



**Agenda**  
**Planning Board**  
**Tuesday, July 26, 2016**  
**6:30 PM**  
**Council Chambers**

	Page
<b>1. 6:30 P.M. - CALL TO ORDER</b>	
<b>2. PLEDGE OF ALLEGIANCE</b>	
<b>3. SWEARING IN OF NEW MEMBERS</b>	
3.1 New Member Oaths	3 - 4
<a href="#">Joe Bryant</a>	
<a href="#">Robert Penwell</a>	
3.2 Updated Planning Board Member Roster Attached	5
<a href="#">2016-07-01 Planning Board Members List</a>	
<b>4. PLANNING BOARD CHAIRMAN ELECTION</b>	
4.1 Nominations for Chairman of the Board	
<b>5. PLANNING BOARD VICE CHAIRMAN ELECTION</b>	
5.1 Nominations for Vice Chairman of the Board	
<b>6. BOARD OF ADJUSTMENT ELECTION</b>	
6.1 Nominations for Board of Adjustment	
<b>7. APPROVAL OF THE AGENDA</b>	
7.1 Add or Delete Agenda Items as Necessary	
<b><u>POTENTIAL ACTION:</u></b> Motion to approve July 26, 2016 Agenda as presented.	
<b>8. APPROVAL OF MINUTES</b>	
8.1 June 14, 2016 – Special Meeting	6 - 8
<b><u>POTENTIAL ACTION:</u></b> Motion to approve the June 14, 2016 Planning Board/Council Special Meeting Minutes as presented.	
<a href="#">2016-06-14 Planning Board/Council Special Meeting Minutes</a>	
8.2 June 28, 2016 Regular Meeting Minutes	9 - 13

**POTENTIAL ACTION:** Motion to approve the June 28, 2016 Regular Meeting Minutes as presented.

[2016-06-28 Planning Board Minutes](#)

**9. PUBLIC COMMENT**

**10. DISCUSSION TOPICS**

10.1 Planning Board and Board of Adjustment Training

10.2 TRC Liaison List for 2016

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[2016-07-26 Planning Board-Technical Review Committee Liaison](#)

**11. OLD/NEW BUSINESS**

**12. STAFF/BOARD/COMMITTEE MONTHLY REPORTS**

12.1 Economic Development Report for July 1, 2016

15 - 16

[2016-07-01 Economic Development Update](#)

12.2 Monthly Comparative Building Permit Report

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[Monthly Permit Comparative Report](#)

**13. ADJOURNMENT**

**14. NEXT MEETING DATE**

The next regular meeting of the Planning Board will be held on Tuesday, August 23, 2016 at 6:30 p.m. in the Town Hall Council Chambers



102 Town Hall Drive - Leland, North Carolina 28451  
(910) 371-0148 - Fax (910) 371-1073

### OATH OF OFFICE

"I, **Joe Bryant**, do solemnly swear (or affirm) that I will be faithful and bear true allegiance to the state of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the constitution of said state, not inconsistent with the constitution of the United States; and that I will faithfully execute the duties of my office as a **Planning Board** member of the Town of Leland according to the best of my skill and ability and according to the law, so help me, God."

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**Joe Bryant**

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Nancy Sims, Deputy Clerk

July 26, 2016



102 Town Hall Drive - Leland, North Carolina 28451  
(910) 371-0148 - Fax (910) 371-1073

### OATH OF OFFICE

"I, **Robert Penwell**, do solemnly swear (or affirm) that I will be faithful and bear true allegiance to the state of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the constitution of said state, not inconsistent with the constitution of the United States; and that I will faithfully execute the duties of my office as a **Planning Board** member of the Town of Leland according to the best of my skill and ability and according to the law, so help me, God."

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**Robert Penwell**

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Nancy Sims, Deputy Clerk

July 26, 2016

**TOWN OF LELAND  
PLANNING BOARD/BOARD OF ADJUSTMENT  
(3 year terms)**

Joe Bryant  
123 Oak Lane  
Leland, NC 28451  
Home: 910-371-3113  
Email: [Joebryant@Cjcleaning.Com](mailto:Joebryant@Cjcleaning.Com)  
Work: 910-383-0057  
Cell: 910-612-7141  
Appointed: 5/19/16  
Expires: 6/30/19  
Conclude Terms: 6/30/22

Mose Highsmith  
1009 Silver Maple Drive, SE  
Home: 228-3004  
Work: 253-2441  
Email: [Mose.Highsmith@Gmail.Com](mailto:Mose.Highsmith@Gmail.Com)  
Appointed: 07/18/13- Unexpired Term  
Reappointed: 07/01/15  
Expires: 06/30/18  
Conclude Terms: 06/30/18

Timothy Linkhorn  
115 Hillshire Drive  
Winnabow, NC 28479  
Cell: 614-582-1969  
Home: 371-9723  
Email: [Linkhorn1@Yahoo.Com](mailto:Linkhorn1@Yahoo.Com)  
Appointed: 06/19/14 – Unexpired Term  
Reappointed: 07/01/15  
Expires: 06/30/18  
Conclude Terms: 06/30/21

Robert Penwell  
1205 Grandiflora Drive  
Leland, NC 28451  
Home: 910-371-0068  
Cell: 703-244-9150  
Email: [Penwellrob@Aol.Com](mailto:Penwellrob@Aol.Com)  
Appointed: 5/19/16  
Expires: 6/30/19  
Conclude Terms: 6/30/22

Michael Roberts  
1254 Wood Lily Circle  
Home: 547-9833  
Email: [Mroberts11@Ec.Rr.Com](mailto:Mroberts11@Ec.Rr.Com)  
Appointed: 01/19/12  
Reappointed: 07/01/15  
Expires: 06/30/18  
Conclude Terms: 06/30/18

Charles Spittel  
1327 Grandiflora Drive  
Home: 383-6614  
Cell: 383-2344  
Email: [Spittelc@Bellsouth.Net](mailto:Spittelc@Bellsouth.Net)  
Appointed: 01/19/12  
Reappointed: 07/01/15  
Expires: 06/30/18  
Conclude Terms: 06/30/18

Stephen C. Whitney  
1107 Eldora Court  
Home: 399-4861  
Cell: 585-469-9172  
Email: [Swhitney0628@Ec.Rr.Com](mailto:Swhitney0628@Ec.Rr.Com)  
Appointed: 06/19/14 – Unexpired Term  
Expires: 06/30/16  
Conclude Terms: 06/30/19

**Board of Adjustment Alternates are:**

Michael Roberts  
Charles Spittel

Council Liaison: Brenda Bozeman  
Staff Rep: Robert Waring

UPDATED: 07/01/16



**TOWN OF LELAND  
SPECIAL PLANNING BOARD MEETING  
Tuesday, June 14, 2016  
6:00 P.M.**

**ASSEMBLY**

The Leland Planning Board held a Special Joint Meeting with Council at 6:00 p.m. on Tuesday, June 14, 2016 at the Leland Town Hall, 102 Town Hall Drive.

Present: Chairman Donn Garvey; Vice-Chairman Mike Roberts; Tim Linkhorn; Chuck Spittel; Don Slawter, Mose Highsmith and Stephen Whitney.

Also Present: Brenda Bozeman, Mayor; Council Members: Pat Batleman, Bob Campbell Michael Callahan, and Bob Corrison; David Hollis, Town Manager; Sabrena Reinhardt, Administrative Manager/Town Clerk; Robert Waring, Planning Manager; Ashli Barefoot, Senior Planner and Nancy Sims, Deputy Town Clerk.

**1. 6:00 P.M. - Call to Order**

Chairman Garvey called the Planning Board meeting to order at 6:00 p.m.

**2. Pledge of Allegiance**

**3. Approval of the Agenda**

*Moved by Timothy Linkhorn, Seconded by Don Slawter to approve the Agenda for the June 14, 2016 Special Joint Planning Board Meeting, MOTION CARRIED.*

**4. Master Plan Draft Update**

Presented by Susan Henderson, PlaceMakers.

Ms. Henderson stated that the Master Plan is structured with three main topics: Citizens, Community and Commerce. A significant amount of comments were received from staff, the public and Council. At the suggestion of Council they added a glossary and an action matrix.

July 15th is the deadline for comments and August 25th is the date of the Council hearing for adoption of this Master Plan.

There was significant discussion between the Planning Board members and Council members regarding the following:

- Sketch plans for specific areas in the community and how the Planning Board members should respond to reluctant developers;
- Changing the development types from large single family home lots, and addressing the needs of the millennial. Many younger people are demanding rentals because they want to remain mobile;
- Leland should have more light industrial zoning;
- The FlexCode and Gateway District; to make it available by right;
- Leland being more urban; needing to have more places for people to live and work. People have to come before the businesses come;
- The challenges of the pockets of Brunswick County and Belville land within Leland;
- Crossing the bridge for work is an issue. Possible incentives to large employers;
- Leland being surrounded by open, available land that is not under their control. Competing with Brunswick County that has a more lax criteria;
- Creating a long term tax strategy. In the future Leland will be facing bills to get ahead, we need to develop a tax strategy now;

Some comments from the audience were:

- Richard Allison, Leesburg Drive. He has been doing some comparisons with the 2008 Master Plan and that plan dealt with detailed environmental issues. He wanted to make sure this updated Master Plan does as well.
- Arlene Holmes, Lindenwood Drive. She asked about younger people moving back home and not living on their own; how does that impact the community.
- Bob Penwell, Grandiflora Drive. He asked, with business professions of younger people changing so fast, what is the envelope of a 10 year plan.
- Greg Bradshaw, Sturgeon Drive. He asked about education being a problem in Leland. He also mentioned that with millennials there seems to be a lot more focus on being green.
- Rebecca Bradshaw, Sturgeon Drive. She asked, where the bike path that was previously discussed is.

- Glenn Thearling, Thistle Drive. He mentioned that the Town didn't have a lot of interface with education. Maybe a taskforce should be formed to address education. Councilmember Callahan said that was a great suggestion and he would support a citizen taskforce on education.
- Ms. Holmes thought vocational education would be important in the community. Maybe the Town could put something together that would encourage the community college as well as Brunswick County to push that movement forward.
- Wayne Dickerson, Springdale Terrace Court. Mr. Dickerson inquired about such a thing as maker space that has to do with education.

Councilmember Callahan also wanted to let the citizens know that south of Leland, in Brunswick County, is one of the most agricultural areas in the nation. Maybe we should be looking at businesses coming to Leland related to agriculture.

Mayor Bozeman advised that the Town recently held a seminar with the North Carolina Department of Insurance. It was very informative on the different insurance information. The Town is also working on having an educational seminar as well.

Mr. Hollis advised that he has kids in the Brunswick County school system and he has a good relationship with the representatives on the School Board. Very few parents attend any School Board meetings. There has to be interest from parents. Our school system in Leland is not competing with other areas in Brunswick county; people are leaving Leland and moving to Wilmington because they have a better school system. That is a fact. Wilmington's tax rate is much higher. Mr. Hollis said you shouldn't try to make all schools better at one time, make the schools better in northern Brunswick county and let it trickle down.

**5. Adjournment**

*Moved by Don Slawter, Seconded by Charles Spittel to adjourn the Planning Board Meeting at 8:00 p.m.*

Respectfully,

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Donn Garvey, Chairman

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Nancy Sims, Deputy Town Clerk

Approval Date: July 27, 2016



**TOWN OF LELAND  
PLANNING BOARD MEETING MINUTES  
TUESDAY, JUNE 28, 2016 AT 6:30 P.M.**



**ASSEMBLY**

The Leland Planning Board held their Regular Meeting at 6:30 p.m. on Tuesday, June 28, 2016 at the Leland Town Hall, 102 Town Hall Drive.

Present: Chairman Donn Garvey; Vice-Chairman Mike Roberts; Tim Linkhorn; Chuck Spittel; Don Slawter; Stephen Whitney and Mose Highsmith.

Also Present: Robert Waring, Planning Manager; Andrew Neylon, Planner 1; Gary Vidmar, Economic and Community Development Director; Brenda Bozeman, Council Liaison and Nancy Sims, Deputy Town Clerk.

**CALL TO ORDER**

Chairman Garvey called the meeting to order at 6:29 p.m. The Pledge of Allegiance was recited. A quorum was present.

**APPROVAL OF THE AGENDA**

Mr. Linkhorn **MOVED, SECONDED** by Mr. Roberts to approve the June 28, 2016 agenda after making the typo correction to Item 6, Section 30-4, as requested by Mr. Waring. The **MOTION CARRIED UNANIMOUSLY.**

**APPROVAL OF THE MAY 24, 2016 REGULAR MEETING MINUTES**

Mr. Whitney **MOVED, SECONDED** by Mr. Slawter to approve the May 24, 2016 Regular Meeting Minutes as presented. The **MOTION CARRIED UNANIMOUSLY.**

**BRUNSWICK FOREST PLANNED UNIT DEVELOPMENT MASTER PLAN UPDATE & SITE SPECIFIC REVIEW – PHASE 1, SECTION 5**

Mr. Waring presented plans for the Brunswick Forest PUD Master Plan Update and Site Specific Plans for Phase 1, Section 5. Mr. Waring reminded the Board that PUD Ordinances are treated slightly different than a normal subdivision Ordinance. With a PUD you are making a recommendation that will carry on to Town Council. Mr. Waring explained that this PUD is located on Highway 17 near the Mallory Creek PUD. The original Master Plan included approximately 4,669 acres. This particular site specific plan contained approximately 15.47 acres and was proposed as a gated community with approximately twenty-eight single family lots. No new open space was proposed as the requirement had already been met. Mr. Waring further explained the details of the Master Plan Update and Site Specific Plans.

**PUBLIC COMMENT – PHASE 1, SECTION 5**

Gary Ostby, Leesburg Avenue, Brunswick Forest spoke with regard to the Brunswick Forest PUD Master Plan Update and Site Specific Plan, Phase 1, Section 5. Mr. Ostby previously provided

documentation to each Board member. Mr. Ostby read a comment from the North Carolina Department of Public Safety Risk Management, which reviewed the same documentation supplied to the Board. Mr. Ostby claimed that based on 2014 Flood Risk Information System ("FRIS") map data, it would be irresponsible for the Town to approve Phase 1, Section 5 without considering basic flood elevation levels. He stated that without an offset we face both a raised basic flood elevation and a lowered flood safety factor for our existing homes. At the same time approval without a stormwater runoff offset would create a public safety issue. Mr. Ostby asked if Leland was willing to put the safety of its residents in jeopardy by failing to ensure an adequate flood safety factor prior to approval of Phase 1, Section 5. Mr. Ostby implored the Town to take whatever steps were necessary to ensure that the basic flood elevations were not diminished.

#### **DISCUSSION – PHASE 1, SECTION 5**

Mr. Garvey asked when the original Master Plan was approved. Mr. Waring believed it was more than ten years ago. Mr. Garvey then inquired if Mr. Waring felt the development in Brunswick Forest was progressing as envisioned when the Master Plan PUD was originally approved. Mr. Waring replied, yes. Mr. Garvey then asked if the Master Plan included a stormwater permit issued by the State. Mr. Waring replied, yes it was issued with the understanding that as additional development progressed, it would be reviewed and if appropriate the permit would be modified. He was not aware of any past reviews or modifications.

Mr. Garvey asked about specifications for the wall surrounding the gated community. Mr. Waring advised that there are some height requirements and it is to be built out of the right of way. Mr. Garvey wanted to know about current or planned hiking or biking paths through this area. Mr. Waring advised there are none, but the sidewalks will remain open to the public.

Mr. Garvey asked, with regard to basic flood elevation is that an issue that the Town has any real expertise in? Mr. Waring replied the Town has a Flood Plain Ordinance and staff that are trained and certified as flood plain managers. Mr. Waring further stated that the flood plain was discussed at the Technical Review Committee meeting and comments were directed to the applicant in that regard. Mr. Waring pointed out where the current flood plain was on the map. He further explained the Federal Emergency Management Agency (FEMA) is in the process of updating the flood plain maps, but there was no indication when that will be completed. It would be difficult to hold a developer to a standard that doesn't exist yet. Mr. Garvey responded by asking if anybody with expertise on flood plain elevation raised the issue that this particular phase would have any negative effect upon the elevation level? Mr. Waring replied no. No one can guarantee that your property will never flood. Mr. Waring believed that the flood plain areas could change when the new maps come out.

Mr. Spittel asked, if Planning Board and then Council approved this Site Specific Plan, and then the maps came out and changed the flood plain, what would the town and developer be required to do? Mr. Waring replied that if the maps changed and the lots that were built upon were now in the flood plain, those property owners would be required to get flood insurance. They would not be required to go back and make retrofits to their homes. If new homes were built they

would have to be built to flood standards. Being in a flood plain in Brunswick County and the Town of Leland does not forbid you from building.

Mr. Highsmith asked the developer how many residents currently live in Brunswick Forest. Alan Kerry with Funston Land & Timber replied that they have sold just over 1,700 lots and around 1,650 have been built upon. Mr. Highsmith then asked, of the 1,700 lots that were sold, what representations were made to the buyers about gated communities? Mr. Kerry responded there were no representations made regarding gate communities. When Brunswick Forest was first started gated communities were allowed; then the Ordinance was changed and now has been changed back.

Mr. Slawter wanted to know where the responsibility would lie if the stormwater drainage system did not handle the possible increased runoff. Mr. Waring replied it would lie with the permit holder, which right now was the developer. At some point, the HOA will become responsible for the permit. Mr. Slawter then asked about the requirement for a stormwater drain to handle a five, ten or hundred year flood. Greg Wayne and David Hollis of Hanover Design Services described the design and purpose of the stormwater culverts along Low Country Blvd.

Mr. Whitney **MOVED, SECONDED** by Mr. Spittel to approve the Brunswick Forest Master Plan Update and Site Specific Plan (“SSPs”) for Phase 1, Section 5, with the requested staff conditions, and to recommend the plans go to Council for approval. **The vote was 6 to 1; THE MOTION PASSES.**

Chairman Donn Garvey	Yes
Vice-Chairman Mike Roberts	Yes
Tim Linkhorn	Yes
Stephen Whitney	Yes
Chuck Spittel	Yes
Don Slawter	Yes
Mose Highsmith	No

**TEXT AMENDMENT TO CHAPTER 30: ARTICLE I, SECTION 30-4; ARTICLE V, DIVISION 2, SECTION 30-181 and ARTICLE VI, SECTION 30-212 – SELF-SERVICE STORAGE FACILITY**

Mr. Waring presented this text amendment which sought to update and clarify terminology of the Ordinance pertaining to self-storage facilities and to amend allowances for accessory dwellings within a commercial zoning district. The amendment would modernize the terms used in the permitted use table. It would also allow accessory dwellings in commercial districts. This would only take place in areas zoned C2. Mr. Waring further explained the proposed changes to the zoning Ordinance.

Mr. Garvey asked if the developer had drafted any plans for a self-storage facility. Mr. Waring replied no. Mr. Garvey then asked if Mr. Waring can further inquire as to what the developer has in mind with this text amendment. Mr. Waring stated that it would be applied throughout the entire town, not just one specific location.

Mr. Highsmith **MOVED, SECONDED** by Mr. Spittel to support the recommendation of staff to approve the revised text amendment to Chapter 30: Article I, Section 30-4; Article V, Division 2, Section 30-18 and Article VI, Section 30-212 to modernize the terms used in the permitted use table, to allow accessory dwellings in commercial districts and to recommend this revised text amendment to Council. **The vote was 6 to 1; THE MOTION PASSES.**

Chairman Donn Garvey	No
Vice-Chairman Mike Roberts	Yes
Tim Linkhorn	Yes
Stephen Whitney	Yes
Chuck Spittel	Yes
Don Slawter	Yes
Mose Highsmith	Yes

Mr. Linkhorn **MOVED, SECONDED** by Mr. Highsmith to approve the Statement of Consistency for the Text Amendment regarding self-service storage facilities. **The vote was 6 to 1; THE MOTION PASSES.**

Chairman Donn Garvey	No
Vice-Chairman Mike Roberts	Yes
Tim Linkhorn	Yes
Stephen Whitney	Yes
Chuck Spittel	Yes
Don Slawter	Yes
Mose Highsmith	Yes

**TEXT AMENDMENT TO CHAPTER 30, ARTICLE IX, SECTION 30-313(6) - PUD TRANSITIONAL USE AREA**

Mr. Waring presented this text amendment to modify the requirement for a 50 foot wide transitional use area around the perimeter boundary of all PUD developments. It would eliminate transitional area requirements when a property developed for commercial purposes abuts commercial or industrial zoned property outside of the PUD. The amendment offers a buffer to those residential uses when the use on the other side is not residential.

Mr. Highsmith asked if there was a benefit to have that buffer for two commercial properties in Leland. Mr. Waring responded that buffers are fine when you are trying to separate incompatible uses. But when there are similar uses, buffers tend to waste land.

Mr. Highsmith **MOVED, SECONDED** by Mr. Whitney to support the recommendation of staff to approve the revised text amendment to Chapter 30, Article I, Section 30-313(6) to eliminate transitional area requirements when a property developed for commercial purposes abuts

commercial or industrial zoned property outside of the PUD and to recommend this revised text amendment to Council. The **MOTION CARRIED UNANIMOUSLY.**

Mr. Highsmith **MOVED, SECONDED** by Mr. Linkhorn to approve the Statement of Consistency for the Text Amendment regarding PUD transitional use areas. **The MOTION CARRIED UNANIMOUSLY.**

**OLD/NEW BUSINESS**

Mr. Waring reminded the Board members of the two new members who will start at the July meeting; they will both be sworn in at that meeting.

**COUNCIL UPDATES**

Mr. Waring reported on recent Council actions:

Resolution R16-71, PUD Master Plan Update & Site Specific Plan for the Retreat at Mallory Creek Plantation was approved by Council at their June meeting.

**STAFF/COMMITTEE MONTHLY REPORTS**

A. Economic Development Report

An updated Economic Development Report dated June 1, 2016 was included in the agenda packet.

B. Permit Report

An updated permit summary was included in the agenda packet.

**RECOGNITION OF OUTGOING BOARD MEMBERS**

Mayor Bozeman presented both Donn Garvey and Don Slawter with thank you gifts and said the Town appreciated the efforts of both men in serving on the Planning Board.

Mr. Garvey thanked the other Board members for allowing him to be Chairman and said that he was honored to serve with all the Board members and for the Town.

**ADJOURNMENT**

Mr. Roberts **MOVED, SECONDED** by Mr. Spittel to adjourn the meeting at 7:55 p.m. The **MOTION CARRIED UNANIMOUSLY.**

Respectfully,

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Nancy Sims, Deputy Town Clerk

Approval Date: July 26, 2016 (SEAL)



102 Town Hall Drive - Leland, North Carolina 28451  
(910) 371-0148 - Fax (910) 371-1073

To: Planning Board  
Re: Technical Review Committee (TRC) Liaison  
Date: July 26, 2015

Gentlemen,

In an effort to provide Planning Board members with a more complete picture of the development review process, staff has asked that Planning Board members attend the TRC meetings in liaison capacity as detailed below.

Please note that TRC meetings are held on an as needed basis, if there are no applications submitted then a meeting will not be held for that month.

We will meet on the dates listed below in 2016, typically, at 1:30 p.m. at the Leland Town Hall. Staff will notify the Planning Board Liaison prior to the meeting and provide a copy of the meeting agenda and appropriate set of plans.

TRC Meeting Date

January 5, 2016	Timothy Linkhorn
February 2, 2016	Donn Garvey
March 1, 2016	Don Slawter
April 5, 2016	Mose Highsmith
May 3, 2016	Charles Spittel
June 7, 2016	Stephen Whitney
July 5, 2016	Michael Roberts
August 2, 2016	Robert Penwell
September 6, 2016	Mose Highsmith
October 4, 2016	Charles Spittel
November 1, 2016	Timothy Linkhorn
December 6, 2016	Stephen Whitney
January 3, 2017	Michael Roberts

Sincerely,

Robert Waring, MPA  
Planning Manager  
Town of Leland  
910-332-4816  
[rwaring@townofleland.com](mailto:rwaring@townofleland.com)

Brenda Bozeman  
Mayor

Bob Campbell  
Councilmember

Pat Batleman  
Mayor Pro Tem

Bob Corrison  
Councilmember

Michael Callahan  
Councilmember

David A. Hollis  
Town Manager



## AGENDA MEMORANDUM

**TO:** Planning Board  
**FROM:** Gary Vidmar, Economic & Community Development Director  
**SUBJECT:** Economic Development Report  
**DATE:** July 26, 2016

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This memorandum reports on current economic development activities in the Town of Leland. Updated information is indicated in italics.

### **InnovateNC**

*The Wilmington/Carolina Coast Councils meet regularly and continue to move this initiative forward to develop a plan to expand and support innovation and startup opportunities in the marine biotechnology and life sciences space as well as other sectors.*

### **Development of 63+ acres on Hwy. 17 between Ocean Gate Plaza Dr. and Ploof Rd.**

*On June 8<sup>th</sup>, Staff met with the WMPO, DOT and the developer of the Ocean Gate/Ploof property and reached agreement on the TIA scope and road network phasing for this development. Staff is expecting to receive the preliminary road improvement drawings from the developer sometime soon. The development is expected to include a mix of offices, retail, restaurants, entertainment and civic areas.*

### **Harrington Village**

*Staff has been meeting with the developer to provide input on the site design. A proposed development agreement will be presented to Council at public hearings during the July 14<sup>th</sup> and July 25<sup>th</sup> Council meeting. This 19± acre development is expected to include 300 luxury apartment units in 13 separate buildings and about 30,000 square feet of retail/commercial space. The developer plans to submit building permit applications sometime soon. The project is expected to start in the fall.*

### **Other Gateway District Re-development in Progress**

- *Pelican SnowBall has opened in Leland at the former location of Frosty's on Village Road. The family-owned and operated establishment is named for the state bird of Louisiana, who strive to stay true to the "Original New Orleans" SnoBall.*
- *Work is underway to fit-up a building located at 113 Village Rd. (the former dry cleaner) for use as a donut shop.*

- Staff is working with the owner of the 2± acre property at 480 Village Rd. near the corner of Village and Dresser Lane to provide guidance for preparation of site plans for a residential development with 21 3-bedroom townhomes.
- Staff is working with a developer who interested in purchasing a 7+ acre property at 408 Village Rd. near the corner of South Navassa Rd. for the purpose of constructing 80 apartment units. The developer will be conducting its due diligence during the next four months before it determines whether the project is viable.

#### **Other Economic Development News**

- Plans have been announced for the construction of a Fairfield Inn by Marriott on Westgate Blvd. behind the Best Western Hotel.
- Brunswick Forest has announced plans to construct a 360± unit luxury apartment community. It will be located on land south of the commercial/retail area.
- ALDI's has announced that the location of its first grocery store in the Wilmington area will be in Leland at the corner of Ploof Rd. and Hwy. 17.
- Carolina Shores Car Wash in Waterford Village is expected to open in *August*.

#### **Public Improvement Projects**

- Northgate Dr. Re-alignment project: 35% level drawings have been completed and are under review by Staff

#### **Update to Town Master Plan**

The final draft will be presented to Council for adoption on August 25<sup>th</sup>.

#### ***Economic Development Activities & Events***

*Economic Development Committee Meeting – July 21 at 6:00 P.M.*

**Residential Permits vs Previous Year 2015/2016**

	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	Totals
July	88	32	44	27	17	22	29	54	48	
Aug	69	28	33	21	27	20	39	18	24	
Sept	28	41	30	18	15	29	37	33	25	
Oct	58	28	27	17	25	28	50	35	38	
Nov	40	22	22	12	16	23	18	31	41	
Dec	36	19	32	21	20	36	42	30	36	
Jan	25	17	32	29	12	34	27	33	42	
Feb	44	30	19	15	12	35	23	22	39	
March	58	31	24	21	31	35	35	45	57	
Apr	33	17	27	30	20	29	42	48	37	
May	41	49	22	18	26	40	50	35	39	
June	26	39	18	21	36	26	37	31	41	
<b>Total</b>	546	353	330	250	257	357	429	415	467	2937
<b>Average</b>	45.5	29.4	27.5	20.8	21.4	29.8	35.8	34.6	38.9	
<b>Valuation</b>	102,648,000	48,582,668	66,603,902	56,864,428	60,066,620	83,508,001	88,554,922	105,881,579	102,758,396	715,468,516

