



Brunswick County  
Homeless Coalition

P.O. Box 7411

Ocean Isle Beach, NC 28469

SEPTEMBER 20, 2021

BRUNSWICK COUNTY BOARD of COMMISSIONERS

P.O. BOX 249

BOLIVIA, N.C.

28422

FROM: PAUL D. WITMER; BRUNSWICK COUNTY HOMELESS COALITION

**ISSUE / ACTION ITEM REQUESTED:**

REQUEST that the Board of Commissioners approve the establishment of an investigate committee; that will support, develop a work plan and expand affordable / workforce housing and address the needs of those displaced from housing. As noted on Page 21 of the 2017 "STRATEGIC VISION for BRUNSWICK COUNTY".

**Background / Purpose of Request:**

To provide to Board to Commissioners; policy recommendations in addressing the above issues; by providing input from DSS, the BC Planning Department / Planning Board, BSRI, BHO, BCHC and other concerned citizens. A county approved Task Force to present to the Commissioners a clearer way of addressing the above issues, within 90 days, which will be beneficial to the citizens of Brunswick County.

**Fiscal Impact:**

**Unknown;** This committee will be composed of Volunteer Agencies, County Employees and other concerned citizens. But, if the County Complex could be used as a central meeting place; it would be greatly appreciated.

"Community is the solution to Homelessness"

*Paul D. Witmer*

PAUL D WITMER; 910-523-1613

Brunswick County Homeless Coalition



# Brunswick Vision

Our County • Our Vision • Our Future

## Strategic Vision for Brunswick County

# 2015

### Introduction ;

Brunswick County launched a strategic visioning process in September 2015. The county's previous strategic vision document, Brunswick Tomorrow, was completed in 2004, and Brunswick County has undergone tremendous changes in the 13 years since its adoption.

Brunswick Vision is intended to articulate a long-term vision and establish strategic goals to ensure that Brunswick County continues to be a great place to live, work, start or run a business, retire or spend a vacation.



When I was first elected to the Board of Commissioners, I received a copy of “Brunswick Tomorrow,” among numerous other documents and information about the County. Completed in 2004, the plan offers a detailed glimpse of Brunswick County at that time, along with where residents wanted to see their County in the future and how they wanted it to get there.

“Brunswick Tomorrow” was the result of a tremendous amount of hard work by a number of individuals, and it served Brunswick County well for many years. But since its completion, Brunswick County has experienced rapid growth, undergone tremendous demographic changes, and experienced dramatic economic shifts. Brunswick County was not immune to the economic recession, and its economy, though growing stronger, looks different than it did in 2004. At the same time, our county has been among the fastest growing in the state and in the nation for several years in a row, and the percentage of residents who are 65 years old or older continues to grow. In 2010, 21.4% of our population was 65 or older, and by 2015 that figure had grown to 28% (statewide, those numbers were 12.9% and 15.1%, respectively).



As we undertook the process to develop a new long-term strategic vision guide, we wanted to mirror many of the steps taken in forming “Brunswick Tomorrow.” As Denny Jordan, Chair of “Brunswick Tomorrow,” wrote then, “This is your plan! Its heart and soul comes from the comments and the feedback that we received.” We held meetings to gather public input in areas across Brunswick County, and met with a number of groups with specific economic interests. We also opened a survey to gather public input, which was made available online (including at facilities with public computer and internet access), as well as in paper format.

In reviewing the feedback from the survey as well as the meetings, certain themes started to stand out. Many of our citizens of all ages moved here recently, in many cases in the last five or ten years. Some moved here from other states, and some from other areas of North Carolina, including neighboring counties. Over and over, citizens mentioned coming to Brunswick County for its quality of life, its unique character, and its natural resources, including beaches, waterways, and rivers. They mentioned coming to Brunswick County because it was not like neighboring counties and large towns, and wanting to see it maintain its unique atmosphere. Maintaining that, while at the same time preparing for growth and ensuring adequate infrastructure for the rapidly growing population, was another common theme.

After the public input was compiled, we assembled four citizen action teams to help develop mission statements and goals with ideas for how to apply the public feedback we had received. Each team developed a report, which was reviewed by the steering committee and ultimately incorporated into this final document.

The document is called Brunswick Vision because that’s what it is – your vision, for your county.

Frank Williams  
Chairman, Brunswick County Board of Commissioners  
Co-Chair, Brunswick Vision Steering Committee

## **Steering Committee and Planning : ON PAGE #7**

During budget workshops in the spring of 2015, the Board of Commissioners discussed implementing a strategic visioning process. It was decided that the process would be led by the Commissioners, with assistance from county staff. A strategic vision steering committee was appointed, with Commissioners Frank Williams and Randy Thompson serving as Committee Co-Chairs. Additional committee members included the County Manager and Deputy Manager, Planning Director, Cooperative Extension Director, and Public Information Officer. The committee began planning ways to gather public input, and a facilitator was hired to help facilitate public meetings.

### **ON PAGE 16:**

#### **Mission Statement for Brunswick County Government**

The government of Brunswick County, North Carolina exists to promote and sustain a superior quality of life. In partnership with our communities, we pledge to deliver cost effective services in a personal, responsive, respectful and innovative manner, to our residents and visitors alike.

## **ON PAGE 21: Infrastructure & Community Facilities**

### **Mission Statement:**

Develop and maintain the infrastructure needed to meet current and future demand.

### **Goal:**

Encourage the continuation of the sense of place that is Brunswick County with a small-town charm and coastal ambiance as the county continues to grow; maintain and enhance the visual appearance of the county, while respecting and protecting private property rights.

### **Strategies:**

**LISTED ON PAGE 21.....**

- **Continue the balanced approach to growth as outlined in the County's Unified Development Ordinance,** which promotes quality development through use of exceptional design, best management practices and sustainability.
- Support lifelong learning and cultural opportunities at Brunswick Community College
- Promote awareness of educational opportunities offered by NC Cooperative Extension
- Continue the county's expansion of water and sewer infrastructure and growing customer base
- Strengthen and maintain relationships and communication





## Brunswick County, NC

# Unified Development Ordinance



Revised and Readopted  
March 16, 2015

Article 2 Decision-Making and Administrative Bodies

2.14 Summary of Review Authority

2.14 SUMMARY OF REVIEW AUTHORITY

The following table summarizes review and approval authority under this Ordinance.

	Technical Review Committee	Building Inspector	Zoning Administrator	Planning Director	Zoning Board of Adjustment	Planning Board	Board of County Commissioners	
	TRC	BI	ZA	PD	BOA	PB	BOCC	
"R" = Review and Recommendation authority;								
Text Amendment			R	R		<R>	<D>	Section 3.7
Rezoning			R	R		<D <sup>4</sup> >	<A <sup>5</sup> >	Section 3.8
Variance			R	R	<D <sup>2</sup> >	<D <sup>2</sup> >	<D <sup>2</sup> >	Section 3.6
Subdivision- Minor Plat	R			D				Section 3.4.10
Subdivision- Preliminary Plat	R			R		<D>		Section 3.4.11
Subdivision- Final Plat	R			D				Section 3.4.12
Site Plan	R			D <sup>1</sup> /R	<D <sup>1</sup> >	<D <sup>1</sup> >		Section <b>Error!</b>
Planned Development Review	R			R		<D>		Section 3.3.3
Zoning Vested Right					<D <sup>3</sup> >	<D <sup>3</sup> >		Section 9.5
Special Use Permit			R		<D>			Section 3.5
Appeal of Administrative Decision					<D>			Section 9.8
Administrative Adjustment				D				Section 9.6
Traffic Impact Analysis	R			D				Section 6.16
Written Interpretation				D				Section <b>Error!</b>
Development Permit			D					Section 9.3
Certificate of Occupancy		D						Section 9.4.1
Temporary Use Permit			D					Section 9.4.3
Certification of Mobile Home			D					Section 5.3.3.C
Sign Permit			D					Section 8.2.1.

"R" = Review and Recommendation authority; "D" = Decision authority; "A" = Appeal Decision authority; "< >" = Public Hearing Required

Notes:

- 1 The Planning Director shall serve as the approving authority for all Minor Site Plan applications (review only for Major Site Plans). The Zoning Board of Adjustment shall serve as the approving authority for all Major Site Plan applications requiring Special Use Approval. The Planning Board shall serve as the approving authority for all other Major Site Plan applications.
- 2 The Planning Board shall serve as the approving authority for all variances from Subdivision requirements; the Board of County Commissioners shall serve as the approving authority for all variances from the Stormwater Permit requirements; the Zoning Board of Adjustment shall serve as the approving authority for variances from all other requirements.
- 3 The Board of Adjustment shall serve as the approving authority for a vested rights determination on all site plans involving a Special Use Permit except Planned Developments. The Planning Board shall serve as the approving authority for all other vested rights determinations.
- 4 The Planning Board shall serve as the approving authority for all rezonings. Any person with standing may appeal their decision and appeal to the Board of County Commissioners by providing written notice to the County Manager within 15 days of the decision.
- 5 The Board of County Commissioners hear and take final actions on all rezonings that are appealed.



# BRUNSWICK COUNTY PLANNING DEPARTMENT

Below are the development projects (major subdivisions, planned developments) within Brunswick County received approval by the Brunswick County Planning Board since January 2015.

File #	Development	Acreage	Density	Location	Open Space	Units	Type	Approved
SS-277	Allston Park	63.32	2.1	Shingletree Rd (1302)	18.85	132	s/f	12-Jul-21
PD-50	Hickmans Crossing (Revision)	16.84	3.86	Calabash Rd (SR 1300)	4.82	68	s/f	12-Jul-21
PD-51	Gore Tract	23.29	3.91	Beach Drive (NC 179)	5.09	91	s/f	12-Jul-21
PD-53	Courtyards by Carrell	21.69	3.04	Ocean Hwy West (US 17)	8.14	66	s/f	12-Jul-21
PD-55	Coastal Haven	40.33	5.8	Mt. Misery Road (SR 1426)	8.09	235	s/f, t/h	12-Jul-21
PD-30	Avalon (Revision)	214.21	2.09	Southport-Supply Rd (NC 211)	73.4	351	s/f	14-Jun-21
PD-44	Stone Farm	1009.3	2.14	Thomasboro Rd (SR 1165)	338.21	2,159	s/f, t/h	14-Jun-21
PD-49	Ricelands	47.28	4.23	River Rd (NC 133)	13.56	200	s/f, t/h	14-Jun-21
PD-43	Bella Point Expansion	136.96	2.45	Sunset Harbor Rd (SR 1112)	61.25	336	s/f	10-May-21
PD-45	Smith NC 211 Tract	133.61	2.18	Southport-Supply Road (NC 211)	58.22	292	s/f	10-May-21
PD-46	Timber Farms	798.5	3.7	Ocean Hwy West (US 17)	228.9	3000	s/f, t/h, m/f	10-May-21
PD-47	Demarest Park Expansion	90.3	3.64	Maco Rd (NC 87)	31.3	329	s/f, t/h	10-May-21
PD-48	Smith/Ward Tract	33.3	2.49	Old Ocean Hwy (US 17 B)	14.04	83	s/f	10-May-21
PD-41	Norris Farm	108.57	2.8	Ash-Little River Rd (SR 1300)	24.02	304	s/f	12-Apr-21
PD-42	Hardee Tract	49.61	3.97	Calabash Rd (SR 1300)	13.2	197	s/f	12-Apr-21
PD-40	Sunrise Cove	40.06	4.34	Ocean Hwy West (US 17)	9.84	174	s/f	8-Mar-21
PD-36	The Homeplace of Southport	19.6	2.7	Southport-Supply Rd (NC 211)	9.23	53	s/f	8-Feb-21
PD-39	Marsh Walk	180.9	2.99	Stone Chimney Rd (SR 1115)	80.39	541	s/f, townhomes	8-Feb-21
PD-37	Bella Point (Revision)	75.01	2.6	Sunset Harbor Rd (SR 1112)	27.56	193	s/f	11-Jan-21
PD-38	Saucepan Creek	75.9	3.9	Bricklanding Rd (SR 1143)	20.56	296	s/f, townhomes	14-Dec-20
PD-34	Hickmans Branch Cove	16.84	3.86	Calabash Rd (SR 1300)	4.82	65	s/f	9-Nov-20
PD-35	Demarest Park	38.11	2.36	Maco Rd (NC 87)	14	90	s/f	9-Nov-20
PD-33	Grissetown Tract	31.86	3.26	Seaside Road (NC 904)	12.94	104	s/f	12-Oct-20
SS-275	Whispering Pines	6.98	6.73	Whispering Pines St (SR 1268)	0	28	s/f	6-Aug-20
PD-31	Calabash Palms	9.56	7.22	Calabash Rd (SR 1300)	3.61	69	townhomes	13-Jul-20
PD-29	Sunset Commons	22.35	2.15	Chatham Glenn SW	9.24	48	s/f	8-Jun-20
PD-28	Calabash Station	93.45		Calabash Rd (SR 1300)	32.21	251	s/f	9-Mar-20
PD-26	International Logistics Park	96.03	0	Andrew Jackson Hwy (US 74/76)	16.33	4	Industrial Buildings	10-Feb-20
PD-27	Goose Marsh	316.17	2.11	Gilbert Rd (SR 1501)	131.8	669	s/f	13-Jan-20
PD-25	Sunset Estates	79.69		Bell Swamp Rd (SR 1406) & Bell Swamp Connection (SR 107)	27.8	145	s/f	14-Oct-19
SS-272	Sachi Major Subdivision Expansion	13.95	6.5	Southport-Supply Rd (NC 211)	2.9	18	s/f	9-Sep-19
PD-23	Bella Point	74.7	2.8	Sunset Harbor Rd (SR 1112)	27.56	193	s/f	13-May-19
SS-270	Finley Farms Major Subdivision	4.55	1.56	Springstone Dr. between Heartstone & Tara Forest	0.41	5	s/f	8-Apr-19
SS-271	Avalon Crossing	12.31	2.43	Southport-Supply Rd (NC 211)	4.88	30	s/f	8-Apr-19
PD-22	The Bluffs on the Cape Fear (Expansion)	379.33	1.5	Downwood Road (SR 1428)	18.97	560	s/f	11-Mar-19
SS-269	Sachi	4.79	3.76	Southport-Supply Rd (NC 211)	0.43	18	s/f	43,507.00
SS-268	Paramounte	53.76	1.92	Southport-Supply Rd (NC 211)	23.57	103	s/f	14-Jan-19
PD-21	Autumn Trail	24.39	3.03	Southport-Supply Rd (NC 211)	16.37	74	s/f	10-Dec-18
SS-267	Vineyard Grove	6.45	4.74	Leland School Road (SR 1441)	0.77	31	s/f	13-Nov-18
PD-15	Country Walk (Revised)	17.7	2.6	Seaside Road Connection (SR 904)	11.1	92	s/f	22-Oct-18
PD-19	Leland Commercial	30.17	4.0	Ocean Hwy West (US 17)	7.88	123	townhomes	22-Oct-18
PD-18	Ocean Lakes	29.1	1.2	Seaside Road (SR 904)	53.5	479	421 s/f, 58 m/f	13-Aug-18
SS-266	Broadwater Landing	55.8	0.48	George II Hwy (NC 87)	2.9	27	s/f	9-Jul-18
SS-263	Beckington	16.64	3.18	Old Fayetteville Road (SR 1437)	4.94	53	s/f	9-Apr-18
SS-264	Colbert Place	13.83	3.25	Lanvale Rd (SR 1438)	4.06	45	s/f	9-Apr-18
SS-265	Dabney Park	16.8	3.67	Seaside Road (SR 904)	1.84	69	s/f	9-Apr-18
PD-16	Sunrise Terrace (Revision)	26.4	3.67	Seaside Road (SR 904)	4.9	97	s/f	12-Feb-18
PD-14	St. James Center	13.7	1.6	Southport-Supply Rd (NC 211)	9.47	1,902	m/f	8-Jan-18
PD-13	Ocean Isle Palms (Revision)	82.52	0.72	Ocean Isle Beach Rd (SR 1084)	222.7	3,080	2,520 s/f, 560 m/f	11-Dec-17
SS-262	Meridian Forest	45.31	1.45	Southport-Supply Rd (NC 211)	6.05	66	s/f	11-Dec-17
PD-12	Planters Green	18.55	3.23	Ocean Hwy West (US 17)	4.16	60	s/f	11-Nov-17
PD-11	Bricklanding PD Revision	7.2	4.17	Goose Creek Road (SR 1155)	0.68	30	s/f	10-Jul-17
PD-10	Spring Hill	28.74	3.44	Goodman Road (SR 1414)	8.73	99	s/f	10-Apr-17
PD-9	Inlet Point	26.4	5.45	Village Pt Rd (SR 1145)	10.48	144	townhomes	13-Mar-17
SS-261	Campbell's Ridge	65.69	1.37	Snowfield Road (1522)	2.03	90	s/f	12-Dec-16
PD-7	Waterbrook Woods (Revision)	238.55	1.76	Old Georgetown Road (SR 1163)	96.38	421	377 s/f, 44 m/f	14-Nov-16
PD-8	Chatham Glenn (Revision)	113.51	1.39	Seaside Road (NC 904)	78.58	158	s/f	14-Nov-16
SS-260	Southview Park	5.11	4.11	Leland School Road (SR 1441)	0.67	21	s/f	14-Mar-16
PD-6	Ploof Road Apartments (Hawthorne)	15.19	15.83	Ploof Road (SR 1566)	4.55	240	m/f	14-Dec-15
PD-4	Sunrise Terrace (formuly Sunset Horizon) PD	24.8	3.6	Village Rd (SR 1472)	5	90	s/f	12-Oct-15
PD-2	Empire Place PD	51.84	5.4	Mt. Pisgah Rd (SR 1330)	14.5	226	58 s/f, 168 m/f	14-Sep-15
PD-3	Compass Pointe Expansion & Consolidation	2173.64	2.71	Andrew Jackson Hwy (US 74/76)	581.03	5,897	3,289 s/f, 2,608 m/f	10-Aug-15
PD-1	Mirasol PD	138	4.4	Southport-Supply Rd (NC 211)	37.8	615	200 s/f, 415 m/f	8-Jun-15
SS-259	The Reserve at Sunset Harbor	58.26	1.7		25.02	99	s/f	8-Jun-15
<b>Totals</b>		<b>8,859.68</b>			<b>2,643.47</b>	<b>25,899.00</b>		



### 3.3.3. Planned Development

#### A. Intent

The Planned Development (PD) option is intended to encourage the development of desirable and exceptional projects for both residential and nonresidential uses. This may include a mixture of uses not ordinarily permitted in a traditional development. Certain development privileges, through diversified land development standards in exchange for preplanning and exceptional design considerations, provide flexibility in utilizing new development concepts that are intended to:

- i. Encourage creative development that preserves natural and scenic features.
- ii. Promote the efficient use of land resulting in infrastructure networks that maximize the allocation of fiscal and natural resources.
- iii. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- iv. To protect prime agricultural land and preserve farming as an economic activity.
- v. To permit clustering of houses and structures in a manner that will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for development.
- vi. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in development.
- vii. To protect scenic views.
- viii. To promote interconnected greenways and corridors throughout Brunswick County in accordance with the County-wide Greenways Master Plan.
- ix. To create contiguous greenspace within and adjoining the development site.
- x. To preserve important historic and archaeological sites.

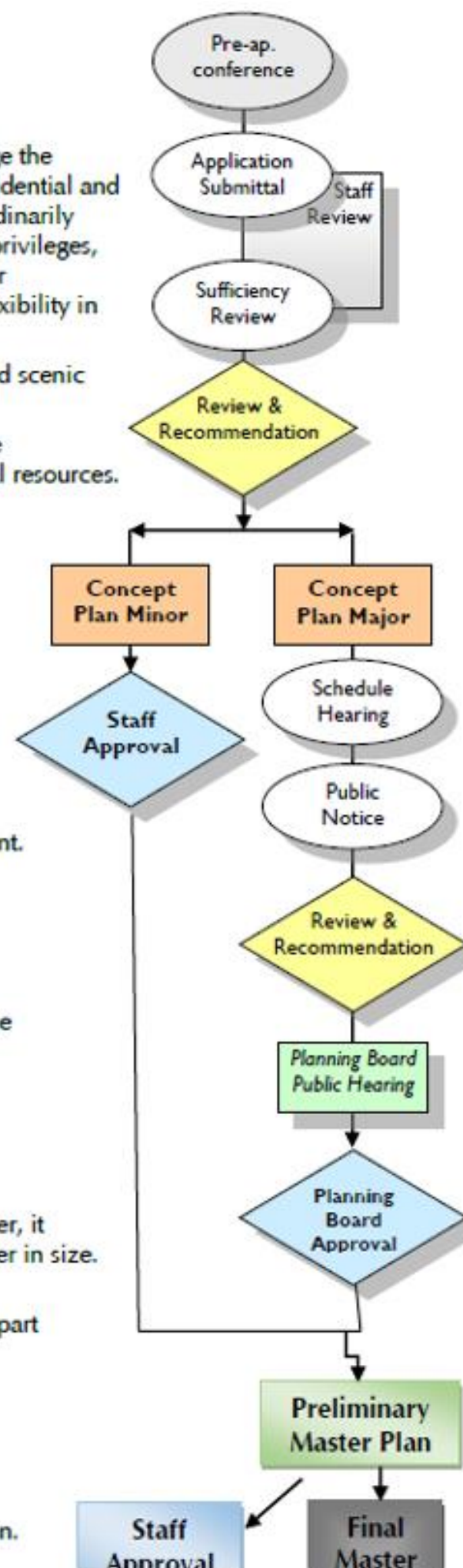
#### B. Planned Development Approval

##### 1. Establishment Criteria

- i. There is no minimum acreage requirement. However, it is envisioned that PD projects are two acres or greater in size.
- ii. The PD may be developed in phases or sections in accordance with the phasing schedule submitted as part of the approved plan.

##### 2. Applicability

- i. All proposed developments utilizing a Planned Development or modifications to an approved Planned Development shall be subject to the review and approval procedures found in this Section.





### 4.3.2. Density Bonus

The Density Bonus provisions in this section are available to any project (i.e., Planned Development or Conventional) meeting the requirements as outlined herein. Density bonuses are intended to encourage workforce housing, dedication of public facilities and exceptional design in development projects.

#### A. Work Force Housing Density Bonus

##### 1. Applicability

This program may be utilized at the time of application for new developments with a minimum of 15 dwelling units or projects adding at least 15 units to an existing development.

- i. At least 15% of the units shall have payments affordable to persons and families with annual incomes at or below 60% of the area median family income by family size, according to target income limits set by HUD for Brunswick County.
- ii. Other incentives such as flexible parking or fee deferral agreements may be considered on a case-by-case basis.

##### 2. Bonus Program

- i. A density bonus of up to 20% may be granted for projects providing units affordable to persons with incomes between 60% and 80% of the median household income for the jurisdiction.
- ii. A density bonus of up to 25% may be granted by the Planning Board for projects providing units affordable to persons with incomes below 60% of the median household income for the jurisdiction.
- iii. Workforce units shall be incorporated throughout the project, and shall not be distinguishable from market-rate units through location, grouping, design or other physical characteristics.
- iv. In single-family and duplex developments, lot sizes and yard requirements in internal lots may be reduced up to 20% in order to incorporate the additional units; however, no decrease in lot size or yard requirements in perimeter lots shall be permitted.
- v. In multifamily housing developments, height allowance up to 60 feet with flexible setback requirements may be allowed, depending on the design of the project, number of units, etc.
- vi. Units added through this program shall not increase the amount of open space otherwise required for the project.
- vii. Affordability limits in rental units shall be adhered to for a minimum of 15 years. An annual report shall be provided by the project developer or manager to the County or designated personnel which identifies the incomes of persons residing in the workforce units, and the rents or initial sales price being charged, to verify these are within the established limits.
- viii. Affordability in for-sale units shall be required to be adhered to only in the initial sale.
- ix. Compliance measures may be required at the time of approval, including but not limited to contracts, restrictive covenants, deed restrictions, and stipulated penalties.

#### B. Public Facility Density Bonus

##### 1. Applicability

This program may be utilized by projects meeting the requirements of this section. It is especially encouraged for the Planned Development projects.



# WHAT'S NEXT ?

**RICE CREEK DEVELOPMENT =**  
**2,000 SINGLE FAMILY HOMES**  
**60 DUPLEXES**  
**600 TOWN HOMES**  
**700 MULTI-FAMILY**

**Planned development may finally move forward  
after being put on hold for 15 years**



**UPDATE**

**RICE CREEK COMMUNITY DEVELOPMENT  
LOOKS TO MOVE FORWARD IN BRUNSWICK CO.**

6:07 | 83°

**WECT**  
NEWS 6



# NEXT STEPS:

1. GET B.C. BOARD OF COMMISSIONERS SUPPORT
2. ESTABLISH TASKFORCE
3. SOLICIT INPUT
4. CONDUCT MEETINGS
  - a. REVIEW ESTABLISHED REGULATIONS
  - b. ADDRESS ISSUES RELATED TO LACK OF CURRENT WORKFORCE / AFFORDABLE HOUSING
  - c. RECOMMEND GOALS THAT WILL SUPPORT EFFORTS TO EXPAND AVAILABILITY OF AFFORDABLE / WORKFORCE HOUSING
5. SUBMIT RECOMMENDATIONS TO BoC;  
WITHIN 90-DAYS of First Meeting.
6. BOARD OF COMMISSIONERS DEVELOP PLAN TO ADDRESS “AFFORDABLE / WORK FORCE HOUSING”.