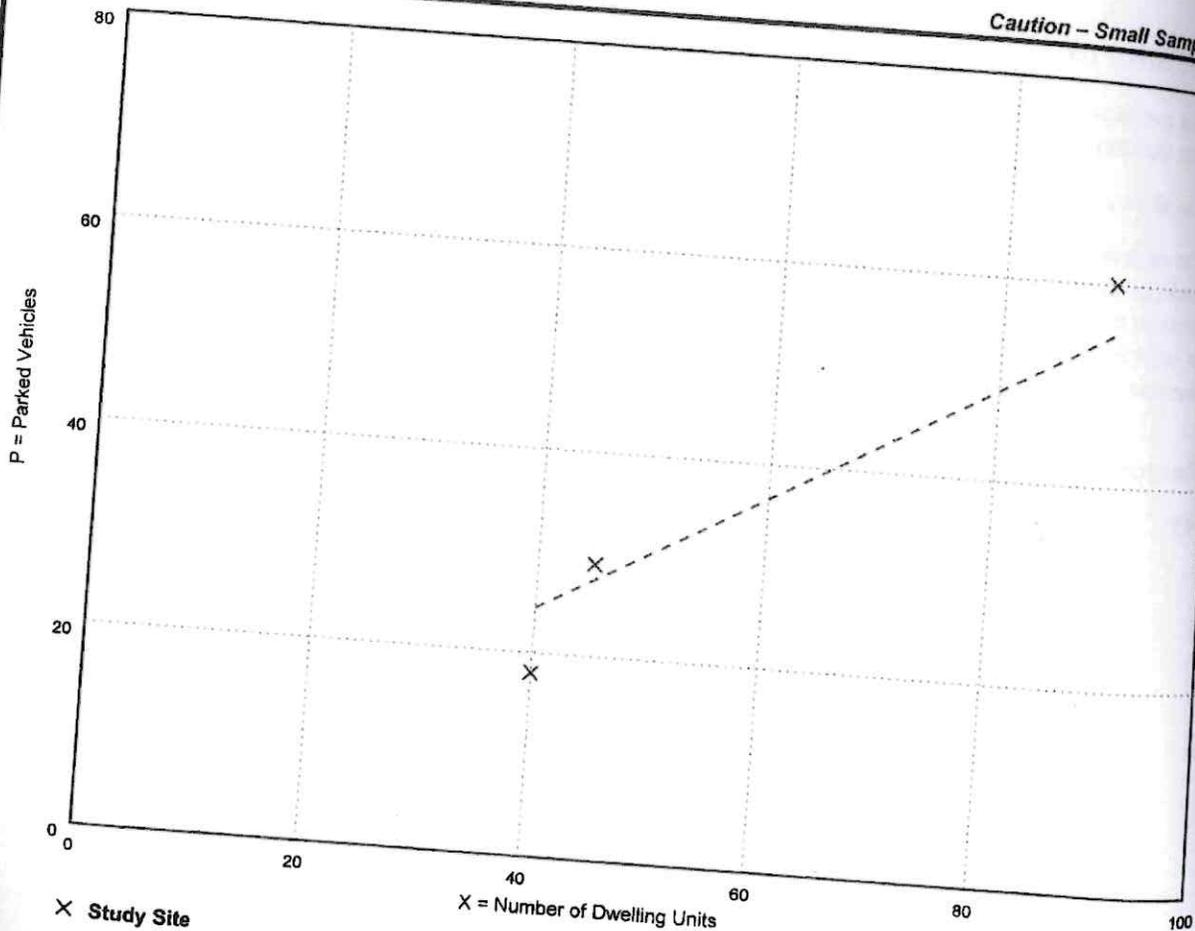
Avg. Num. of Dwelling Units: 58

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.61	0.45 - 0.67	0.51 / 0.67	***	0.11 (18%)

Data Plot and Equation

Caution - Small Sample Size



X Study Site

Fitted Curve Equation: ***

----- Average Rate

R²= ***

Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

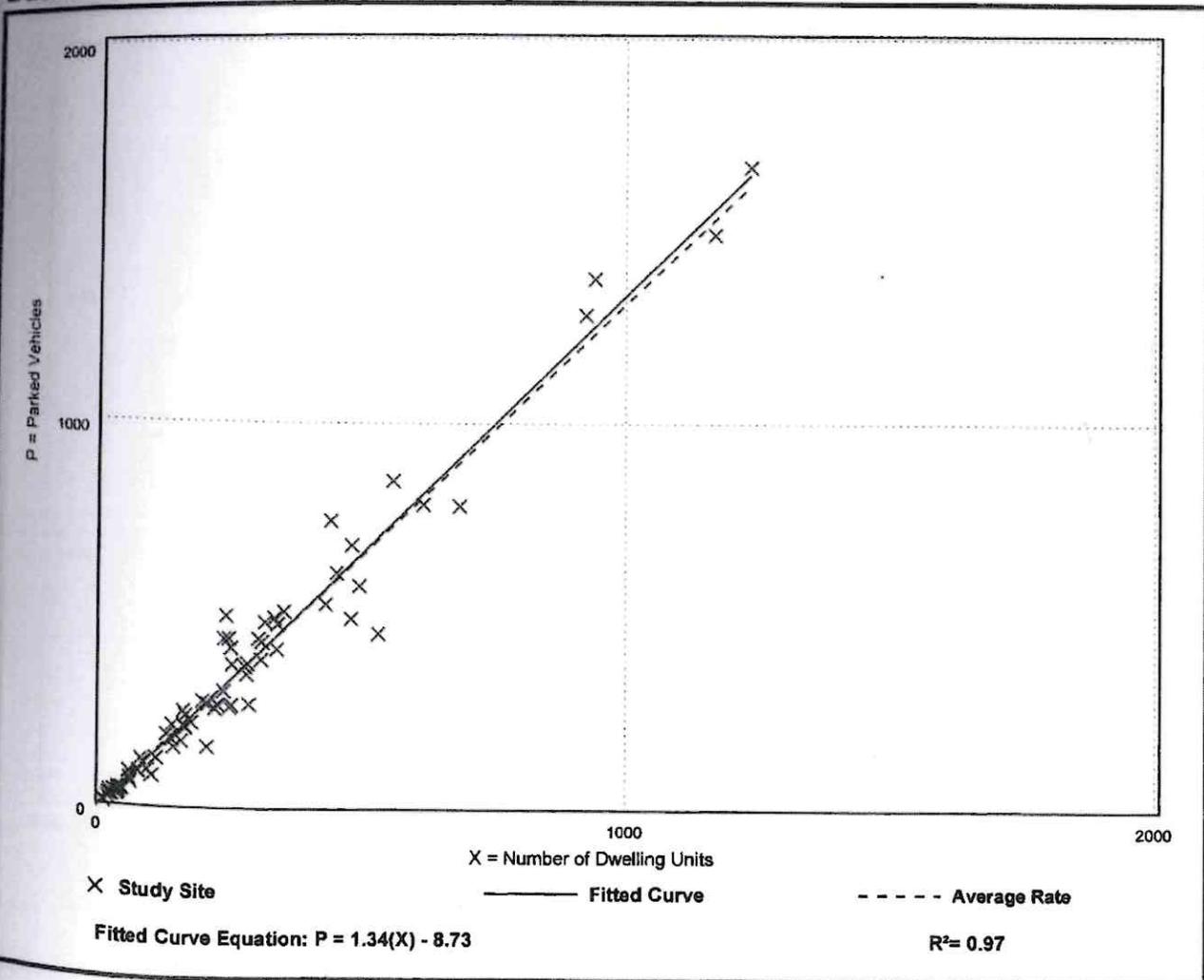
Number of Studies: 73

Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Parking Reduction for Liberty at St. James Mailing List

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
203NA028	WALSH JOHN J		3915 OCEANIC BAY DRIVE	ST JAMES	NC	28461
2190000184	FLAGSHIP DOSHER SOUTHPORT LLC		2701 COLTSGATE RD SUITE 300	CHARLOTTE	NC	28211-3534
2190000177	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461-0879
2030002804	YOUNG BARRON T		2517 COSTMARY LN UNIT 2	WILMINGTON	NC	28412-5242
219CF00101	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE STE B	SOUTHPORT	NC	28461-8880
219BB00103	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE STE B	SOUTHPORT	NC	28461-8880
2190000193	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461-0879
2190000185	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461-0879
2190000183	SEASIDE MEDICAL PLAZA OWNERS ASSOC		PO BOX 10879	SOUTHPORT	NC	28461-0879
203NA00105	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE STE B	SOUTHPORT	NC	28461-8880
203NA00107	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE STE B	SOUTHPORT	NC	28461-8880
2190000156	ST JAMES PLANTATION PROPERTY OWNERS		4140B SOUTHPORT SUPPLY RD SE	SOUTHPORT	NC	28461-8880
2190000155	ST JAMES PLANTATION PROPERTY OWNERS		4140B SOUTHPORT SUPPLY RD SE	SOUTHPORT	NC	28461-8880
2190000125	ST JAMES PLANTATION POA INC		4140 SOUTHPORT SUPPLY RD SE STE B	SOUTHPORT	NC	28461-8880
	TOWN OF ST. JAMES		4140-A SOUTHPORT SUPPLY RD SE	ST. JAMES	NC	28461
	TOWN OF OAK ISLAND		4601 E. OAK ISLAND DR	OAK ISLAND	NC	28465

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2190000188	LIBERTY HEALTHCARE NURSING PROP		2334 S 41ST ST	WILMINGTON	NC	28403-5502
2190000158	RESERVE DEVELOPMENT CO LLC		PO BOX 10879	SOUTHPORT	NC	28461-0879

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	PARAMOUNTE ENGINEERING, INC	ATTN: BRAD SCHULER	122 CINEMA DRIVE	WILMINGTON	NC	28403
	WARD AND SMITH, P.A.	ATTN: SAMUEL B. FRANCK	P.O. BOX 7068	WILMINGTON	NC	28406-7068

REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner
Rezoning Case#: Z-882
April 8TH, 2024

APPLICATION SUMMARY

The applicant, Phillip Norris with Norris and Tunstall Consulting Engineers P.C., requests to rezone Tax Parcel 2160009107 from R-6000 (High Density Residential) to RR (Rural Low Density Residential). 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

East of 1116 Sea Way Street SW Near Supply, NC.

Tax Parcel

2160009107

Current Zoning

R-6000

Proposed Zoning

RR

Surrounding Zoning

R-6000, RR and R-7500

Current Use

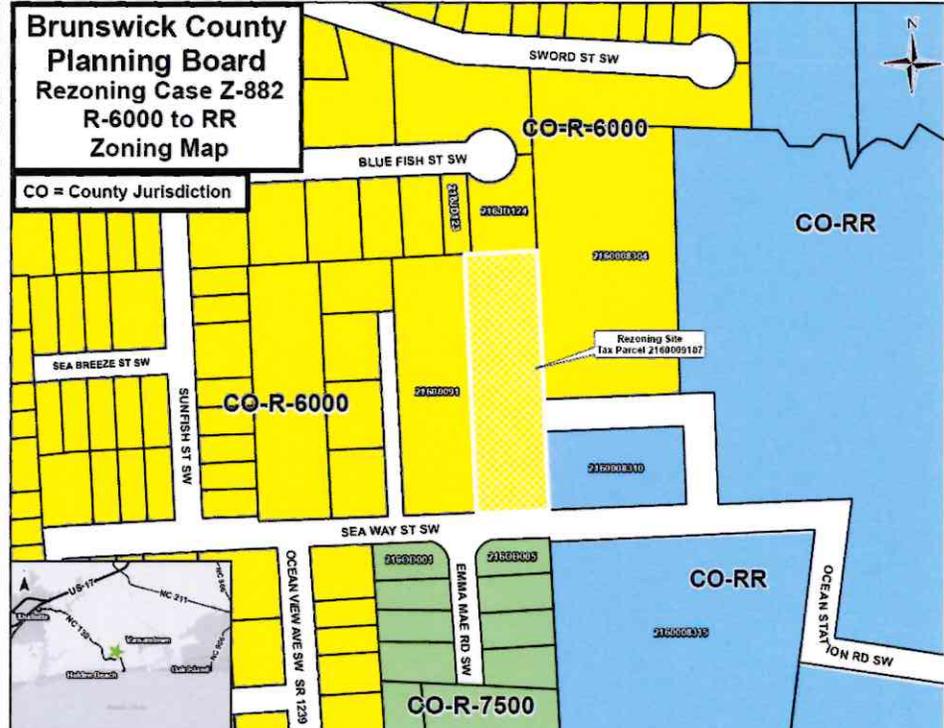
Vacant

Surrounding Land Uses

Commercial, Residential, and Undeveloped

Size

1.49 Acres



SITE CONSIDERATIONS

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

Buffers: If rezoned to RR, all uses will require a 0.2 opaque buffer if vacant and a 0.2 opaque buffer if developed adjacent to the R-6000 zoning districts.

Street Yard Buffers: A 20-foot street yard buffer may be required depending on the design of future development.

Utilities:

- County Water: available via a 8-inch county main water line on Seaway Street SW.
- County wastewater: not available; coordination with Brunswick County Environment and Health would be required for septic approval.

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

CIP Projects in Area: No capital improvements within the vicinity of the site.

Traffic: The adjacent roadway is unimproved and private; no data is available concerning capacity; however, Sabbath Highway SW (SR 1120), located to the south, has adequate capacity.

NCDOT Road Improvement Projects in Area: Revisions to traffic signals and pavement markings are proposed for NC 130 and Sabbath Home Road (SR 1120)/Ocean View Avenue (SR 1239) in Holden Beach.

Environmental Impacts:

- The site is not located within the Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site scored 1 out of 10. A low score indicates less biodiversity and wildlife on the site.
- The rezoning site is not located within a half mile of a Voluntary Agricultural District (VAD).

ANALYSIS

Proposed Zoning District:

RR: (Rural Low Density Residential) "The Rural Low Density Residential District is intended to accommodate nonresidential agricultural uses and low density residential development, as well as limited nonresidential uses that are supportive of the County's traditional agricultural orientation including farming, silviculture operations and related activities. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal, respectively, although clustered residential development served by public water and wastewater systems may be allowed."

Blueprint Brunswick 2040 Plan Place Type: Mixed Residential Living (MDR-M)

- Consistent with the Blueprint Brunswick 2040 Plan Place Type.
- Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type. Since the place type is not consistent, a land use amendment is required from Mixed Residential Living (MDR-M) to Low Density Residential (LDR).
- **Low Density Residential (LDR):** This area is characterized by low-density residential development. Singlefamily detached homes on ½-acre lots or larger are common. Smaller lots are accomplished by keeping the gross density of the development. Improved open spaces include golf courses, neighborhood parks and recreational amenities, and greenway trails

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-882, with the existing land use classification as Mixed Residential Living (MDR-M): based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

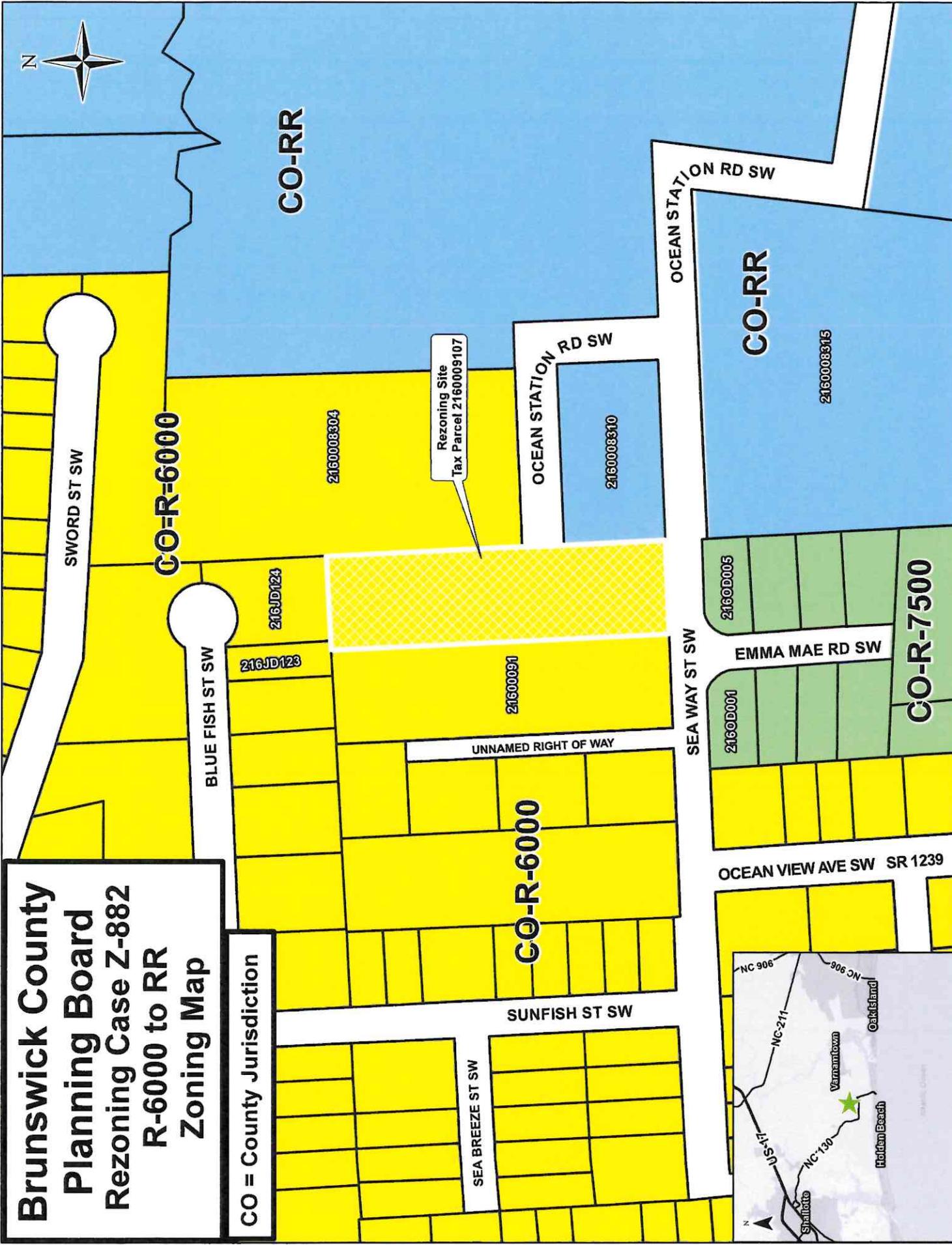
This request is **NOT CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - o Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - o The Residential Suitability Map identifies the subject parcel as generally suitable for residential development.
 - o Not in a significant heritage natural area.
2. Consistent with the characteristics of the area, existing zoning in the area, and adjacent uses.
3. Biodiversity and Wildlife Habitat Assessment score of 1 out of 10.

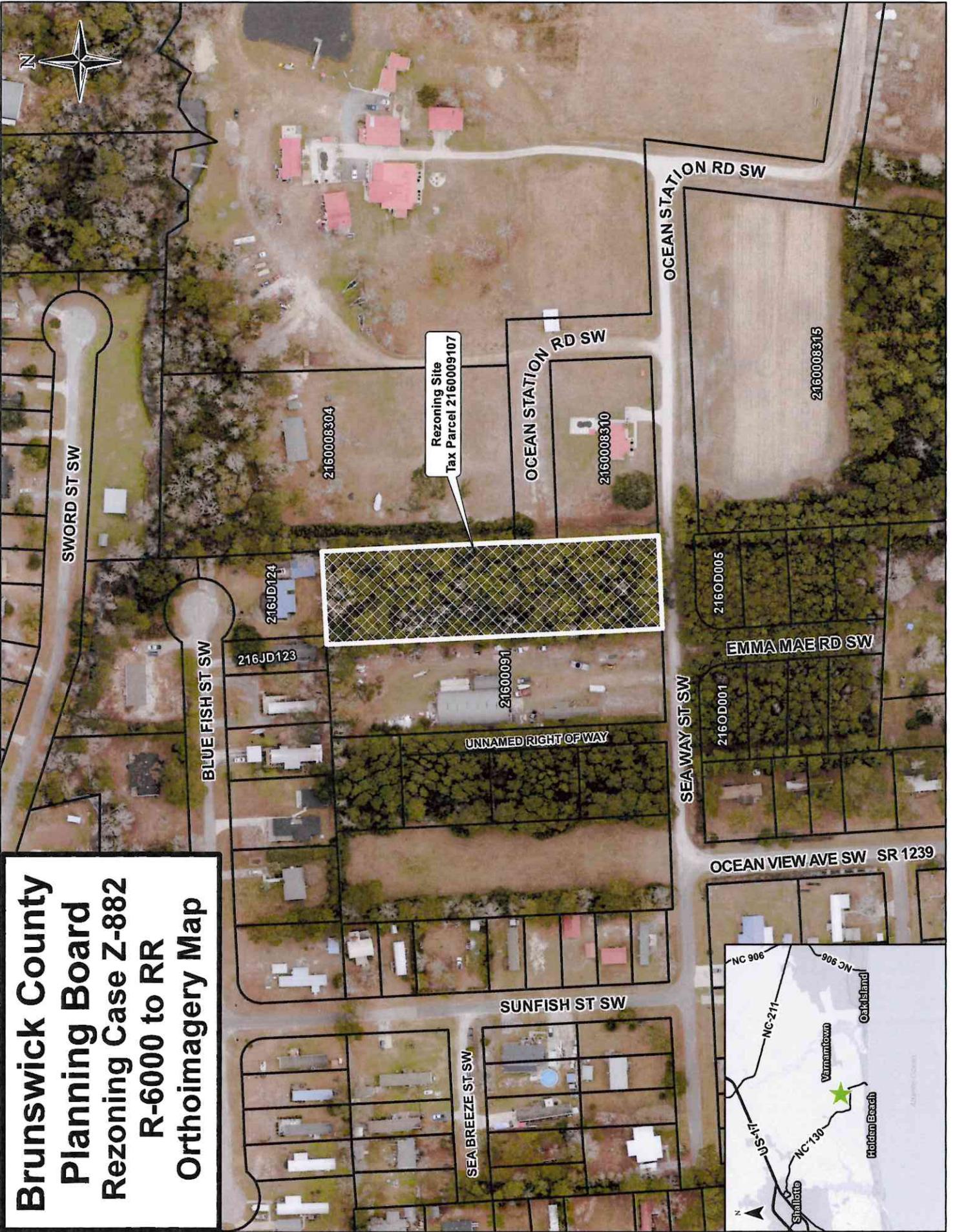
- | | |
|---|---|
| <input type="checkbox"/> Agricultural Development Plan | <input type="checkbox"/> Unified Development Ordinance |
| <input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP) | <input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan |
| <input type="checkbox"/> Brunswick County Trail Plan | <input type="checkbox"/> Airport Height Control Ordinance |
| <input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) | <input type="checkbox"/> Other: _____ |

Brunswick County Planning Board Rezoning Case Z-882 R-6000 to RR Zoning Map

CO = County Jurisdiction



Brunswick County Planning Board Rezoning Case Z-882 R-6000 to RR Orthoimagery Map



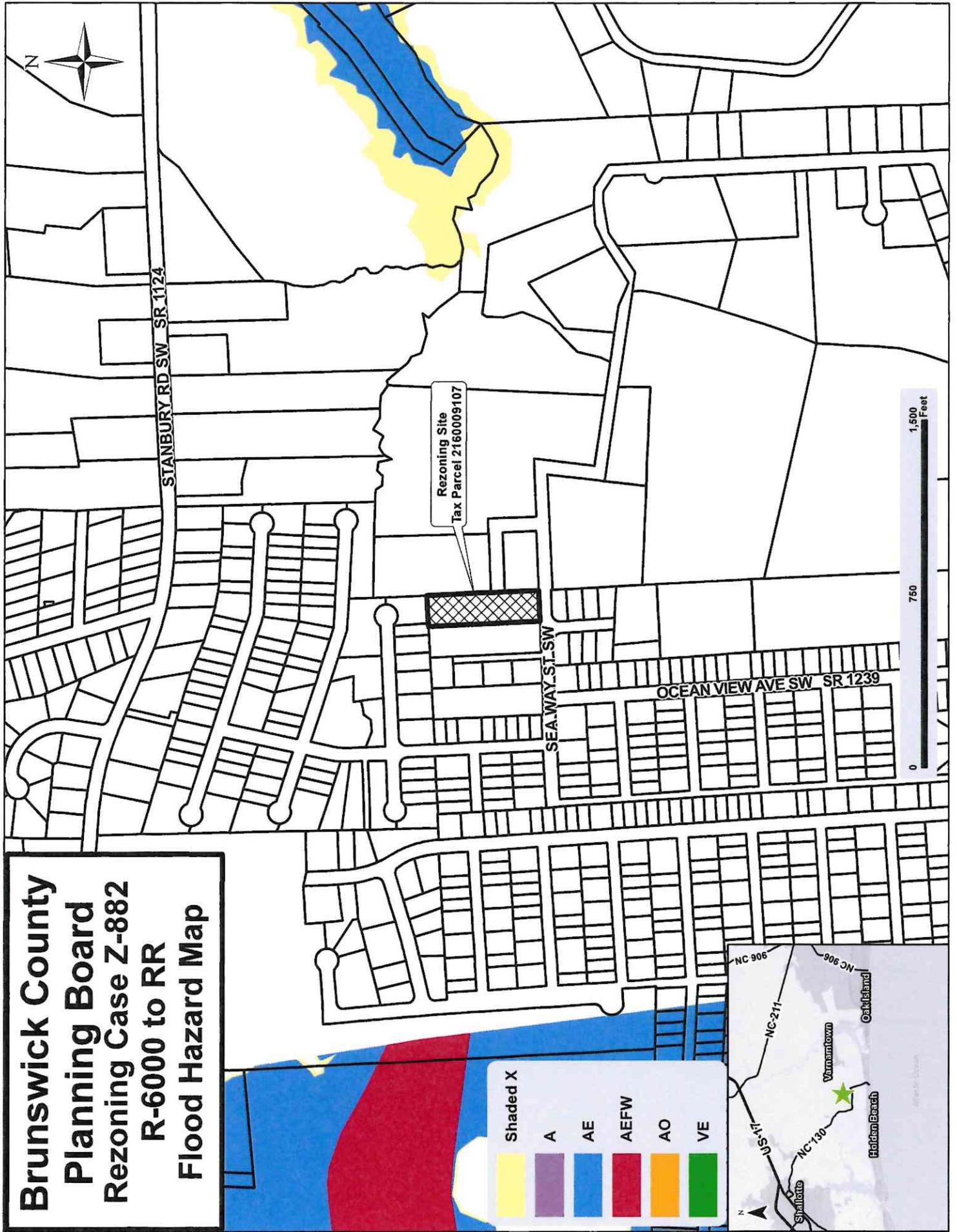
**Brunswick County
Planning Board
Rezoning Case Z-882
R-6000 to RR
Blueprint Brunswick 2040
Place Type Map**



- Open Space - Conservation 1
- Medium Density Residential - Mixed



Brunswick County Planning Board Rezoning Case Z-882 R-6000 to RR Flood Hazard Map



Shaded X	A	AE	AEFW	AO	VE

Case Z-882

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
2160008310	EFB PROPERTIES LLC		2472 OCEAN STATION RD SW	SUPPLY	NC	28462-5358
21600005	DUNCAN ANDREAL KAY JERNIGAN		4909 RANDLEMAN RD	GREENSBORO	NC	27406-8121
21600001	ATKINS RUTH JERNIGAN		PO BOX 144	RANDLEMAN	NC	27317-0144
2161D123	HOWANSKY ELYCIA MARIE		1105 BLUE FISH ST SW	SUPPLY	NC	28462-2911
2161D124	DUNN WAYNE ETUX	DUNN SARAH	656 BOWLES RD	MT GILEAD	NC	27306
21600091	THE HOLDEN TRADING COMPANY		128 OCEAN BLVD WEST	HOLDEN BEACH	NC	28462
2160008304	FORREST TIMOTHY C AND	FORREST DANIEL A	6421 ROBINHOOD RD	PFAFFTOWN	NC	27040-9335
2160008315	FULFORD HINTON A JR ET	FULFORD TERESA P	2646 OCEAN STATION RD SW	SUPPLY	NC	28462-5360

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
2160009107	STEWART JAMES W ETALS		4316 RED TAIL COURT	MEDINA	OH	44256
		ATTN: DOUGLAS WHITTINGTON				

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	NORRIS & TUNSTALL CONSULTING ENGINEERS P.C.		1429 ASH-LITTLE RIVER RD NW	ASH	NC	28420
		ATTN: J. PHILLIP NORRIS, P.E.				

NT#23103



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>882</u>	Invoice # <u>595386</u>
Date Received <u>2-9-2027</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) 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.

APPLICANT INFORMATION (This person will be the contact person and will receive all mailings)	
Applicant Name(s): J. Phillip Norris, P.E.	
Mailing Address: Norris & Tunstall Consulting Engineers P.C. 1429 Ash-Little River Rd. NW Ash NC 28420	
Phone: 910-287-5900	Email: pnorris@ntengineers.com
PROPERTY OWNER INFORMATION (If different from above)	
Owner Name(s): Douglas Whittington	
Mailing Address: 4316 Red Tail Court Medina, OH 44256	
Phone: 330-242-4070	Email: dglswhittington@gmail.com
PROPERTY INFORMATION	
Property Address and/or Description of Location: 1109 Sea Way Street SW	
Parcel Tax ID #(s): 2160009107	Total Site Acreage: 1.49
Current Zoning District(s): R 6000	Proposed Zoning District(s): RR
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:

The requested zoning is consistent with adjacent parcel.

LAND USE COMPATIBILITY

Future Land Use Map Classification: MDR-M

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

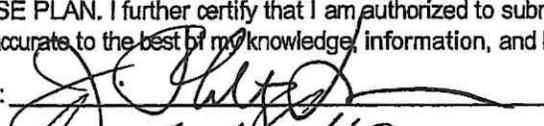
If not consistent, please explain the change in conditions of the community which justify amending the Land Use Plan Map:

The rezoning is consistent with existing adjacent land uses on parcel 21600091, "The Holden Trading Company"

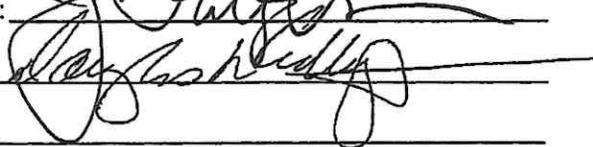
NOTE: The future Land Use Map Classification comes from the Brunswick Co. CAMA CORE Land Use Plan. If a rezoning request is not consistent then an amendment is required. Planning Staff can assist with this determination.

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: 

Date: 11/15/2024

Owner Signature: 

Date: 11/15/24

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.

REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner
Rezoning Case#: Z-883
April 8, 2024

APPLICATION SUMMARY

The applicant, David Summerlin III with South Brunswick Development LLC., requests to rezone Tax Parcel 1680007101 from Rural Residential (Low Density Residential) to C-LD (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

On The East side Green Swamp Road (NC 211) Near Supply, NC

Tax Parcel

1680007101

Current Zoning

RR

Proposed Zoning

C-LD

Surrounding Zoning

RR, R-6000, and C-LD

Current Use

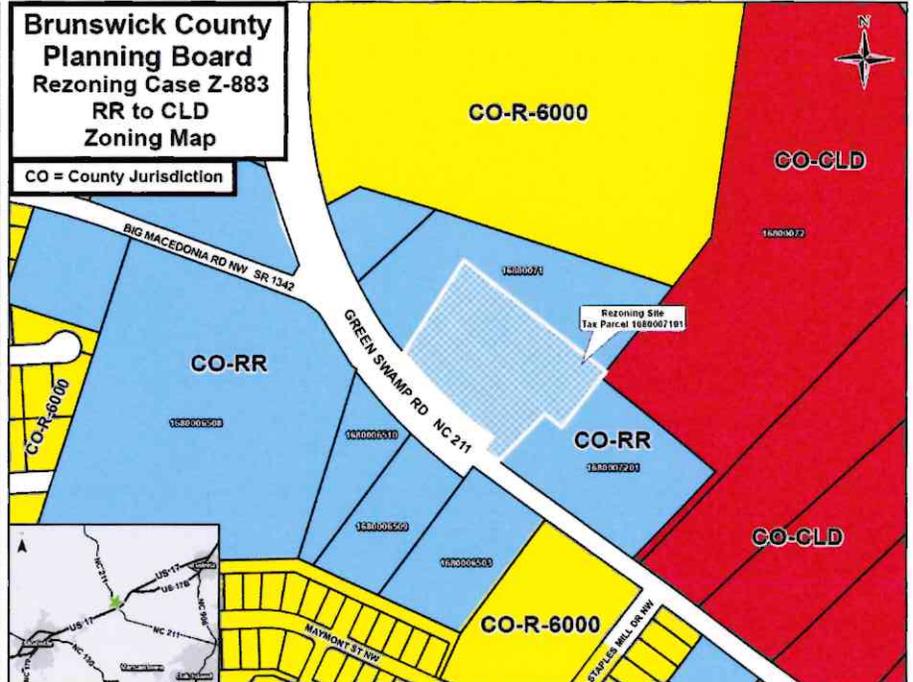
Vacant and agricultural

Surrounding Land Uses

Residential, Undeveloped

Size

4.02 Acres



SITE CONSIDERATIONS

Zoning History:

- The zoning of the subject parcels were changed in 2007 from RU (Rural) to RR (Rural Density Residential) with the adoption of the Brunswick County Unified Development Ordinance (UDO).

Buffers: When developed adjacent to the RR, if rezoned to C-LD, all uses will require a 0.6 opaque buffer if vacant and a 0.8 opaque buffer if developed.

Street Yard Buffers: A 20-foot street yard buffer may be required depending on the design of future development.

Utilities:

- Water: is available, via a 12-inch county main water line on Green Swamp Road.
- Wastewater: is not available. A high-pressure force sewer main line is on Green Swamp Road, but no collection systems (gravity, low pressure, or vacuum sewer) are available.

Schools: Supply Elementary School and Cedar Grove Middle School have adequate capacity. The subject parcel is located in both the South Brunswick High School and West Brunswick High School districts, and both have adequate capacity.

CIP Projects in Area: Lockwood Folly Park Facility fiscal year 2026.

Traffic: Green Swamp Road (NC 211) and Big Macedonia Road (SR1342) have adequate capacity.

NCDOT Road Improvement Projects in Area:

- Ocean Highway (US 17)/ Green Swamp Road (NC 211) Convert Intersection to Interchange (U-5932): Planning and Design Phase.

Environmental Impacts:

- The site is not located within a Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 0 of 10. A low score indicates less biodiversity and wildlife on the site.
- A small portion of the rezoning site is located within a half mile of a Voluntary Agricultural District.

ANALYSIS

Proposed Zoning District:

The CLD (Commercial Low Density): "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."

Blueprint Brunswick 2040 Plan Place Type: Medium Density Residential-Mixed

Consistent with the Blueprint Brunswick 2040 Plan Place Type.

Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type.

- **Medium Density Residential-Mixed (MDR-M):** This area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes but may include attached single-family units, such as townhomes and duplexes. The mix of housing types is intended to create intergenerational neighborhoods. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring developments. Maximum impervious coverage limitations help preserve green space.

Applicable Blueprint Brunswick 2040 Plan Policies:

- The Commercial and Residential Suitability Maps identify the subject parcels as more suitable for residential and commercial development.
- LU-2. Support development in areas that are best suited for future development.
- LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
- ED-1. Maintain and expand job opportunities in the county.
- The site is located to the south of the Community Center Node.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-883, with the existing land use classification as Mixed Residential Living (MDR-M) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

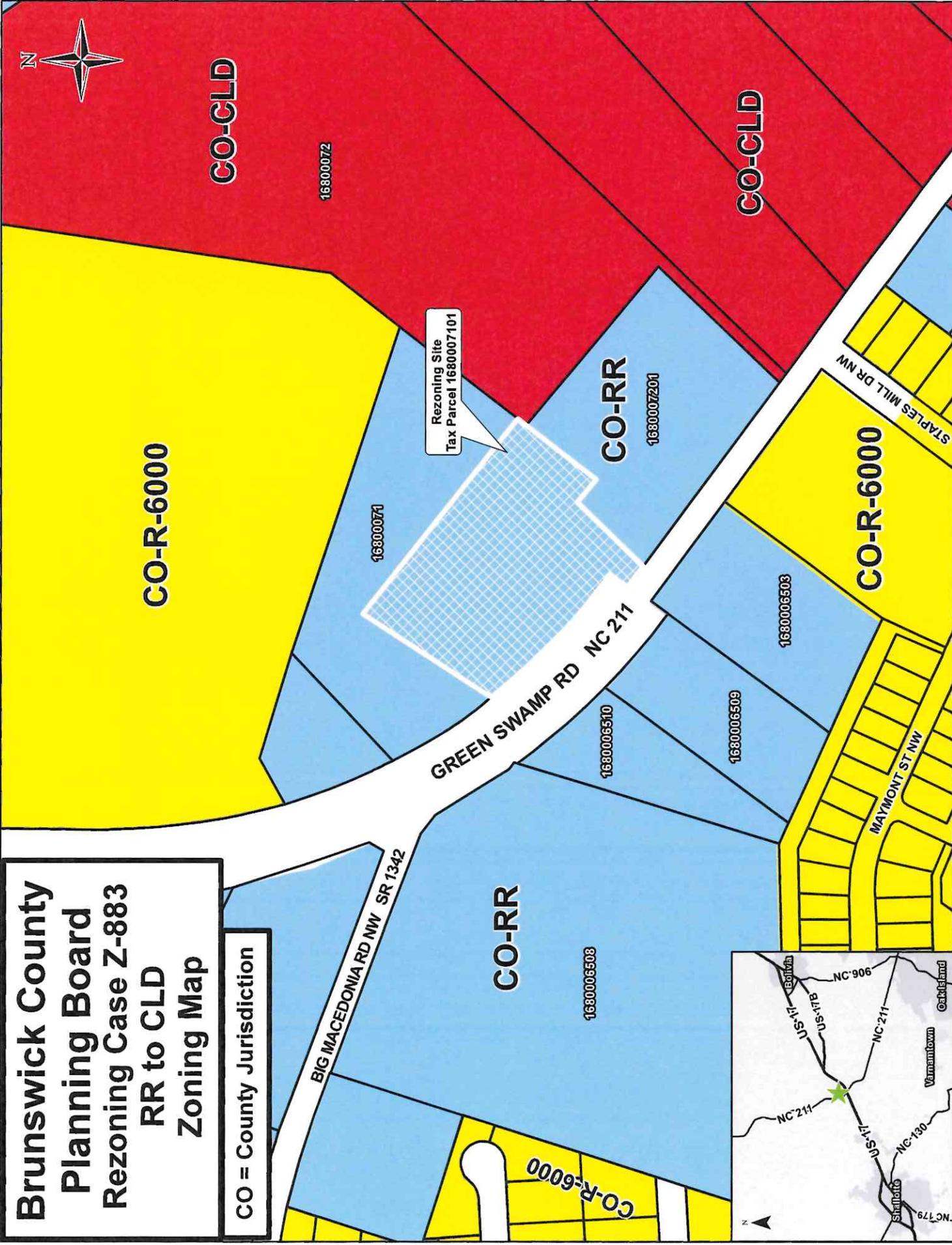
This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - ED-1. Maintain and expand job opportunities in the county.
 - The Commercial and Residential Suitability Maps identify the subject parcels as more suitable for residential and commercial development.
 - Identified as a Community Center.
 - Not in a significant heritage natural area.
2. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
3. Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

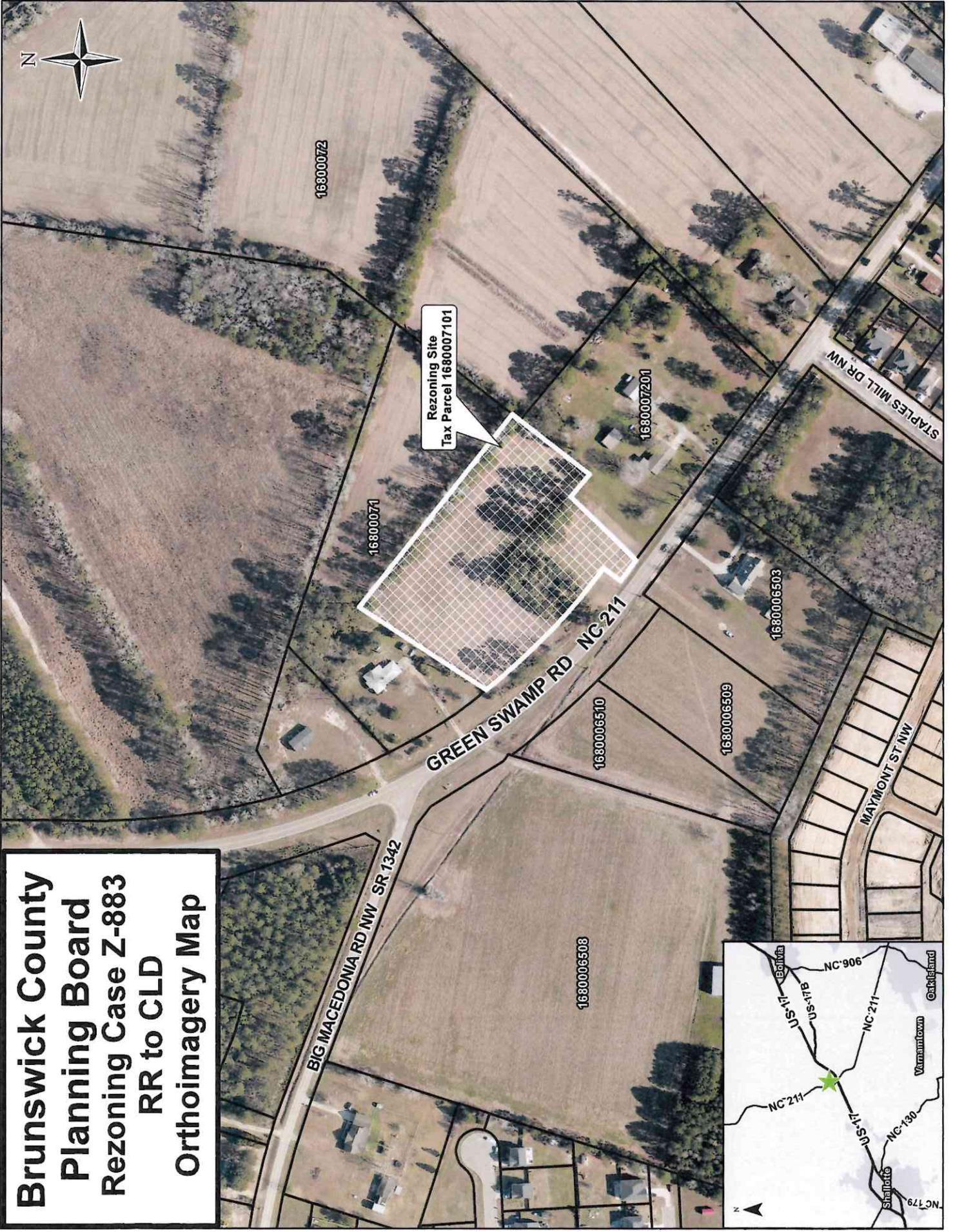
- | | |
|---|---|
| <input type="checkbox"/> Agricultural Development Plan | <input type="checkbox"/> Unified Development Ordinance |
| <input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP) | <input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan |
| <input type="checkbox"/> Brunswick County Trail Plan | <input type="checkbox"/> Airport Height Control Ordinance |
| <input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) | <input type="checkbox"/> Other: _____ |

Brunswick County Planning Board Rezoning Case Z-883 RR to CLD Zoning Map

CO = County Jurisdiction



**Brunswick County
Planning Board
Rezoning Case Z-883
RR to CLD
Orthoimagery Map**





**Brunswick County
Planning Board
Rezoning Case Z-883
RR to CLD
Blueprint Brunswick 2040
Place Type Map**

Rezoning Site
Tax Parcel 1680007101

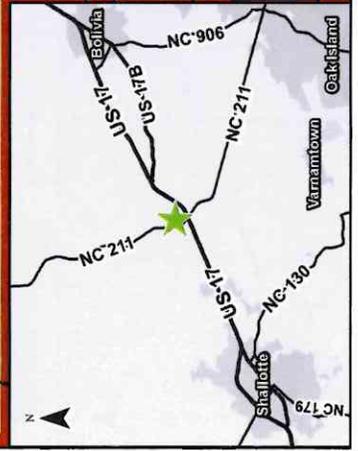
BIG MACEDONIA RD NW SR 1342

GREEN SWAMP RD NC 211

STAPLES MILL DR NW

MAYMONT ST NW

Open Space - Conservation 1
Medium Density Residential - Mixed



Case Z-883

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1680007201	SELLERS EMILY K		130 GREEN SWAMP RD	SUPPLY	NC	28462-3484
1680006510	EVANS GERALD S ETALS	EVANS PEGGY J	3779 SPICETREE DR	WILMINGTON	NC	28412-7555
1680006509	EVANS GERALD S ETALS	EVANS PEGGY J	3779 SPICETREE DR	WILMINGTON	NC	28412-7555
16800072	THE GALLOWAY 4 LLC		671 MARBELLA CT NW	CALABASH	NC	28467-1769
1680006503	DILLAHAY CHAD L ETUX	DILLAHAY NATALIA D	131 GREEN SWAMP RD	SUPPLY	NC	28462-3483
16800071	THE GALLOWAY 4 LLC		671 MARBELLA CT NW	CALABASH	NC	28467-1769
1680006508	CLEMMONS FARMING INC		273 SELLERS RD NW	SUPPLY	NC	28462

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1680007101	CARLISLE JAMES ETUX	CARLISLE CAROL	1099 HEWETT RD SW	SUPPLY	NC	28462-5801

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	SOUTH BRUNSWICK DEVELOPMENT, LLC	ATTN: DAVID SUMMERLIN	1430 COMMONWEALTH DR STE 102	WILMINGTON	NC	28403



REZONING APPLICATION

<i>For Office Use Only</i>	
Rezoning Case Z- <u>883</u>	Invoice # <u>595385</u>
Date Received <u>February 9, 2024</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) 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.

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

Applicant Name(s): South Brunswick Development LLC
David Summerlin

Mailing Address: 1430 Commonwealth Dr Ste 102
Wilmington, NC 28403

Phone: 910-444-9012

Email: david.summerlin@scpcommercial.com

PROPERTY OWNER INFORMATION (If different from above)

Owner Name(s): James Carlisle ETUX
Carol Carlisle

Mailing Address: 1099 Hewett Rd SW
Supply, NC 28462

Phone: 910-540-1281

Email:

PROPERTY INFORMATION

Property Address and/or Description of Location: 150 Green Swamp Rd NW
Supply NC, 28462

Parcel Tax ID #(s): 1680007101

Total Site Acreage: 3.97 Acres

Current Zoning District(s): CO-RR

Proposed Zoning District(s): CO-CLD

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:

Owner feels that this rezone is appropriate because other surrounding parcels are CO-CLD. This contains significant frontage on HWY 211 and it is consistent with the Future Land Use Plan.

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: David Summerlin dotloop verified 01/31/24 9:22 AM EST JPOA-R61F-BABA-XDYW

Date: 1/31/24

Owner Signature: James Carlisle dotloop verified 01/31/24 12:29 PM EST JZLN-AAAS-R6SD-DHXT

Date: 1/31/24

Owner Signature: James Carlisle

Date: 1/31/24

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.

REZONING STAFF REPORT



Prepared by Ron Meredith, Project Planner
Rezoning Case#: Z-884
April 8, 2024

APPLICATION SUMMARY

The applicant, David Summerlin III with South Brunswick Development LLC., requests to rezone Tax Parcel 1520000401 and 1520000406 from Rural Residential (Low Density Residential) to NC (Neighborhood Commercial). 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
On The North Side Big Macedonia RD NW (SR1342) Near Supply, NC

Tax Parcel
1520000401 and 1520000406

Current Zoning
RR

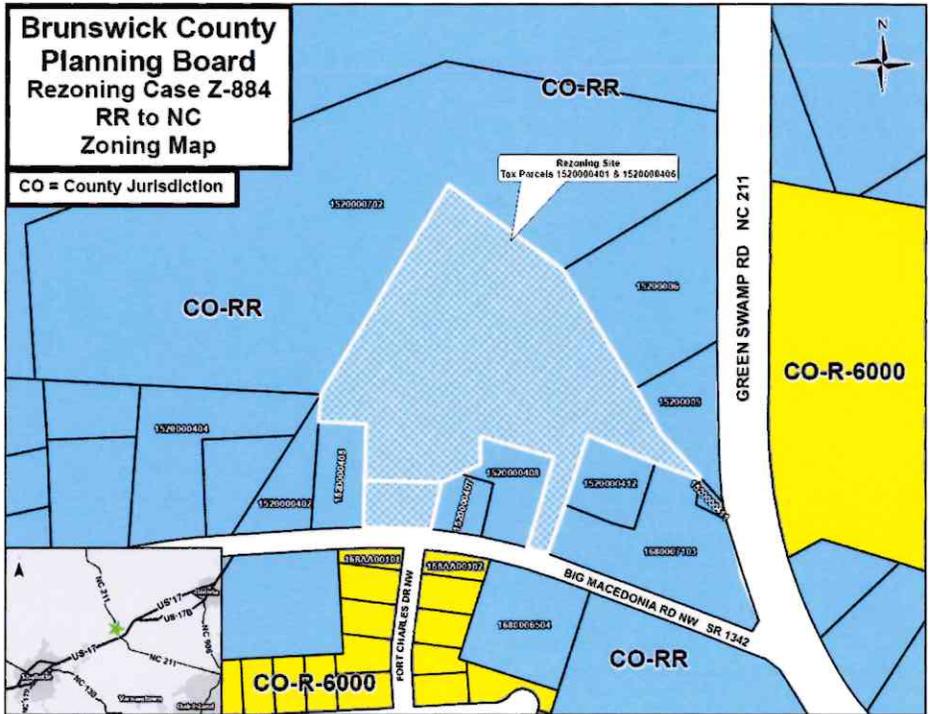
Proposed Zoning
NC

Surrounding Zoning
RR, R-6000, and C-LD

Current Use
Vacant

Surrounding Land Uses
Residential, Undeveloped

Size
12.17 Acres



SITE CONSIDERATIONS

Zoning History:

- The zoning of the subject parcels were changed in 2007 from RU (Rural) to RR (Rural Density Residential) with the adoption of the Brunswick County Unified Development Ordinance (UDO).

Buffers: If rezoned to NC, all uses will require a 0.4 opaque buffer if vacant and a 0.6 opaque buffer if developed when developed adjacent to the RR.

Street Yard Buffers: A 20-foot street yard buffer may be required depending on the design of future development.

Utilities:

- Water: is available, via a 12-inch county main water line on Green Swamp Road.
- Wastewater: is not available. A high-pressure force sewer main line is on Green Swamp Road, but no collection systems (gravity, low pressure, or vacuum sewer) are available.

Schools: Supply Elementary School, Cedar Grove Middle School, and the subject parcels are in West Brunswick High School jurisdictions, and they have adequate capacity.

CIP Projects in Area: Lockwood Folly Park Facility fiscal year 2026.

Traffic: Green Swamp Road (NC 211) and Big Macedonia Road (SR1342) have adequate capacity.

NCDOT Road Improvement Projects in Area:

- Ocean Highway (US 17)/ Green Swamp Road (NC 211) Convert Intersection to Interchange (U-5932): Planning and Design Phase.

Environmental Impacts:

- The site is not located within the Flood Hazard Zone.
- Biodiversity and Wildlife Habitat Assessment Score: Portions of the site score 0 of 10. A low score indicates less biodiversity and wildlife on the site.
- The rezoning site is located within a half mile of a Voluntary Agricultural District.

ANALYSIS

Proposed Zoning District:

N-C (Neighborhood-Commercial): The district is primarily intended to accommodate very low intensity office, retail and personal service uses within and adjoining residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including low intensity office, retail, and personal service uses, without disrupting the character of the neighborhood. Compatibility with nearby residences is reflected in design standards for both site layout and buildings. In addition, uses in the N-C District will have minimal infrastructure demands.

Blueprint Brunswick 2040 Plan Place Type: Medium Density Residential-Mixed

- Consistent with the Blueprint Brunswick 2040 Plan Place Type.
 Not Consistent with the Blueprint Brunswick 2040 Plan existing Place Type.

- **Medium Density Residential-Mixed (MDR-M):** This area is characterized by moderate-density residential development. It is comprised of predominantly single-family detached homes but may include attached single-family units, such as townhomes and duplexes. The mix of housing types is intended to create intergenerational neighborhoods. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to greenway trails and walkways in neighboring developments. Maximum impervious coverage limitations help preserve green space.

Applicable Blueprint Brunswick 2040 Plan Policies:

- The Commercial and Residential Suitability Maps identify the subject parcels as generally suitable for residential and commercial development.
- LU-2. Support development in areas that are best suited for future development.
- LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
- ED-1. Maintain and expand job opportunities in the county.
- The site is located to the south of the Community Center Node.

Brunswick County Planning

STAFF RECOMMENDATION SUMMARY

PLANNING STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Rezoning Case# Z-884, with the existing land use classification as Mixed Residential Living (MDR-M) based upon the information provided, the surrounding area, current uses, the Blueprint Brunswick 2040 Comprehensive Plan (CAMA Land Use Plan), and other adopted Brunswick County plans and policies.

CONSISTENCY & REASONABLENESS DETERMINATION

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment (including map and text amendments), a statement regarding plan consistency shall be adopted.

This request is **CONSISTENT** with the Blueprint Brunswick 2040 Comprehensive Plan place type designation and **CONSISTENT** with the goals, recommendations, and policies of the plans adopted by Brunswick County (listed below). Staff also finds the request **REASONABLE**, appropriate, and in the public interest based upon the following findings:

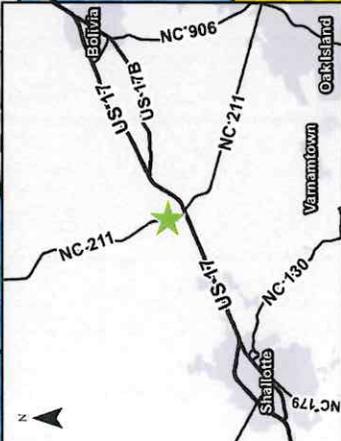
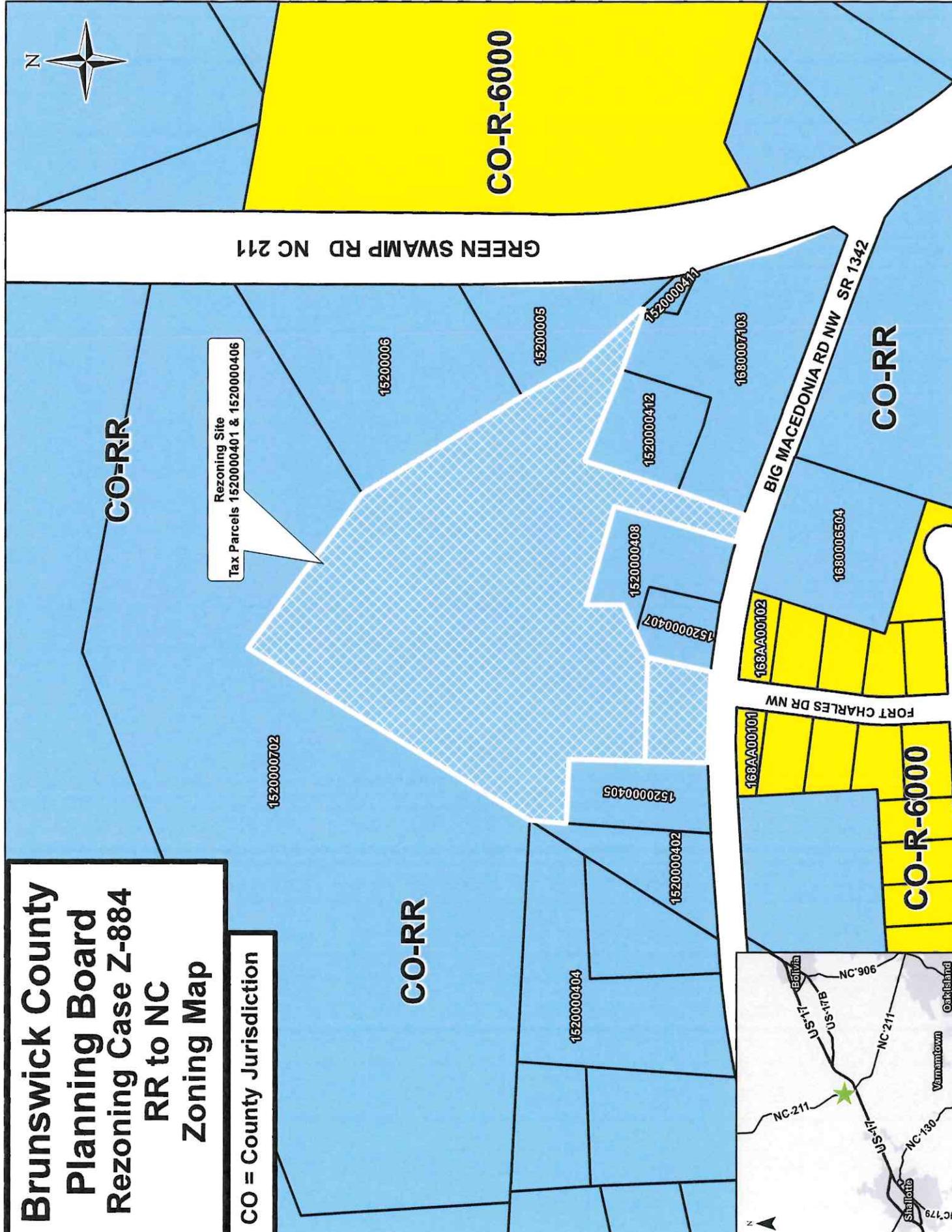
1. The Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) goals & objectives support the rezoning:
 - Consistent with the goals and objectives
 - LU-2. Support development in areas that are best suited for future development.
 - LU-3. Support the concentration of future development in nodes in unincorporated County areas to ensure more efficient infrastructure provision and service delivery.
 - ED-1. Maintain and expand job opportunities in the county.
 - The Commercial and Residential Suitability Maps identify the subject parcels as generally suitable for residential and commercial development.
 - Identified as a Community Center.
 - Not in a significant heritage natural area.
2. The N-C (neighborhood commercial) zoning district will serve as a transition between existing RR (rural residential) zoning districts and the previously approved rezoning Z-880 to the C-LD (commercial low density) zoning districts, allowing a transition in intensity as you move closer to the node.
3. Consistent with the characteristics of the area, existing zoning in the area, and the previous rezonings to similar districts within the immediate vicinity.
4. Biodiversity and Wildlife Habitat Assessment score of 0 out of 10.

- | | |
|---|---|
| <input type="checkbox"/> Agricultural Development Plan | <input type="checkbox"/> Unified Development Ordinance |
| <input type="checkbox"/> Brunswick County Comprehensive Transportation Plan (CTP) | <input type="checkbox"/> Southeastern North Carolina Hazard Mitigation Plan |
| <input type="checkbox"/> Brunswick County Trail Plan | <input type="checkbox"/> Airport Height Control Ordinance |
| <input checked="" type="checkbox"/> Blueprint Brunswick 2040 Comprehensive Plan (CAMA Plan) | <input type="checkbox"/> Other: _____ |

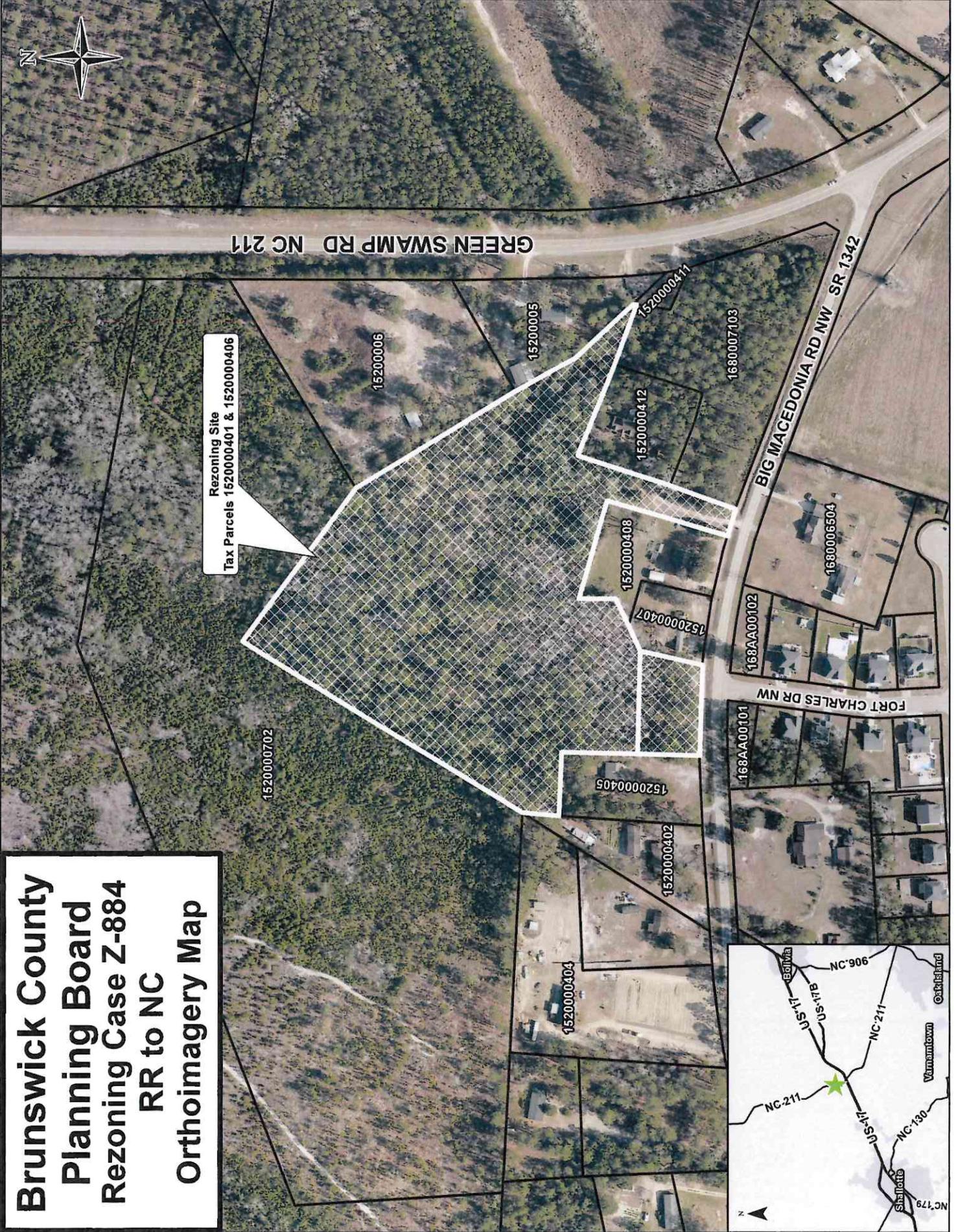
Brunswick County Planning Board Rezoning Case Z-884 RR to NC Zoning Map

CO = County Jurisdiction

Rezoning Site
Tax Parcels 1520000401 & 1520000406



Brunswick County Planning Board Rezoning Case Z-884 RR to NC Orthoimagery Map



**Brunswick County
Planning Board
Rezoning Case Z-884
RR to NC
Blueprint Brunswick 2040
Place Type Map**

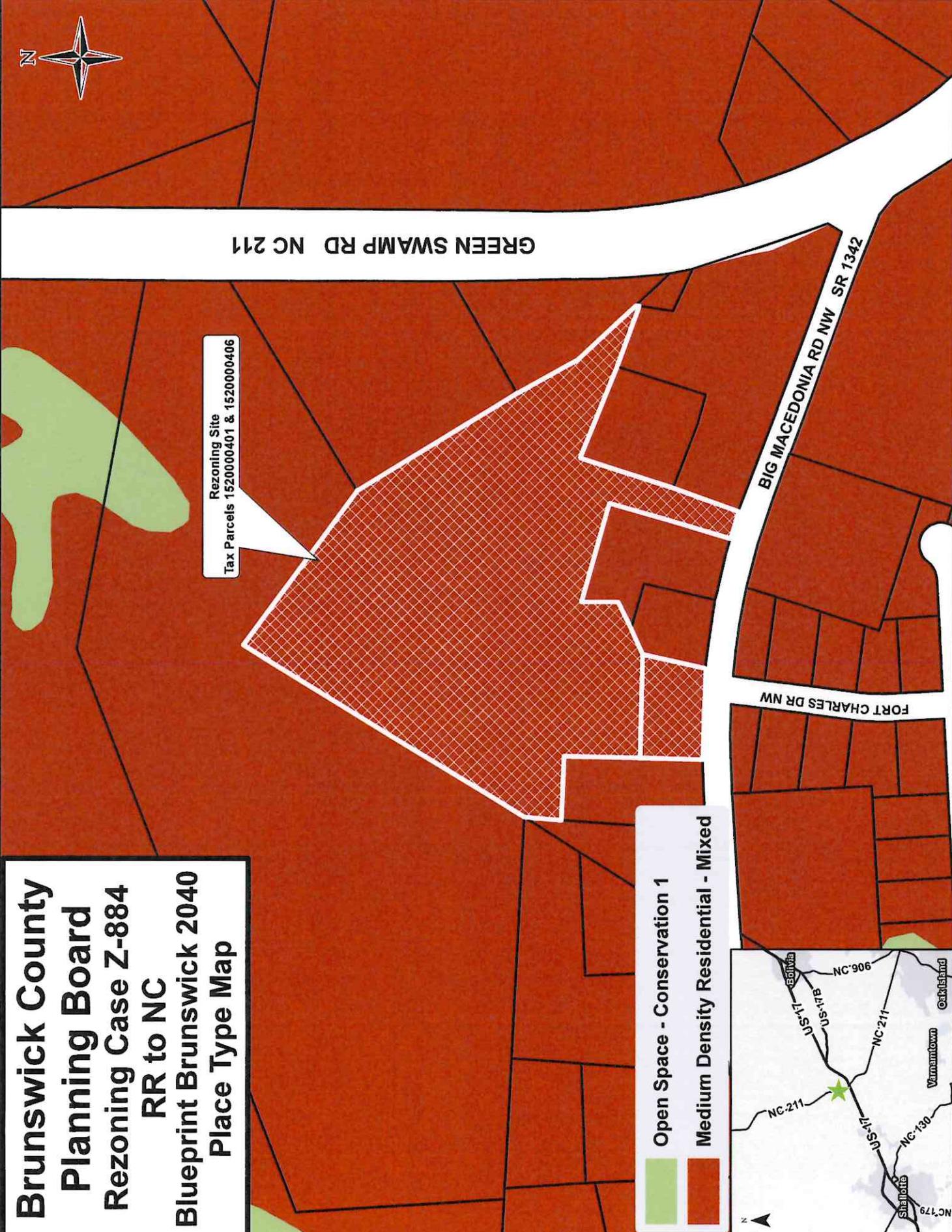
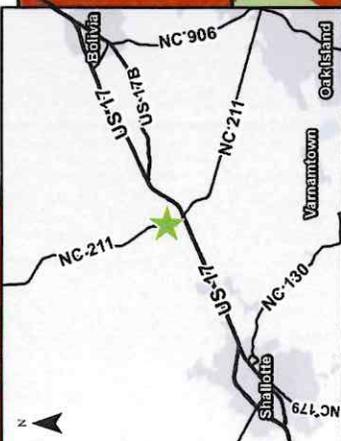
Rezoning Site
Tax Parcels 152000401 & 152000406

GREEN SWAMP RD NC 211

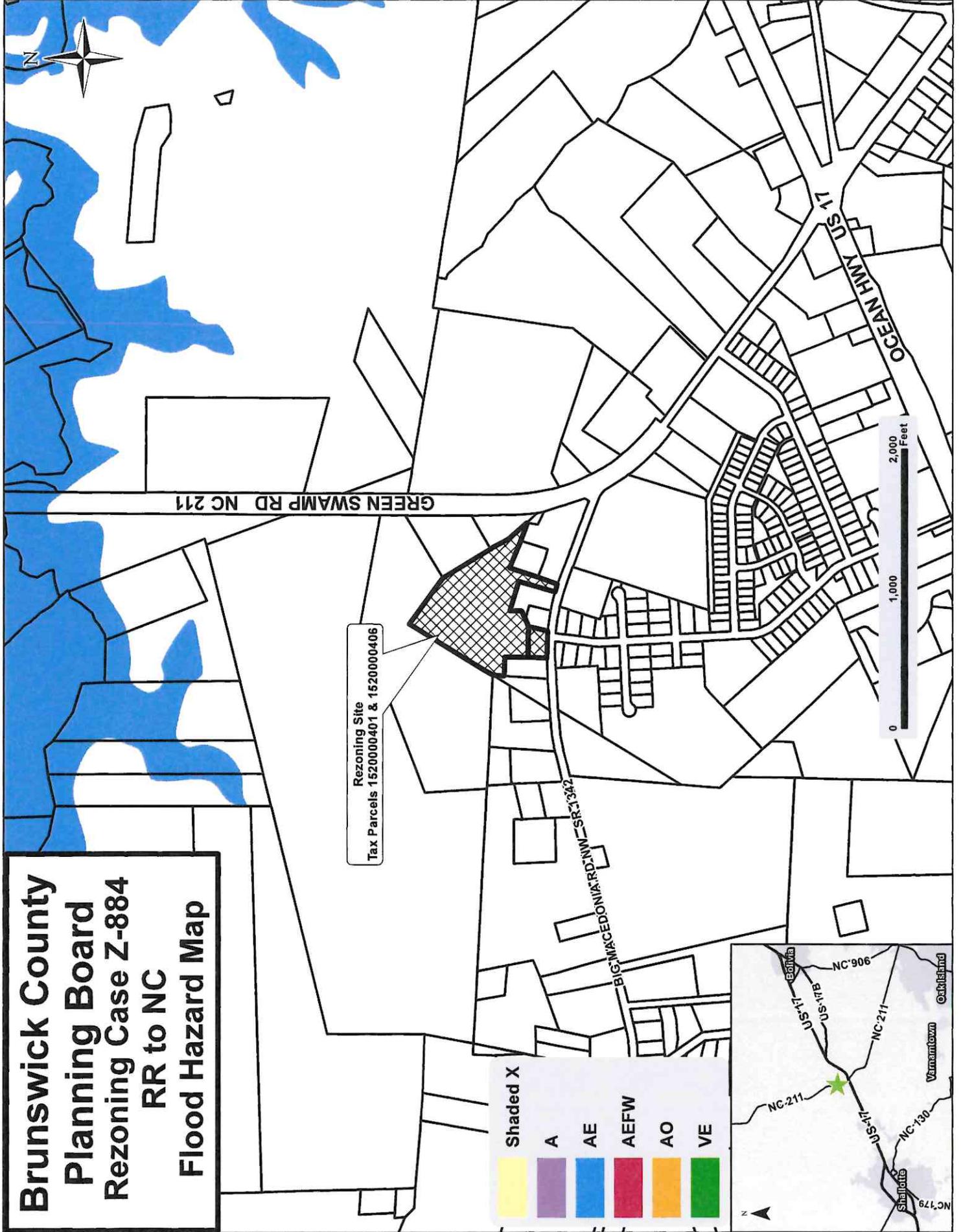
BIG MACEDONIA RD NW SR 1342

FORT CHARLES DR NW

Open Space - Conservation 1
Medium Density Residential - Mixed



Brunswick County Planning Board Rezoning Case Z-884 RR to NC Flood Hazard Map



Rezoning Site
Tax Parcels 1520000401 & 1520000406

- Shaded X
- A
- AE
- AEFW
- AO
- VE

0 1,000 2,000 Feet

Case Z-884

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
1520000412	BURROWS DANA S	BURROWS SHERRY	70 BIG MACEDONIA RD NW	SUPPLY	NC	28462-3410
1520000407	QUEEN JERRY WAYNE JR		84 BIG MACEDONIA RD NW	SUPPLY	NC	28462-3410
168AA00102	RICHMOND HILLS HOA INC	c/o Lorrie Mottesheard	1612 MILITARY CUTOFF RD STE 108	WILMINGTON	NC	28403-5741
168AA00101	RICHMOND HILLS HOA INC	c/o Lorrie Mottesheard	1612 MILITARY CUTOFF RD STE 108	WILMINGTON	NC	28403-5741
1680006504	BENNETT CARLTON E ETUX	BENNETT ELANA J	77 BIG MACEDONIA RD NW	SUPPLY	NC	28462-3411
1520000408	CARROLL MICHAEL LAMONT ETUX	CARROLL LINDA ANN	1158 SUSSEX DR	SHALLOTTE	NC	28470-5773
1520000405	GILES RICHARD A (LT)	* WILLIAMS HAZEL L	110 BIG MACEDONIA RD NW	SUPPLY	NC	28462
1520000402	BELLAMY ALFRED AND	BELLAMY GLADYS	122 BIG MACEDONIA ROAD	SUPPLY	NC	28462
1520000702	BELLAMY HUBERT H ESTATE ETALS	C/O JEFF MASSINGALE	2700 PROVIDENCE CHURCH RD	ANDERSON	SC	29626-6924
152000006	CASTEEN RAYMOND C ET	CASTEEN JOYCE H	3449 SCUPPER RUN SE	SOUTHPORT	NC	28461
152000005	CASTEEN TIFFANY JOYCE		249 GREEN SWAMP RD	SUPPLY	NC	28462-3481
1520000404	METTS JACK S ET	METTS MARILYN D	146 BIG MACEDONIA RD NW	SUPPLY	NC	28462
1520000411	ATLANTIC TELEPHONE MEMBERSHIP CORP		P O BOX 3198	SHALLOTTE	NC	28459
1680007103	THE GALLOWAY 4 LLC		671 MARBELLA CT NW	CALABASH	NC	28467-1769

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
1520000406	THE GALLOWAY 4 LLC	C/O GEORGE GALLOWAY	671 MARBELLA CT NW	CALABASH	NC	28467-1769
1520000401	THE GALLOWAY 4 LLC	C/O GEORGE GALLOWAY	671 MARBELLA CT NW	CALABASH	NC	28467-1769

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
	SOUTH BRUNSWICK DEVELOPMENT, LLC	ATTN: DAVID SUMMERLIN	1430 COMMONWEALTH DR STE 102	WILMINGTON	NC	28403

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:

We previously submitted an application to re-zone these two parcels to CO-CLD, which fit into the Future Land Use Plan. We were asked to re-apply to CO-NC, instead, as Planning Staff saw that as a better fit for the immediate area.

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: David Summerlin dotloop verified 01/29/24 8:50 AM EST 8L2V-R2DV-JPXE-4148

Date: 01/29/2024

Owner Signature: George Galloway dotloop verified 01/29/24 9:02 AM EST QAUA-UALY-VFDB-OZBI

Date: 01/29/2024

Owner Signature: Joey Galloway dotloop verified 01/29/24 9:26 AM EST 32I2-9T3T-8LLW-OY5O

Date: 01/29/2024

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.

**BRUNSWICK COUNTY
STAFF REPORT AND RECOMMENDATION**

Application No. PD-125

Applicant: Lennar Carolinas LLC

Project Name: Holden Beach Landing Planned Development (Revision)

Property Location: Holden Beach Road (NC 130)

Parcel Numbers: 21500060, 21600112, 2160011604, 2160011802

Zoning District: CLD (Commercial Low Density) and SBR-6000 (Site Built High Density Residential)

CLD Density Maximum – 13.6 Dwelling Units per Acre
“The CLD 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.”

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.”

Surrounding Zoning **North:** SBR-6000 and R-6000 (High Density Residential)
South: CLD and SBR-6000
East: SBR-6000 and R-6000
West: CLD and SBR-6000

Proposed Use: Holden Beach Landing is a planned development that was approved in March 2022 for 186 single family lots on a gross site of 109.29 acres creating an overall density of 1.70 units per acre. The applicant is proposing to modify the planned development by adding 109 single family lots for a total of 295 single family lots on 109.29 acres creating an overall density of 2.70 dwelling units per acre. The project also calls for 3.38 acres of commercial area at the entrance on Holden Beach Road.

Approval Criteria

- The majority of surrounding uses consists of single family residential, commercial and vacant land.
- The zoning on the subject parcel was changed from R-6000 to SBR-6000 as part of the mass rezonings during the 2007 UDO adoption.
- The Future Land Use Map denotes this area as MDR (Medium Density Residential) and OSC-1 (Open Space Conservation 1).
- 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.

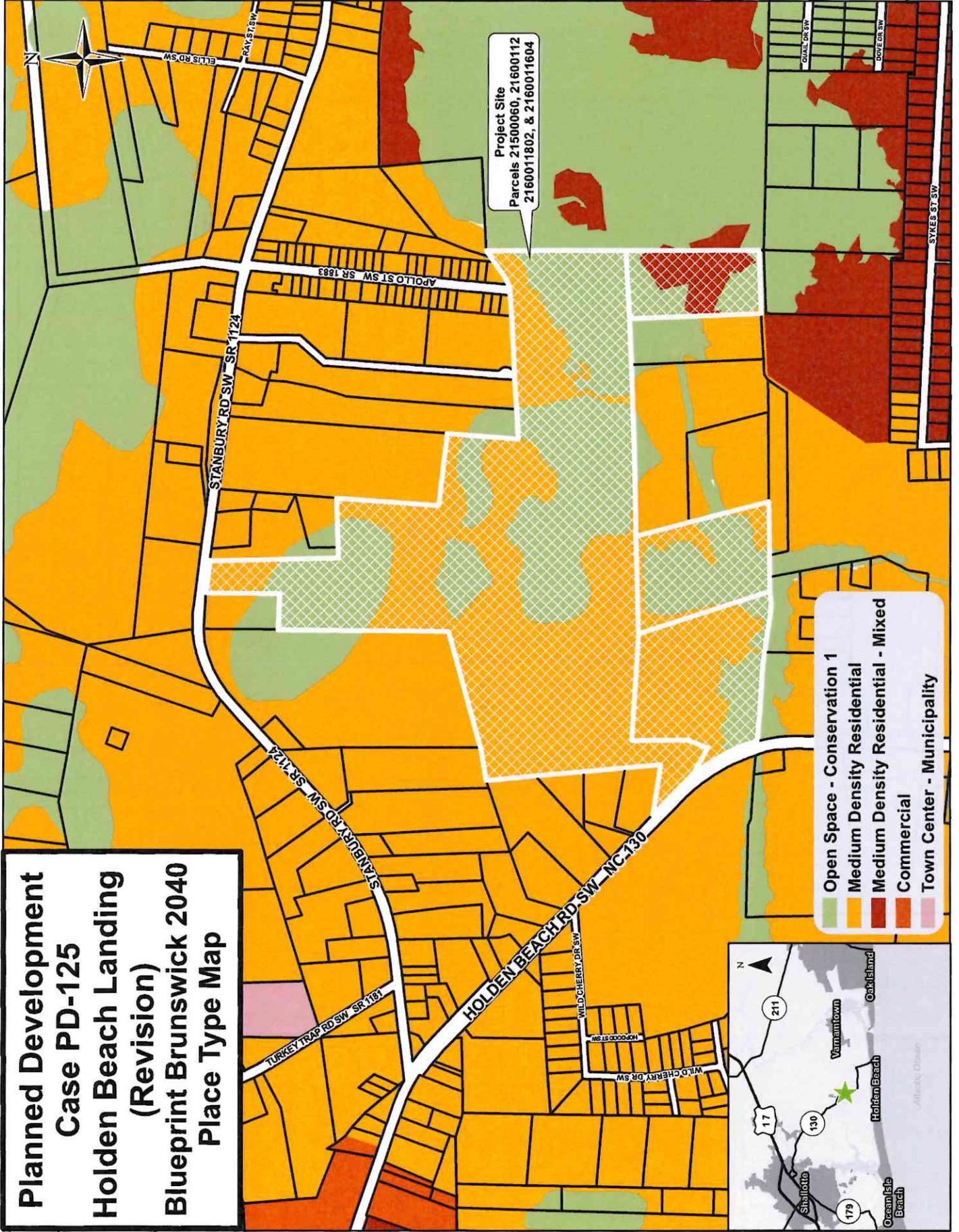
- The proposed development will have a 40 to 50 foot, 0.6 opacity peripheral buffer using existing vegetation to satisfy the requirement. Supplemental landscaping will be installed where necessary.
- The required Open Space for the development is approximately 27.33 acres. The developer is proposing 55.7 acres of dedicated open space. The developer is also proposing 5.7 acres of recreation space of which 4.1 acres are required.
- Portions of the site are located within a Flood Hazard Zone. The developer is proposing to obtain a Letter of Map Revision (LOMR) to remove the affected lots from the AE Flood Zone.
- The proposed project will generate approximately 2,823 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. A gated emergency entrance is proposed to connect to Apollo Street (SR 1883).
- There are no school capacity deficiencies within this district.
- The Exceptional Design elements to be included in the project are as follows:
 1. The developer is proposing 55.7 acres of open space where as 27.33 acres are required.
 2. The developer is proposing 5.7 acres of recreation space where as 4.1 acres are required.
 3. Sidewalks to be provided on one side of all internal streets.
 4. The developer is proposing a 40-50 foot peripheral buffer as opposed to the 30-foot minimum.
 5. The stormwater ponds will be constructed to the 100-year storm event.
 6. A 1.5 acre parcel on Stanbury Road shall be dedicated to the county for public use such as Fire/EMS station, utilities, etc.
- The design flexibility elements requested for the project are as follows:
 1. Reduction in lot dimensions.
 2. Reduction in setbacks.
- Adjacent property owners were notified via US mail and a notification sign was posted on the subject property.
- A neighborhood meeting was held on March 26, 2024
- TRC was held on March 6, 2024.

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.

**Planned Development
Case PD-125
Holden Beach Landing
(Revision)
Blueprint Brunswick 2040
Place Type Map**



- Open Space - Conservation 1
- Medium Density Residential
- Medium Density Residential - Mixed
- Commercial
- Town Center - Municipality

Project Site
Parcels 21500060, 21600112
2160011802, & 2160011604



Case PD-125

ADJACENT PROPERTY OWNER(S)

PARCEL ID	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
216000110	WHITE JULIAN WEBB		124 LUMBERTON STREET	HOLDEN BEACH	NC	28462
2160001101	GALLOWAY ELBERT N AND	GALLOWAY ROSE ANN	6175 HUNTER LANE	WEDDINGTON	NC	28104
216000107	KIRBY GERALD ALLEN ETUX	KIRBY WANDA S	1467 STANBURY RD SW	SUPPLY	NC	28462
216000094	ALBERT H PARKER SR REVOCABLE LIV TR ETALS		PO BOX 181	SUPPLY	NC	28462-0181
21600011304	LUDLUM BENNY G ETUX	LUDLUM SYLVIA	2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205
2150006103	CHEERS GROUP LLC THE		880 FREDERICK TRAIL SW	SUPPLY	NC	28462
216000113	LUDLUM TERRY L		2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205
2150005902	ROBINSON PHILLIP ET	ROBINSON DELORES	2590 STONE CHIMNEY RD SW	SUPPLY	NC	28462
216000118	HOFSCHUSTER ANDREAS		755 OCEAN VIEW DR	SALUDA	NC	28773-9668
2150004802	AM CELL TRUCKING INC		20 RONNIE LN	SPRING LAKE	NC	28390-7286
215000063	ALL IN LLC		1574 MONSTER BUCK EST NW	SUPPLY	NC	28462-3802
2161A030	PEREZ RAFAEL JOVANY ORELLANA ETUX	ALFARO LEONOR MARGARITA	419 AUSTIN DR	CHARLOTTE	NC	28213-6242
2150004803	BUCKLAND HEATHER LYNN		1661 STANBURY RD SW	SUPPLY	NC	28462-6041
2160000105	GORE THOMAS AND	SMITH MARIAN GORE HEIRS	1281 CEDAR GROVE RD SW	SUPPLY	NC	28462-3017
216000120	FULFORD DOUGLAS WAYNE		1511 CATTAIL WAY SW	SUPPLY	NC	28462-6213
216000119	FULFORD DAVID LEO SR (LT)	% MICHAEL DEAN FULLFORD	177 VARNAMTOWN ROAD	SUPPLY	NC	28462
21600011801	KIRBY GERALD ET	KIRBY WANDA	1467 STANBURY RD SW	SUPPLY	NC	28462-6037
21600011603	WILKINS DIANNE E		1588 CATTAIL WAY	SUPPLY	NC	28462
21600011601	KIRBY FREEMAN EDWARD ET	KIRBY SARAH LOU	202 HOLLY DR	SOUTHPORT	NC	28461-2712
21600010905	KIRBY GERALD ALLEN ET	KIRBY WANDA SIMMONS	1467 STANBURY ROAD SW	SUPPLY	NC	28462
21600010902	BRADSHAW TAMMY L		1489 STANBURY RD	SUPPLY	NC	28462
21600010901	KIRBY DONNIE LEE		1477 STANBURY ROAD SW	SUPPLY	NC	28462
21600010410	HARGIS MAYANA		1407 STANBURY RD SW	SUPPLY	NC	28462-6037
21600010409	ROBINSON PHILIP NEIL JR ETUX	ROBINSON ANNA T	1979 DUCK HAVEN AVE SW	SUPPLY	NC	28462-3103
21600010002	COBB W ALLEN JR ET	COBB DEBRA C	PO BOX 188	WRIGHTSVILLE BEACH	NC	28480
21600009401	GRISSETT ROBERTA ETVIR	GRISSETT GARY	2308 WEEPING OAK RD SW	SUPPLY	NC	28462
21500006105	CHEERS GROUP LLC THE		880 FREDERICK TRAIL SW	SUPPLY	NC	28462
21500005907	RHODES LLOYD W (LT) ETUX	RHODES SANDRA F (LT)	2280 HOLDEN BEACH RD	SUPPLY	NC	28462
21500005903	RHODES LLOYD W ET	RHODES SANDRA F	2274 HOLDEN BEACH RD SW	SUPPLY	NC	28462
21500005905	RHODES LLOYD W ET	RHODES SANDRA F	2274 HOLDEN BEACH RD SW	SUPPLY	NC	28462
216000116	ROACH WILLIAM KELLY ETUX	ROACH CHELSEA	15 ELM TREE CT	DURHAM	NC	27703-6264
2161A031	ORELLANO JOSE LUIS		11201 SHANDON WAY LN	CHARLOTTE	NC	28262-9294
2161A029	FODEL ALBERT ANTHONY JR		1329 GOODWIN AVE	CHARLOTTE	NC	28205-6242
2161A028	FODEL ALBERT ANTHONY JR		1329 GOODWIN AVE	CHARLOTTE	NC	28205-6242
216000104	ROBINSON JAY HOWARD		1423 STANBURY RD SW	SUPPLY	NC	28462-6037

OWNER(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
216000110	WHITE JULIAN WEBB		124 LUMBERTON STREET	HOLDEN BEACH	NC	28462
2160001101	GALLOWAY ELBERT N AND	GALLOWAY ROSE ANN	6175 HUNTER LANE	WEDDINGTON	NC	28104
216000107	KIRBY GERALD ALLEN ETUX	KIRBY WANDA S	1467 STANBURY RD SW	SUPPLY	NC	28462
216000094	ALBERT H PARKER SR REVOCABLE LIV TR ETALS		PO BOX 181	SUPPLY	NC	28462-0181
21600011304	LUDLUM BENNY G ETUX	LUDLUM SYLVIA	2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205
2150006103	CHEERS GROUP LLC THE		880 FREDERICK TRAIL SW	SUPPLY	NC	28462
216000113	LUDLUM TERRY L		2401 HOLDEN BEACH RD SW	SUPPLY	NC	28462-6205
2150005902	ROBINSON PHILLIP ET	ROBINSON DELORES	2590 STONE CHIMNEY RD SW	SUPPLY	NC	28462
216000118	HOFSCHUSTER ANDREAS		755 OCEAN VIEW DR	SALUDA	NC	28773-9668
2150004802	AM CELL TRUCKING INC		20 RONNIE LN	SPRING LAKE	NC	28390-7286
215000063	ALL IN LLC		1574 MONSTER BUCK EST NW	SUPPLY	NC	28462-3802
2161A030	PEREZ RAFAEL JOVANY ORELLANA ETUX	ALFARO LEONOR MARGARITA	419 AUSTIN DR	CHARLOTTE	NC	28213-6242
2150004803	BUCKLAND HEATHER LYNN		1661 STANBURY RD SW	SUPPLY	NC	28462-6041
2160000105	GORE THOMAS AND	SMITH MARIAN GORE HEIRS	1281 CEDAR GROVE RD SW	SUPPLY	NC	28462-3017
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216000119	FULFORD DAVID LEO SR (LT)	% MICHAEL DEAN FULLFORD	177 VARNAMTOWN ROAD	SUPPLY	NC	28462
21600011801	KIRBY GERALD ET	KIRBY WANDA	1467 STANBURY RD SW	SUPPLY	NC	28462-6037
21600011603	WILKINS DIANNE E		1588 CATTAIL WAY	SUPPLY	NC	28462
21600011601	KIRBY FREEMAN EDWARD ET	KIRBY SARAH LOU	202 HOLLY DR	SOUTHPORT	NC	28461-2712
21600010905	KIRBY GERALD ALLEN ET	KIRBY WANDA SIMMONS	1467 STANBURY ROAD SW	SUPPLY	NC	28462
21600010902	BRADSHAW TAMMY L		1489 STANBURY RD	SUPPLY	NC	28462
21600010901	KIRBY DONNIE LEE		1477 STANBURY ROAD SW	SUPPLY	NC	28462
21600010410	HARGIS MAYANA		1407 STANBURY RD SW	SUPPLY	NC	28462-6037
21600010409	ROBINSON PHILIP NEIL JR ETUX	ROBINSON ANNA T	1979 DUCK HAVEN AVE SW	SUPPLY	NC	28462-3103
21600010002	COBB W ALLEN JR ET	COBB DEBRA C	PO BOX 188	WRIGHTSVILLE BEACH	NC	28480
21600009401	GRISSETT ROBERTA ETVIR	GRISSETT GARY	2308 WEEPING OAK RD SW	SUPPLY	NC	28462
21500006105	CHEERS GROUP LLC THE		880 FREDERICK TRAIL SW	SUPPLY	NC	28462
21500005907	RHODES LLOYD W (LT) ETUX	RHODES SANDRA F (LT)	2280 HOLDEN BEACH RD	SUPPLY	NC	28462
21500005903	RHODES LLOYD W ET	RHODES SANDRA F	2274 HOLDEN BEACH RD SW	SUPPLY	NC	28462
21500005905	RHODES LLOYD W ET	RHODES SANDRA F	2274 HOLDEN BEACH RD SW	SUPPLY	NC	28462
216000116	ROACH WILLIAM KELLY ETUX	ROACH CHELSEA	15 ELM TREE CT	DURHAM	NC	27703-6264
2161A031	ORELLANO JOSE LUIS		11201 SHANDON WAY LN	CHARLOTTE	NC	28262-9294
2161A029	FODEL ALBERT ANTHONY JR		1329 GOODWIN AVE	CHARLOTTE	NC	28205-6242
2161A028	FODEL ALBERT ANTHONY JR		1329 GOODWIN AVE	CHARLOTTE	NC	28205-6242
216000104	ROBINSON JAY HOWARD		1423 STANBURY RD SW	SUPPLY	NC	28462-6037

21600112	HOLDEN BEACH LANDING LLC	16 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
21500060	HOLDEN BEACH LANDING LLC	16 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2160011802	HOLDEN BEACH LANDING LLC	16 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469
2160011604	HOLDEN BEACH LANDING LLC	16 CAUSEWAY DRIVE	OCEAN ISLE BEACH	NC	28469

APPLICANT(S)

PARCEL ID	NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
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	LENNAR CAROLINAS LLC		1359 21ST AVE NORTH SUITE 105	MYRTLE BEACH	SC	29577
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BRUNSWICK COUNTY PLANNING DEPARTMENT

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

March 8, 2024

Thomas and Hutton
611 Burroughs and Chapin Blvd. Suite 202
Myrtle Beach, SC 29588

**RE: Holden Beach Landing Planned Development
File # PD-125**

To Whom It May Concern:

The Technical Review Committee (TRC) at their March 6, 2024 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

- Please note that Planning Staff recommends that all lots be removed from the AE Flood Zone.
- Planning Staff recommends implementing more elements of exceptional design such as some workforce housing or certifying the units for energy star.
- Please note that the zoning designation for the project is SBR-6000.
- Please revise the required open space is a minimum of 30% of the gross area as required in the SBR-6000 district. Due to this change the required active open space is at least 4.92 acres. Please be sure all of the individual active open space areas add up to what is provided in the site data table.
- Please specify active open space uses.
- Please add a stubout to Tax Parcel 2160011101.
- Please note if the connection to Apollo Street is to be gated.
- Please note on the plan that there will be a 10' access easement along all NCDOT roads for future sidewalks/greenways.
- Please note that the project is within ½ mile of a Voluntary Agricultural District.
- Please note that a neighborhood meeting is recommended per UDO Section 9.2.

Comments from Stormwater

Richard Christensen – 910-253-1716 – Richard.Christensen@brunswickcountync.gov

- A State Stormwater Permit will be required.
- A State Sedimentation & Erosion Control Permit will be required.
- A County Stormwater Permit will be required.
- The post-development peak discharge rate of the 1-year, 10-year, and 25-year storms for this project shall not exceed the predevelopment peak runoff discharge rate for the same storms.
- Overtopping of Stormwater Control Measures during the 100-year design storm will not be allowed. An emergency outlet or overflow shall be provided to pass the 100-year storm event.



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Comments from Engineering

Bill Pinnix – 910-253-2406 – william.pinnix@brunswickcountync.gov

- This development previously came to TRC December 2021 (CLD); was previously submitted to Engineering for plan review in 2023 by McKim & Creed, but no permits were ever issued.
- Existing 12" watermain on Holden Beach Road, 8" on Stanbury Rd (if needed) & 6" on Apollo St available for connections.
- Existing 18" high pressure forcemain available for connection on Holden Beach Rd
- Fire hydrants required at all entrances and every 500' per Fire Marshall, and all end of lines to end in hydrants or Post Flushing Hydrant (only one proposed cul-de-sac shown).
- One double water meter box or (2) single meter boxes required for each lot
- Influent manhole and wetwell to be polycrete; Proposed Pump station site would not need Odor Control.
- One sewer clean-out required per each single family lot.
- NCDOT Encroachment would be required at all connections on Holden Beach Rd, Stanbury Rd and Apollo Street.

Comments from Fire Code Official

Joe Oliver – 910-676-4392 – joseph.oliver@brunswickcountync.gov

- Revise note #1 indicates Fire Code Administrator and this needs to be replaced with Brunswick County Fire Marshal's Office.
- Move fire hydrant out of cul-de-sac at lot 285 to near intersection.
- Fire hydrants near lots 84-99 exceed 500 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.
 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.



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Please provide a digital set of revised plans to the Brunswick County Planning Department by 5:00 p.m. on March 15, 2024.

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

Sincerely,

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

Marc A. Pages
Brunswick County Principal Planner



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 # _____	Invoice # _____
Date Received: _____	
Northwest Jurisdiction <input type="checkbox"/> YES <input type="checkbox"/> NO	

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

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

Property Owner	Name	Holden Beach Landing	Phone	910-443-4800
	Address	16 CAUSEWAY DRIVE	Fax	
	City, St, Zip	OCEAN ISLE BEACH, NC 28469	Email	tripp@stancerealty.com

Applicant or Representative	Name	Lennar Carolinas LLC	Phone	843-901-8360
	Address	1359 21st Ave North, Suite 105	Fax	
	City, St, Zip	Myrtle Beach, SC 29577	Email	brian.fair@lennar.com

Property Information	Address	21500060, 21600112,
	Tax Parcel(s)	2160011802, 2160011604
	Acreage	80.48AC, 12.93AC, 6.61AC, 9.45AC
	Current Zoning	R-6000, CLD
Public Utilities Available? <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer		

Project Information	Project Name	Holden Beach Landing		
	Modification or Expansion Of Existing PD?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Single Family Acres	108.85	Lots	295
	Multi-Family Acres	0	Units	0
Commercial Acres	3.38			

Authorization	Property Owner Signature		Date	2-8-24
	Applicant/Representative Signature		Date	2/8/24

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