

Ocean Ridge Thomas Reaves Tract Access Easement

BRUNSWICK COUNTY BOARD OF COMMISSIONERS



Ocean Ridge Planned Development

- Originally Approved November 1996.
- Expansion Proposed for 655-acre expansion Late 2001.
- The expansion area surrounded the Thomas Reaves Property.
- Thomas Reaves Property is 28.78 acres and is owned by the many heirs of the late Thomas Reaves Estate.
- Concerns about access to the Thomas Reaves Property were raised during the Public Hearing at the December 10th, 2001 Planning Board hearing. ***Planning Board opted to approve the expansion with the condition that a deeded access easement be defined and provided to the Thomas Reaves Property.***

Planning Board Meeting Minutes from 12/10/2001

Mr. Jay Houston addressed the Board. Mr. Houston stated that the proposed PUD is an addition to the southern portion of Ocean Ridge Farms. He stated that the addition includes approximately 655 acres. Mr. Houston stated that there will be an additional 18-hole golf course with a private entrance off Georgetown Road connected to the interior streets of the PUD. He stated that there will be additional amenity areas offered to the current and future residents as shown on the Preliminary Plan.

Mr. Houston stated that there will be an additional two and one-half (2 ½) miles of walking trails. He stated that they have met with the property owners and taken their comments into consideration, but most property owners are in agreement with the proposed addition. Mr. Houston stated that they are adding a south gate off Georgetown Road to improve traffic circulation within the project. Mr. Houston stated that multi-family development will be outside the gates of the existing project. He stated that there will be siren activated gates for any gate not manned twenty-four (24) hours a day.

The Chairman asked Mr. Houston how Mr. Thomas Reaves will access his property? Mr. Houston approached the Board and pointed out the access south of Lot 90 to Mr. Reaves' property on a preliminary map.

Mr. Carl Reaves, representative for Mr. Thomas Reaves' estate, addressed the Board. Mr. Reaves asked if Mr. Thomas Reaves' property is included in the applicant's request? The Chairman stated that Mr. Thomas Reaves' property is not included in the applicant's request. The Chairman felt that the applicant should provide access so Mr. Reaves' property will not be landlocked. Mr. Reaves said they currently have a right-of-way to the property. The Chairman asked Mr. Reaves the width of the right-of-way? Mr. Reaves said eighteen feet (18').

Mr. McCall addressed the Board. Mr. McCall stated that the original Plan was approved 20-Nov-96 and the applicant is proposing a revised 2,463 unit residential PUD on a 1,948.60 acre tract creating an overall density of 1.26 dwelling units per acre. Mr. McCall stated that the project includes single family, patio zero lot line, cluster, and commercial parcels. He stated that they project two percent (2%) commercial use, which will be 37.4 acres and 940.8 acres of open space area. Mr. McCall stated that the proposed infrastructure will include private streets designed to the North Carolina Department of Transportation (NC DOT) minimum standards, public water provided by Brunswick County Public Utility Department and sewer service to be provided by expansion of the existing wastewater treatment facility which includes water reuse. Mr. McCall stated that TRC was held on 13-Nov-01 and their comments were addressed. Mr. McCall said staff recommends approval with the condition that the applicant provide access to Mr. Thomas Reaves' property. The Chairman asked that the deeded easement be shown on the map if such exists.

Mr. Long made a motion to accept staff's recommendation and if there is a deeded easement the easement should be defined and placed on the map. The motion was seconded by Mr. Evans and unanimously carried.

Reaves Tract
28.78 Acres

Reaves Tract
28.78 Acres

Notice of Non-Compliance December 2015



Brunswick County Planning & Community Development
P.O. Box 249 Bolivia NC 28422

December 7, 2015

Coastal Communities, Inc.
Attn.: Ms. Becky Noble
131 Ocean Boulevard West
Holden Beach, NC 28462

Re: Ocean Ridge Final Plats

Dear Ms. Noble,

The approved Preliminary Master Plan for the Ocean Ridge Planned Unit Development included a requirement that a 60-foot access easement to the Reeves tract be provided. Based on our research, such access has not been provided to date. Accordingly, no further final plats for this project will be approved until this requirement is satisfactorily fulfilled.

Please feel free to contact Marc Pages at 253-2056 or me at 253-2033 if there are questions or if we can provide additional information concerning this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael L. Hargett", is written over a horizontal line.

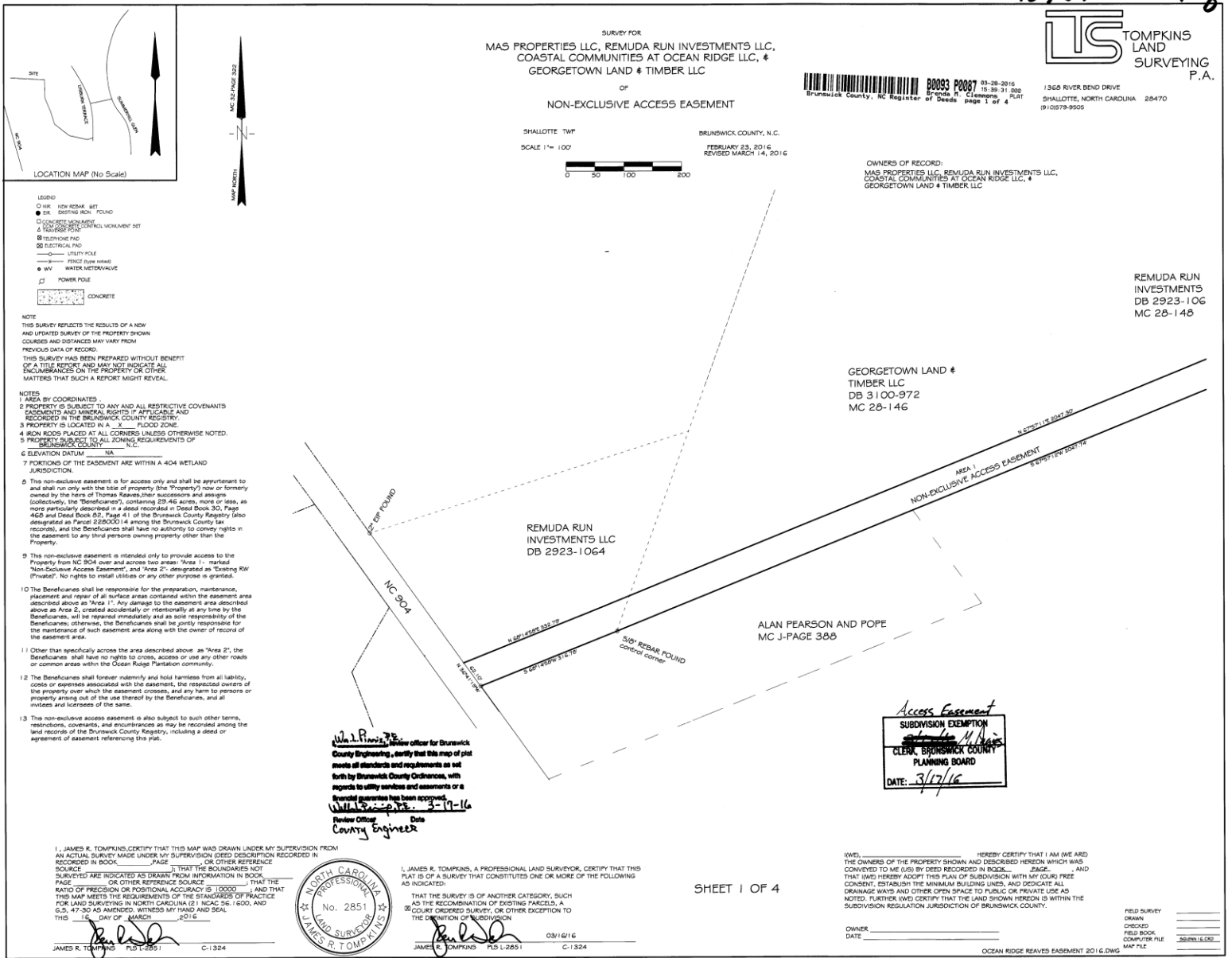
Michael L. Hargett
Director of Planning & Community Development

copy: Marc Pages, Land Planner
Bryan Batton, Assistant County Attorney
Connie Marlowe, Administrative Assistant

ACCESS EASEMENT RECORDED ON PLAT 3/28/2016

PLAT RECORDED IN
BOOK 93 PAGE 87, 88,
89, 909, & 99 IN
RESPONSE TO THE
LETTER DATED
DECEMBER 7, 2016
FROM PAST PLANNING
DIRECTOR MIKE
HARGETT

sf
MAP Cabinet 93 Page 87 3-28-16

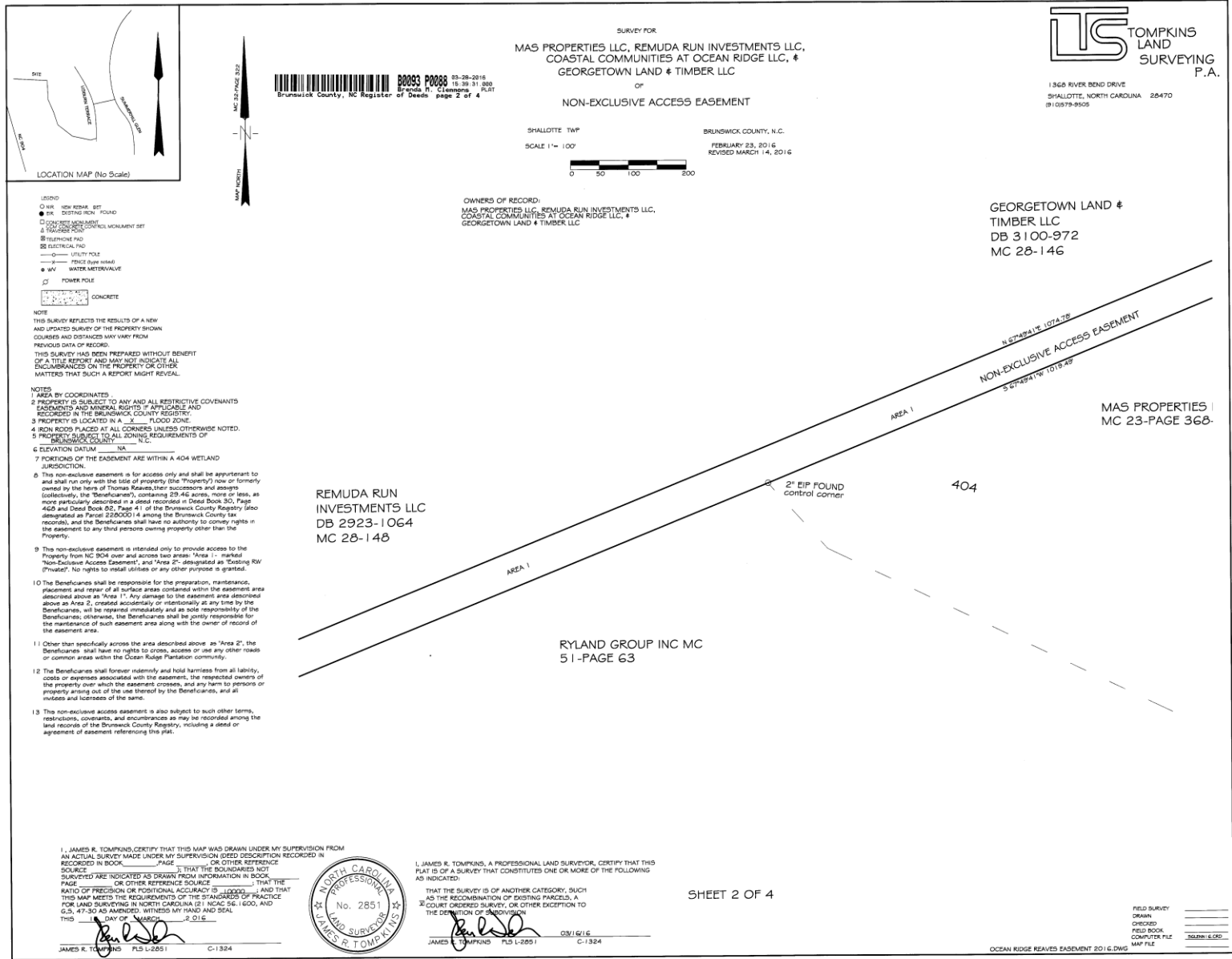


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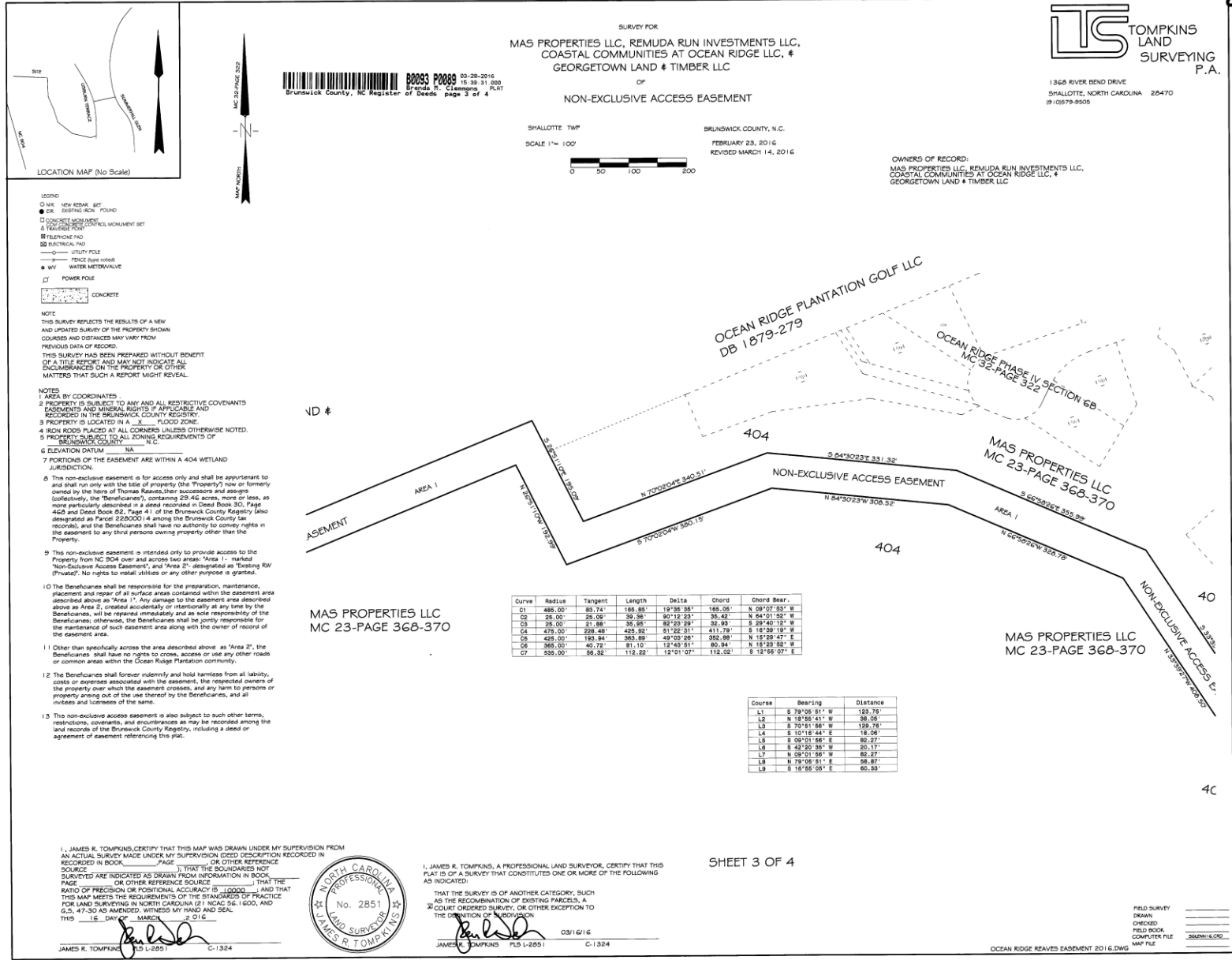
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Page 88

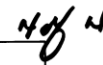
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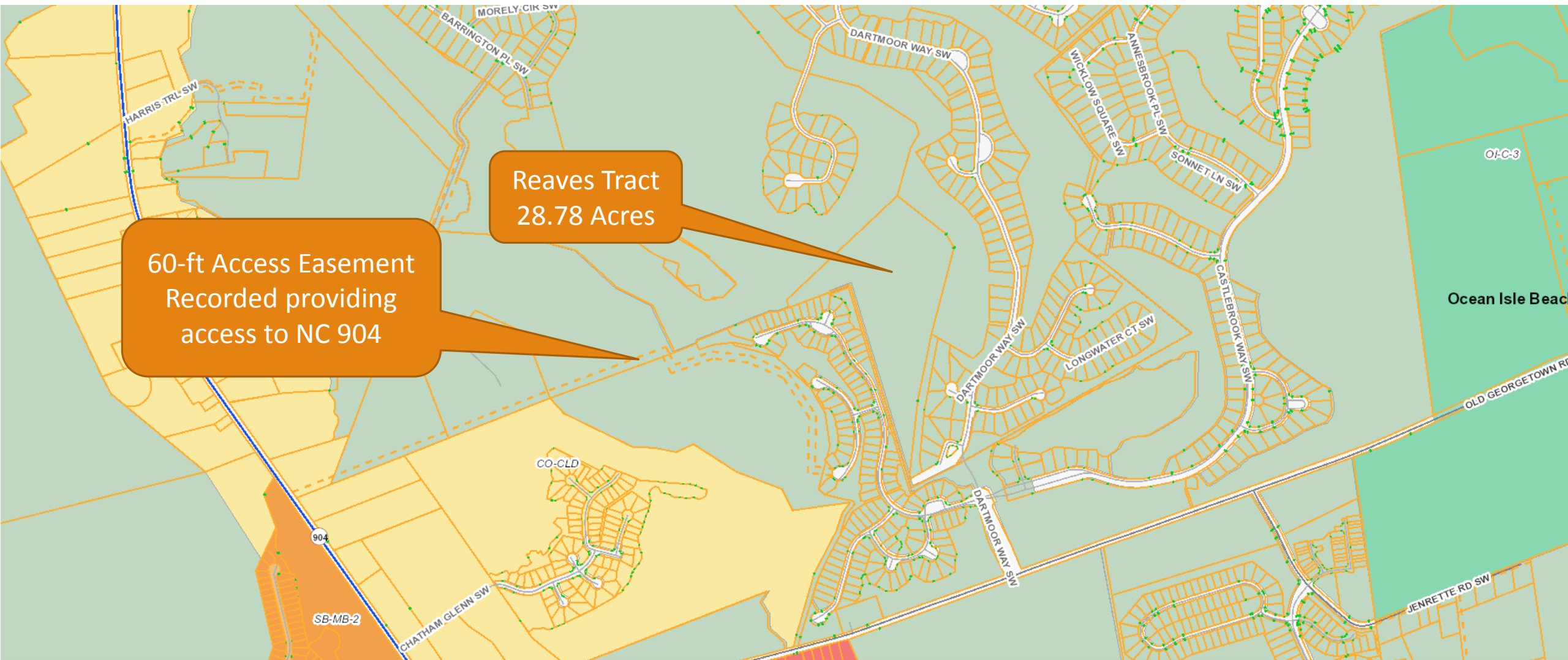


MA P Cabinet 93 Page 89 3-28-16 sf



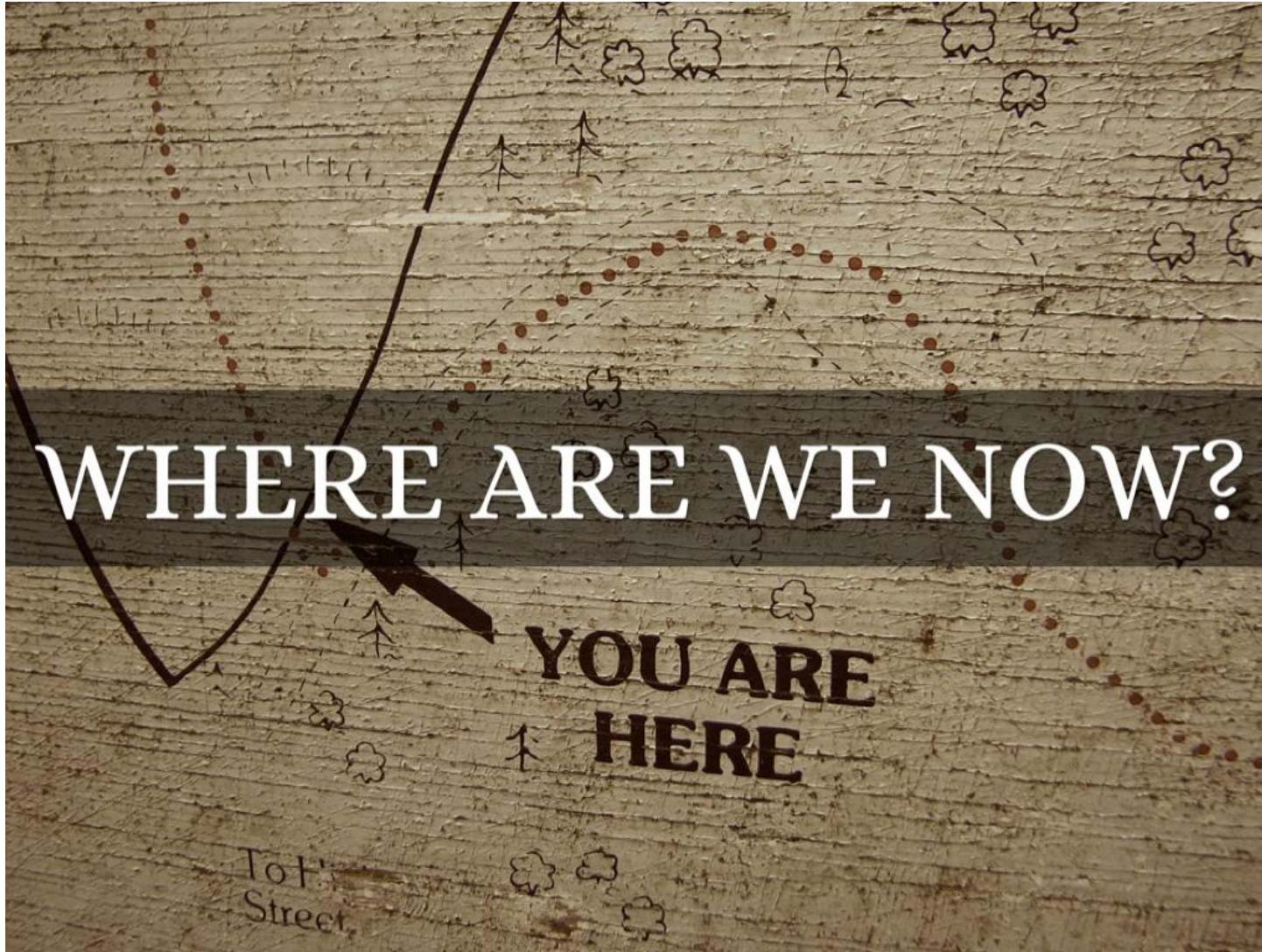
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Reaves Tract
28.78 Acres

60-ft Access Easement
Recorded providing
access to NC 904



CURRENT STATUS

A 60-FOOT ACCESS EASEMENT WAS RECORDED IN 2016 BUT THE ACCESS EASEMENT HAS NOT BEEN CONVEYED SO ACCESS TO THE THOMAS REAVES PROPERTY HAS NOT BEEN FULLY GRANTED AS REQUIRED BY THE CONDITIONS OF THE OCEAN RIDGE PD APPROVAL.



BRUNSWICK COUNTY PLANNING DEPARTMENT

75 Government Drive, Building I • P.O. Box 249 • Bolivia, NC 28422
www.brunswickcountync.gov/planning • (910)253-2200

April 21, 2020

Coastal Communities, Inc.
Atten: Registered Agent Mark A Saunders
131 Ocean Blvd West
Holden Beach, NC 28462

RE: Ocean Ridge PUD (Planned Unit Development) Preliminary Plan

Dear Mr. Mark Saunders,

The Ocean Ridge PUD Preliminary Master Plan that was approved by the Brunswick County Planning Board included a requirement that a 60-foot wide access easement be provided to the Reeves Tract. This requirement was included to ensure that the owners of the Reeves Tract had full access to their property. Based upon research, this requirement has not been fully met. A plat denoting a 60-foot access easement was recorded at the Brunswick County Register of Deeds in Book 93 Page 87 on March 28, 2016. However to date, the easement has not been conveyed. Future final plats will not be approved for this project until this requirement is fully met.

Brunswick County Planning Team Members are working and available to assist you with your permits and projects during the COVID-19 Pandemic. In an effort to keep everyone safe and support social distancing protocols, Team Members have been busy adjusting to a new way of doing business remotely via phone, permitting system, email, or virtual meetings. For those folks that prefer to meet in-person, appointments can be scheduled.

Please feel free to contact me at 910-253-2027 OR Marc Pages at 910-253-2056 with any questions.

Sincerely,

A handwritten signature in black ink that reads "Kirstie Dixon".

Kirstie Dixon
Planning Director

CC: Becky Noble, Coastal Communities, Inc.
Marc Pages, Senior Planner, Brunswick County Planning

*A NOTICE OF NON-COMPLIANCE
LETTER DATED APRIL 21, 2020 WAS
SENT FROM CURRENT PLANNING
DIRECTOR KIRSTIE DIXON*