PLANNING BOARD AGENDA ITEM

Date: October 24, 2017

General Description: MUD District Land Subdivision

DISCUSSION OVERVIEW:

As per the UDO SECTION 3.14 SUBDIVISION REGULATIONS (B): The Planning Board shall review all proposed plats of land subdivision in accordance with Article 13 the UDO.

At the last meeting, Staff briefly presented the planning board with a proposed subdivision of the MUD district/Village at Sunset Beach. David Stuart had presented this to Staff with the idea that the roads and ponds were to be divided out of the larger tract and given to the property owners association for this district. The Board felt the need to have this placed on an agenda and discuss it further.

STAFF COMMENTARY

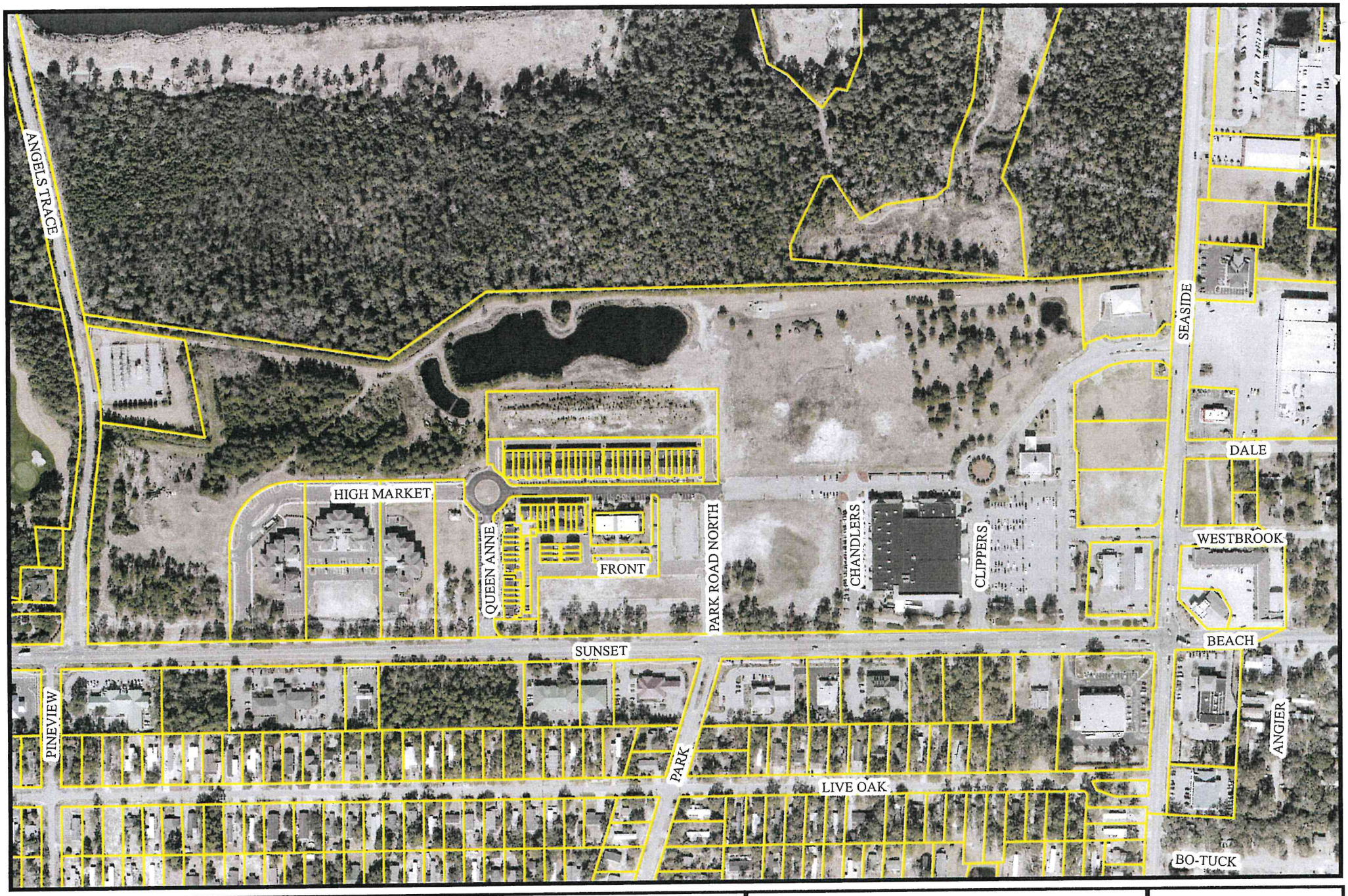
Staff feels that the divisions as represented on the plats meet the standards of the UDO. Staff would like

However, more than just the streets and ponds are divided out. There are multiple tracts of land which are not presently divided that are labeled. The number of tracts do qualify as a major subdivision. These other tracts have been communicated to Staff as a labeling feature and not intended for division. If this plat is approved as is, then these other tracts are approved as well. If that is the intent, then Mr. Stuart needs to make a formal application for subdivision.

If this is not the intent, Staff would request a notation that this plat is for only the pond tracts (#2 and #6) and the roads and all other divisions are for future planning and not to be recorded without further approval.

ATTACHMENTS

- Map of the current tax parcel for the area in question
- Two plats for review



Carolina Dreams Golf, LLC
Village at SunsetBeach
MUD District Land Subdivision

200 100 0 200 400 Feet

N W E S

Hiram J. Marziano, II
Planning Director
hmarziano@sunsetbeachnc.gov
October 24, 2017

I, Steve M. Norris, a Professional Land Surveyor, certify that this map was drawn from an actual survey made under my direct supervision, that the ratio of precision of the actual field closure, as calculated by latitudes and departures is 1 : 10,000 +, that it conforms to G.S. 47-30 as amended and that it is true and correct to the best of my knowledge and belief.

I further certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my hand and seal this 6th day of June, 2017.

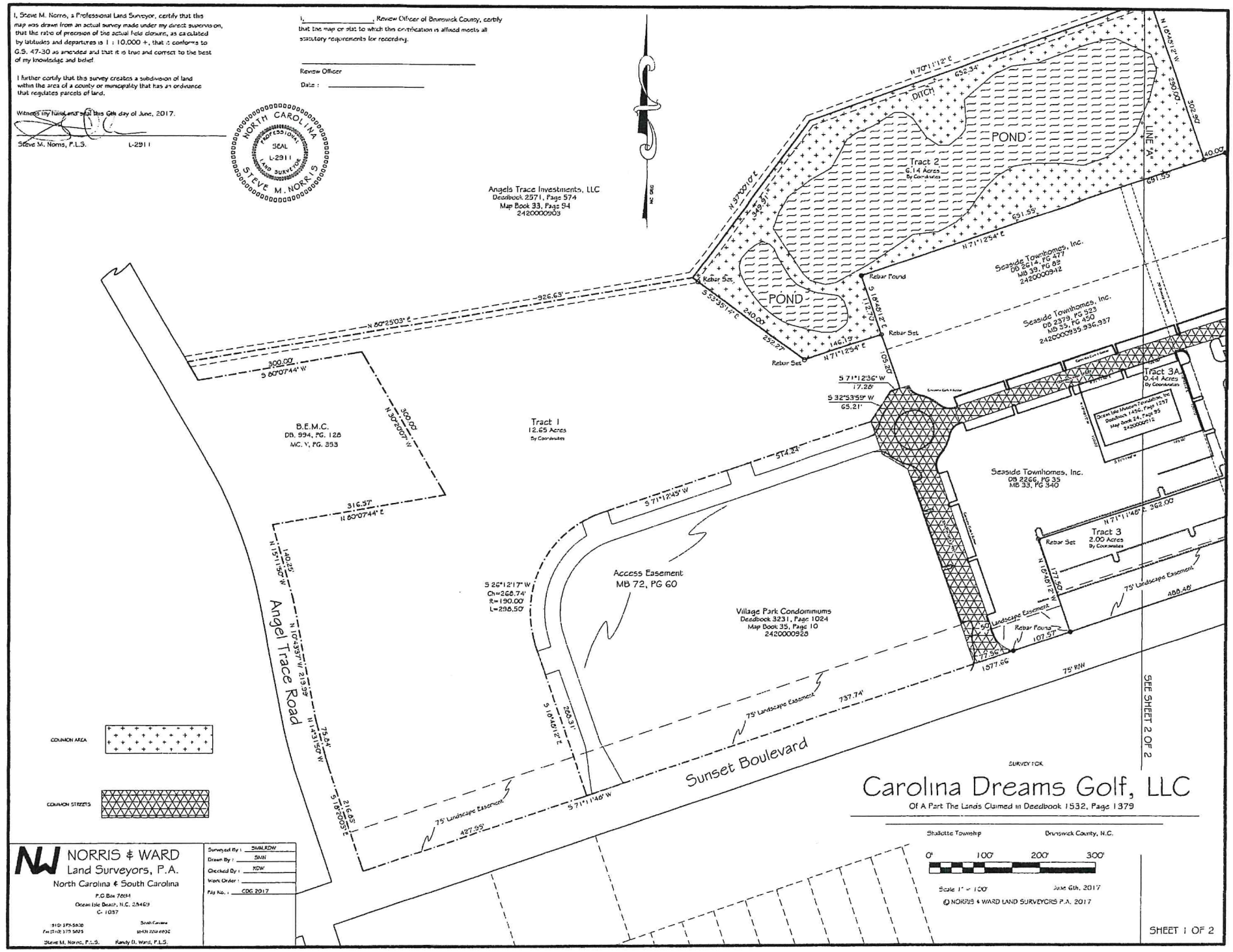
Steve M. Norris, P.L.S. L-2911

NORTH CAROLINA PROFESSIONAL SEAL L-2911 LAND SURVEYOR STEVE M. NORRIS

I, _____, Review Officer of Brunswick County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date : _____



SURVEY FOR

Carolina Dreams Golf, LLC

Of A Part The Lands Claimed in Deedbook 1532, Page 1379

Shallotte Township Brunswick County, N.C.

0' 100' 200' 300'

Scale 1" = 100' June 6th, 2017

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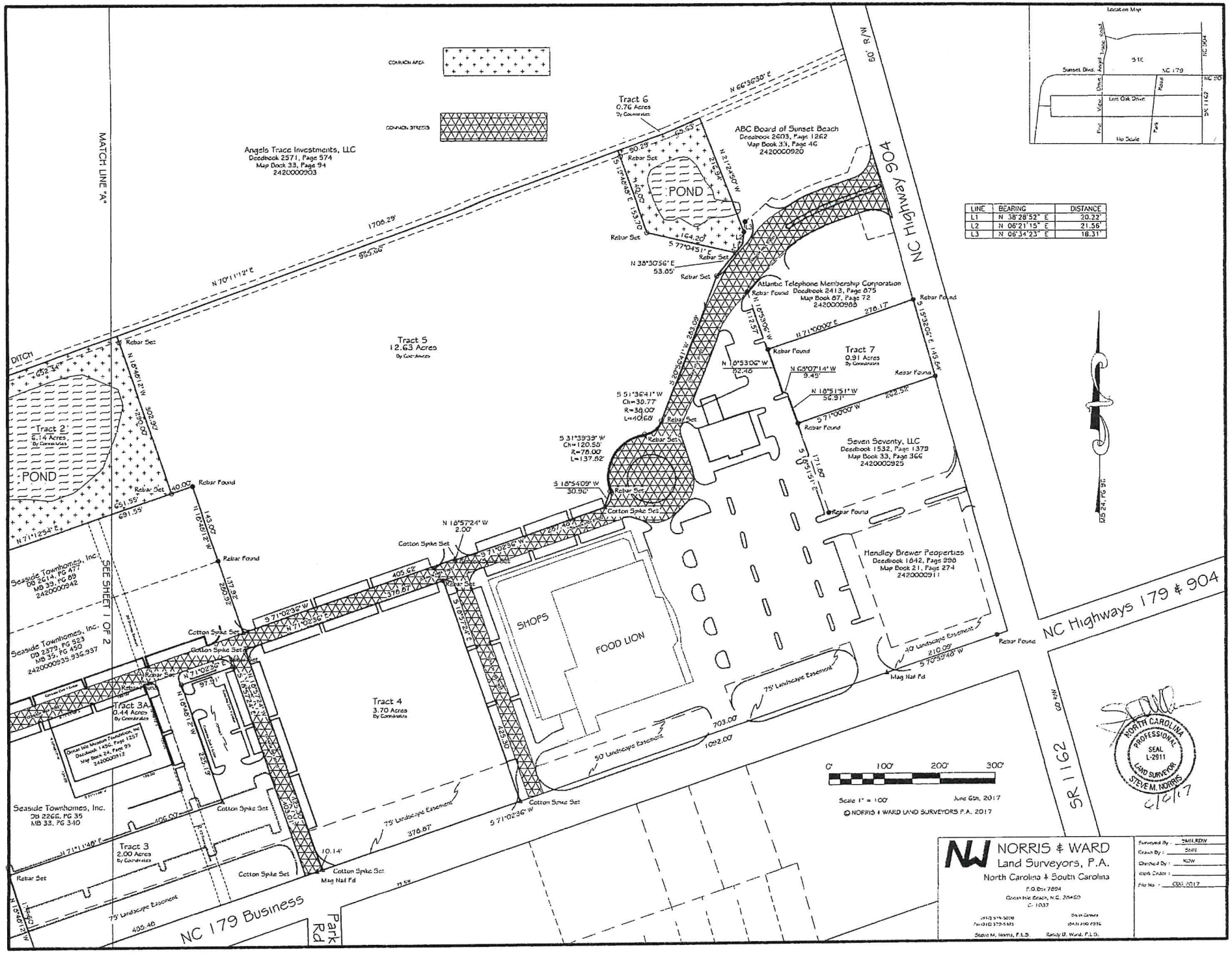
Steve M. Norris, P.L.S. Randy D. Ward, P.L.S.

Surveyed By : SMN,RDW
Drawn By : SMN
Checked By : RDW
Work Order :
File No. : CDG 2017

SHEET 1 OF 2



LINE	BEARING	DISTANCE
L1	N 38°28'52" E	20.22'
L2	N 06°21'15" E	21.56'
L3	N 06°34'23" E	18.31'