

Coleman PLANNED DISTRICT

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PREPARED FOR:

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Project Introduction

The properties that comprise the Planned Development are identified as PID 090867 and 013449 and are located along Dothan Road in Columbus County, North Carolina. See Exhibit 1 for parcel identification and acreage. The developed properties shall be known as "Coleman" and shall consist of approximately 65+/- acres.

Coleman proposes the rights for multiple development uses as outlined later in this document. The development uses consist of single family detached residential and single family attached duplex residential.

The existing conditions of the site are outlined in Exhibits 1-6 of this document, and the full development plan proposed for this project is set forth in Exhibits 7-11 of this document. This entire written narrative, including all exhibits herein, constitutes the full Planed District Document.

Conformance with Columbus County Comprehensive Plan

Upon review of the Columbus County Comprehensive Plan prepared by Holland Consulting Planners and adopted by Columbus County Board of Commissioners on January 3, 2012, we believe that we are in conformance with the overall master plan for Columbus County. We believe we meet the following housing policies listed in Section VI B:

P.2 – This project provides provisions for adjacent dissimilar land uses as well as environmental concerns.

P.3 – This project can be served utilizing existing Columbus County infrastructure.

P.4 – This project condenses into 2 connection points to a secondary road.

P.5 – This project is anticipated to contain housing at multiple price points which will be attractive to Columbus County Residents.

P.6 – This project expands housing inventory.

P.9 – The parcel has municipal water and sewer connections aligning with this policy.

Existing Conditions (Exhibits 1 - 6)

The subject properties (tracts) are currently owned by a singular party, Kyle A. Cox. The applicant shall be Shuttleworth Inc. herein.

This application seeks approval of the PD as a conditional use under the current zoning based on the current approved development guidelines under the Columbus County Zoning Ordinance.

The subject properties are located to the east of Dothan Road, between the intersections of Wright Road and Narrow End Road. The properties mostly consist of timber stands and agricultural fields with a centralized wetland. There are currently drainage ditches on the properties draining to the centralized wetland which flows south to a tributary of Camp Swamp.

Development Plan (Exhibit 7)

Coleman will be developed in general accordance with the submitted Development Plan. The location of roads, ponds, amenities and other elements shown on this Development Plan are conceptual in nature and are subject to change at the discretion of the developer, provided minor changes to the PD will be submitted to the County Staff for review and, if necessary, approved before implementation. Major changes to the plan in accordance with Columbus County PD Ordinance shall not be effective until such changes are approved by the appropriate parties and processes. The overall maximum unit count is proposed to be 190.

Phasing (Exhibit 8)

Coleman will be constructed in multiple phases. The number of phases and phase boundaries are subject to change at the discretion of the developer. Development Uses will be limited to one (1) type within each phase. Adjacent dissimilar Development Uses will be separated by a minimum 20' landscaped buffer. The remaining future phases will be constructed as lot inventory is required. The estimated time for the completion of this project is projected to be approximately three years from the date of adoption of this PD. Please note that the phases shown within this exhibit are schematic in nature, these phases may be re-configured, additional phases may be added, or phases may be removed as a minor amendment to this PD.

Site Design and Development Standards

It is anticipated that all structures included in this development will be constructed on site with traditional construction methods (stick-built). Architectural guidelines shall be at the discretion of the developer and may vary through the project. The developer retains the right to amend Architectural guidelines at any time. Developer shall record community Covenants and Restrictions.

Stormwater Management (Exhibit 9)

Stormwater runoff from this property will be drained through stormwater detention ponds located on the property. The ponds will be sized and constructed to meet the requirements set forth in the NCDENR "Stormwater Best Management Practices Manual". All ponds and associated private maintenance easements shall be owned and maintained, in perpetuity, by the HOA/POA. All drainage systems in the rights-of-way shall be maintained by the HOA/POA. All other drainage systems will be maintained, in perpetuity, by POA/HOA. All drainage easements and rights-of-way will be designated "Private" on the Final Subdivision Plat.

Utility Services (Exhibit 10)

Water, sewer, and power utilities shall be provided in general accordance with the layout shown in Exhibit 10. Service will be provided by an existing watermain, sewer forcemain, and power within the Dothan Road right of way. Each utility extension shall be completed or bonded prior to the issuance of any structure building permits for the project.

Fire Coverage

Based upon existing delivery pressures and water models it is anticipated that the proposed water supply system is capable of providing fire flow for the parcel. Each water system construction permit shall be individually analyzed for delivery pressures in accordance with Columbus County Fire District requirements.

Fire coverage and water delivery pressures may be supplemented or augmented by the placement of dry hydrants on each pond. Such instances shall be coordinated with and approved by Columbus County Fire Marshall.

Proposed Streets & Parking

Access to this project shall contain a minimum of two (2) access points off Dothan Road as shown on Exhibit 7. These access points are subject to move at the Developer's discretion and are subject to NCDOT input and review.

The private streets within the development shall be owned and maintained by the HOA/POA. Provisions and funding methods for which will be established in the HOA/POA governing documents. Streets shall be constructed using NCDOT standards for subdivision roads as a basis of design, but design may vary from these standards. Roads are subject to a 1-year warranty period by the developer/contractor after being dedicated to the HOA/POA.

The minimum number of parking spaces (including driveway and garage spaces) for Coleman shall be provided in accordance with the following schedule.

Single Family Detached Residential: 0.75 Space per Bedroom

Single Family Attached Duplex Residential: 0.75 Space per Bedroom

Sales Models/Amenity Center: 2.0 Spaces per 1,000 SF

Coleman HOA/POA reserves the right to maintain landscaping, irrigation and parking within private road rights-of-ways. Coleman HOA/POA reserves the right to maintain landscaping and irrigation within adjoining public road rights-of-way. Any damage resulting from work done in the public rights-of-way shall be repaired and the right-of-way shall be returned to the minimum standards required by ordinance or the approved site plan.

Ownership of Common Areas & Utilities

Open Space Areas (Exhibit 11)

The developer of Coleman will file restrictive covenants on the property that will establish guidelines for Common Area ownership and maintenance. The Common Areas, which include, but are not limited to, open fields, sidewalks, ponds, easements, open space, roads, amenities, etc., will be owned by the HOA/POA as established in the Covenants and Restrictions. This ownership will include the maintenance of facilities, landscaping within road rights-of-way and private drainage easements on the property. Fees will be assessed from all property owners to provide funding for the operation and maintenance of these areas.

Utilities (Exhibit 10)

Columbus County Water Department will own and operate the water facilities necessary for this project. Grand Strand Water and Sewer Authority will own and operate the sewer facilities necessary for this project. Focus Broadband will own and operate the telephone, internet and cable service. Electrical power facilities will be owned and operated by Brunswick Electric Membership Corporation (BEMC). Utility Easements will be shown on the Final Subdivision Plat in accordance with the Subdivision Ordinance for Columbus County.

Lot Criteria Development Summary

- 1) Single-Family Detached
 - Min. Lot Size: 7,200 sq.ft.
 - Max. Lot Coverage: 85%
 - Min. Lot Width: 60'
(Min. Lot Width to be measured at the Right-Of-Way)
(Min. Lot Width at a Cul-de-sac: 25' at the Right-Of-Way)
 - Front Yard Setback: 20'
 - Side Yard Setback: 5'
 - Corner Side Yard Setback: 10'
 - Rear Yard Setback: 10'
 - Max. Structure Height: 35' from grade.
 - Minimum Building Separation: 10'
- 2) Single-Family Attached Duplex
 - Min. Lot Size: 7,700 sq.ft.
 - Max. Lot Coverage: 85%
 - Min. Unit Lot Width: 35'
(Min. Lot Width to be measured at Bldg. Line/Front Yard Setback)
 - Front Yard Setback: 20'
 - Side Yard Setback: 5'
 - Side Yard Shared Setback: 0'
 - Corner Side Yard Setback: 10'
 - Rear Yard Setback: 10'
 - Max. Structure Height: 35' from grade.
 - Minimum Building Separation: 20'
- 3) Ancillary (Amenity Center/Sales Models)
 - Min. Lot Size: 5,000 sq.ft.
 - Max. Lot Coverage: 85%
 - Min. Lot Width: 40'
(Min. Lot Width to be measured at Bldg. Line/Front Yard Setback)
 - Front Yard Setback: 20'
 - Side Yard Setback: 5'
 - Corner Side Yard Setback: 10'
 - Rear Yard Setback: 10'
 - Max. Structure Height: 35' from grade.
 - Minimum Building Separation: 10'

Density Analysis (Exhibit 7 & 11)

The property within this PD consists of 65+/- total acres. The Development Plan calls for a maximum of 190 total dwelling units. The gross density is the number of dwelling units per acre calculated based upon gross parcel area. Based on this calculation, the overall gross density of the conceptual Development Plan is 2.9 dwelling units per acre. This calculation is subject to change and is dependent on the final Development Plan. In any case, not more than 85% of the established net buildable area may be made impervious.

Open Space Analysis (Exhibit 11 & 13)

Columbus County PD Ordinance dictates that the development must provide for Permanent Common Open Space in accordance with Section 3.e.

Recreational Open Space Calculation:

$$A = D \times 2.45 \times 0.01$$

The totals are as follows:

Total Dwelling Units = 190

Total Recreational Open Space Required = 4.66 Acres

Common Open Space Calculation:

$$A = D \times 2.45 \times 0.01 / 2$$

The totals area is as follows:

Total Dwelling Units = 190

Total Common Open Space Required = 2.33 Acres

Permanent Common Open Space may be comprised of open space easements, stormwater ponds, buffers, wetlands, recreational areas. Coleman will designate permanent common open space in its Development Plan sufficient to exceed the minimum required. Open space will be maintained by the HOA/POA and will be accessible to all HOA/POA owners as passive open space. Open Space requirements and calculations are only applicable to residential portions of Coleman. Recreational and Common Open Space depicted within this PD may change during detailed design. However, final platted open space will meet the intent of this PD and Columbus County Ordinance. PD open space may be platted by phase with sufficient open space provided by phase. Phase lines may vary as the project progresses and are not arbitrarily set by this PD.


Buffers & Tree Preservation (Exhibit 11)

An average width of 25' vegetated buffer has been provided between the adjacent roadways and the proposed residential development. An average width of 25' vegetated buffer has been provided along the perimeter of the project. This buffer may be naturally vegetated or augmented with supplemental plantings where deemed necessary. Where wetlands adjoin the property line, no augmentation is anticipated. These buffers are intended to provide for a reduction of noise, light and air pollution as well as provide a visual buffer. At the discretion of the developer, these buffers may be improved with supplemental plantings. In addition to exterior buffering each unit shall require one hardwood tree planting located between the primary structure and its respective right of way frontage.

Project Lighting

Due to the rural nature of the project particular care should be taken in the design of street lighting, public area lighting, and general outdoor lighting throughout the project. Where possible the "Five Lighting Principles for Responsible Outdoor Lighting" as outlined by Dark Sky International and the Illuminating Engineering Society (Insert 1) should be considered when designing lighting aspects of the site. Any common space or roadway lighting within 100' of an exterior PD boundary should be designed such that no more than 1 ft/candle of lighting spills across the exterior PD boundary.

Five Lighting Principles for Responsible Outdoor Lighting

DarkSkyIlluminating
ENGINEERING SOCIETY

Responsible outdoor lighting is	1 Useful	Use light only if it is needed All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.	
	2 Targeted	Direct light so it falls only where it is needed Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.	
	3 Low Level	Light should be no brighter than necessary Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.	
	4 Controlled	Use light only when it is needed Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.	
	5 Warm-colored	Use warmer color lights where possible Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.	

Rev 09-2023

Insert 1: Five Lighting Principles for Responsible Outdoor Lighting

Amenity Center, Sales Models & Construction Trailer

The Amenity Center at Coleman will be at the discretion of the developer. The Amenity Center site may consist of a building with auxiliary structures, pool, parking, sports courts, mail kiosks, etc. The developer will turn over the Amenity Center site to the HOA/POA for the residents of Coleman. The HOA/POA will have the right to modify and/or enhance the building, parking, and other elements.

Sales Models will be prominently located near the primary entrances of the development and/or phase. From the start of each phase, Sales Models along with parking will be developed on site to provide offices for sales agents and show rooms for selection of interior coverings and fixtures. Sales models may be constructed as groups of 2 – 5 homes serviced by one parking lot. The parking lot may extend across two lots.

Construction Trailer(s) and parking may be installed at a location determined by the developer and permitted by Columbus County for use by the contractors during project/phase construction until the project/phase is complete. The construction trailer may be temporarily tied into public water and sewer systems.

Residential Uses

Per the development plan (Exhibit 7) portions of the Coleman PD are intended to be single family residential areas. Proposed uses within these areas include:

Single Family Detached
Single Family Attached Duplex
Ancillary Uses (Amenity Centers/Sales Models)

Development Performance Security

In order to facilitate recording of final plats and obtaining building permits, the developer of the project/phase may offer one of the following as guarantee that required improvements will be completed in the project/phase:

- 1) Surety bond, with a corporation licensed to do business in the state.

The amount of guarantee instrument shall be equal to the estimated cost of improvements plus 25 percent of that amount. Only the above is acceptable as guarantee of improvements and no others.

With the bonded and recorded final plat, the Developer may apply and attain individual building permits to begin construction of homes or amenities within the subject project/phase, subject to provisions of the applicable building codes.

The required improvements will be completed prior to application for the final certificate of occupancy and conveying of the property to individual owners.

Signage & Monumentation

Coleman will be allowed two (2) entrance signs per entrance if signs are placed on the face of a single entrance wall to said development. Such signs shall not exceed seventy five (75) square feet per sign face and an aggregate area of one hundred (100) square feet per entrance, nor shall they exceed a height of ten (10) feet. If a double-faced sign is used without the entrance walls, only one (1) such sign is allowed per entrance. If a boulevard entrance is chosen, a sign may be placed within a landscaped median only if such sign is protected by a six (6) inch raised curb.

Each amenity site within the subdivision shall be permitted one monument sign no greater than eight (8) feet in height and no greater than fifty (50) square feet in area. Temporary signage withing the tract limits will be as follows:

"AGENT ON DUTY" sign—sign surface not to exceed two (2) feet in width by three (3) feet in height in size. The sign must be a "sandwich board" type sign which can easily be removed when the sales office or model home is not open for business.

Identification signs—not to exceed forty-two (42) inches × twenty (20) inches—One (1) for each model—may reference model home type, "specialized" parking, etc.

Temporary advertising sign per each community entrance—sign surface not to exceed forty (40) square feet in size and ten (10) feet in height. Sign must be removed prior to closing of final single-family residence.

Advertising flags, banners & fluttering ribbons permitted throughout the property. These advertisements may be located along any and all entrances to the community and may also be used internal to the community for the approach to the amenity or sales model.

Individual Lot "For Sale" signs smaller than 48"x48" shall be allowed outside of the right of way while a property is actively being advertised as for sale.

Individual Lot "Sold" signs smaller than 48"x48" shall be allowed outside of the right of way for no more than 14 calendar days after a completed property transaction.

Temporary signs shall not be erected in such a manner as to create a vision clearance issue for any adjacent property and/or for motorists on adjacent roadways.

Signs on individual lots identifying lot numbers shall be considered ancillary and permissible.

Wayfinding signs shall be considered ancillary and permissible.

Voluntary Agricultural District (Exhibit 12)

Portions of the project parcels outlined within this PD district are within one-half mile of a Voluntary Agricultural District as defined by Columbus County Ordinance. Pursuant to Article XIII, all subsequent property transfers within this one-half mile radius of a Voluntary Agricultural District shall notify future property owners of the proximity to said district. The Voluntary Agricultural District one-half mile radius is also designated on the preliminary development plans included within this PD.

Traffic Impact

Upon building out Coleman will generate additional vehicle trips. This traffic generation has been coordinated with NCDOT and off-site traffic improvements, if required, will be performed in accordance with NCDOT requirements.

Agricultural, Aircraft, and Hunting Operation Disclosure (Attachment A)

Agricultural operations, Aircraft Operations, and Hunting Operations are a key part of the local and regional economy and culture. They are instrumental in ensuring the security of product and food supply chains, as well as a way of life. It is the intent of this PD to co-exist in harmony with existing and future operations.

The Coleman project is within close proximity of several agricultural operations which include but are not limited to: cattle farming, timber operations, swine farms, row crop production, and other agricultural activities. There is also an aircraft operation hub, and several recreational hunting tracts in proximity. As such the disclosure statement shown in Attachment A shall be included in every property transaction for any current or future parcels included within the Coleman project. This disclosure shall be agreed to by any new property owner including single family homes detached homes, single family attached duplex units, and amenity centers/areas.