

LEGEND

- RESIDENTIAL (DETACHED)
- RESIDENTIAL (SEMI-ATTACHED)

- NOTES
- PARCEL LINES ARE NOT THE RESULT OF AN ACTUAL SURVEY.
  - ACTUAL SITE AREA TO BE DETERMINED DURING DESIGN PHASE BASED ON SURVEY OF PROPERTY.
  - ACTUAL REQUIRED RECREATIONAL OPEN SPACE & REQUIRED COMMON OPEN SPACE TO BE DETERMINED BASED ON ACTUAL NUMBER OF UNITS WHICH WILL BE DETERMINED DURING DESIGN PHASE.
  - PHASING TO BE DETERMINED DURING DESIGN PHASE.
  - USE TYPE BOUNDARIES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE DEVELOPER.

SITE DATA

SITE AREA: 277 ACRES (PER COUNTY GIS)

MAXIMUM DENSITY: 4.044 UNITS/ACRE (OVERALL)

MAXIMUM NUMBER OF UNITS: 4.044 UNITS/ACRE x 277 ACRES = 1,120 (ACTUAL MAXIMUM NUMBER OF LOTS TO BE DETERMINED BASED ON MAXIMUM DENSITY MULTIPLIED BY ACTUAL SITE AREA [SEE NOTE #2])

MAXIMUM REQUIRED RECREATIONAL OPEN SPACE:  $1,120 \times 2.45 \times 0.01 = 27.44$  ACRES (SEE NOTE #3)

MAXIMUM REQUIRED COMMON OPEN SPACE:  $1,120 \times 2.45 \times 0.01 / 2 = 13.72$  ACRES (SEE NOTE #3)

RESIDENTIAL (DETACHED SINGLE-FAMILY)

USES: DETACHED SINGLE-FAMILY, ANCILLARY

AREA: 264.14 ACRES

MAXIMUM NUMBER OF LOTS: 1,088

MINIMUM LOT SIZE: 4,830 SF

MINIMUM LOT WIDTH (AT FRONT SETBACK): 42'

FRONT SETBACK: 15' (18' TO FRONT OF GARAGE)

REAR SETBACK: 9'

SIDE SETBACK: 5'

STREET SIDE SETBACK: 10'

RESIDENTIAL (SEMI-ATTACHED)

USES: SEMI-ATTACHED, ANCILLARY

AREA: 12.86 ACRES

NUMBER OF LOTS: 32 (TOTAL)

MINIMUM LOT SIZE: 4,830 SF

MINIMUM LOT WIDTH (AT FRONT SETBACK): 42'

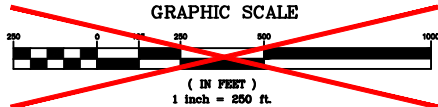
FRONT SETBACK: 15' (18' TO FRONT OF GARAGE)

REAR SETBACK: 9'

SIDE SETBACK: 5', EXCEPT 0' FOR SIDE WITH COMMON WALL

STREET SIDE SETBACK: 10'

NOT TO SCALE



REV. NO.	DESCRIPTION	REVISIONS	DATE

PD EXHIBIT MAP

**J.T. SARVIS TRACT**

LOCKWOOD HOLLY TOWNSHIP    BRUNSWICK COUNTY    NORTH CAROLINA

**PRELIMINARY**

DO NOT USE FOR CONSTRUCTION

**MALPASS ENGINEERING & SURVEYING, P.C.**

1194 SHEPARD BOULEVARD  
WILMINGTON, NORTH CAROLINA 28412  
Phone: 910-398-5545    Email: jtmalpass@bnc.net  
Fax: 910-398-5505    License No. C-8380

**DEVELOPER:** SOUTH SIDE DEVELOPERS, LLC  
2006 WELLS RD  
REELWOOD, NC 28458

DATE: 4-1-25

SCALE: ~~1"=250'~~

DRAWN: JCB

CHECKED: JEM

PROJECT NO: 343

SHEET NO: 1

OF: 1

**Attachment B-1**  
**Notice Mailed to Property Owners within 1,000 feet of Subject Property**

*Malpass Engineering & Surveying, P.C.*  
*1134 Shipyard Blvd.*  
*Wilmington, NC 28412*  
*Phone: 910-392-5243*  
*Fax: 910-392-5203*  
*License No. C-2320*

**Public Input Meeting Notice for Property # 010570 located along Peacock Rd in Columbus County, NC**

March 19, 2025

To: Adjacent and Nearby Property Owners and Residents  
From: South Side Developers, Inc.  
Re: Notice of Public Input Meeting

To whom it may concern:

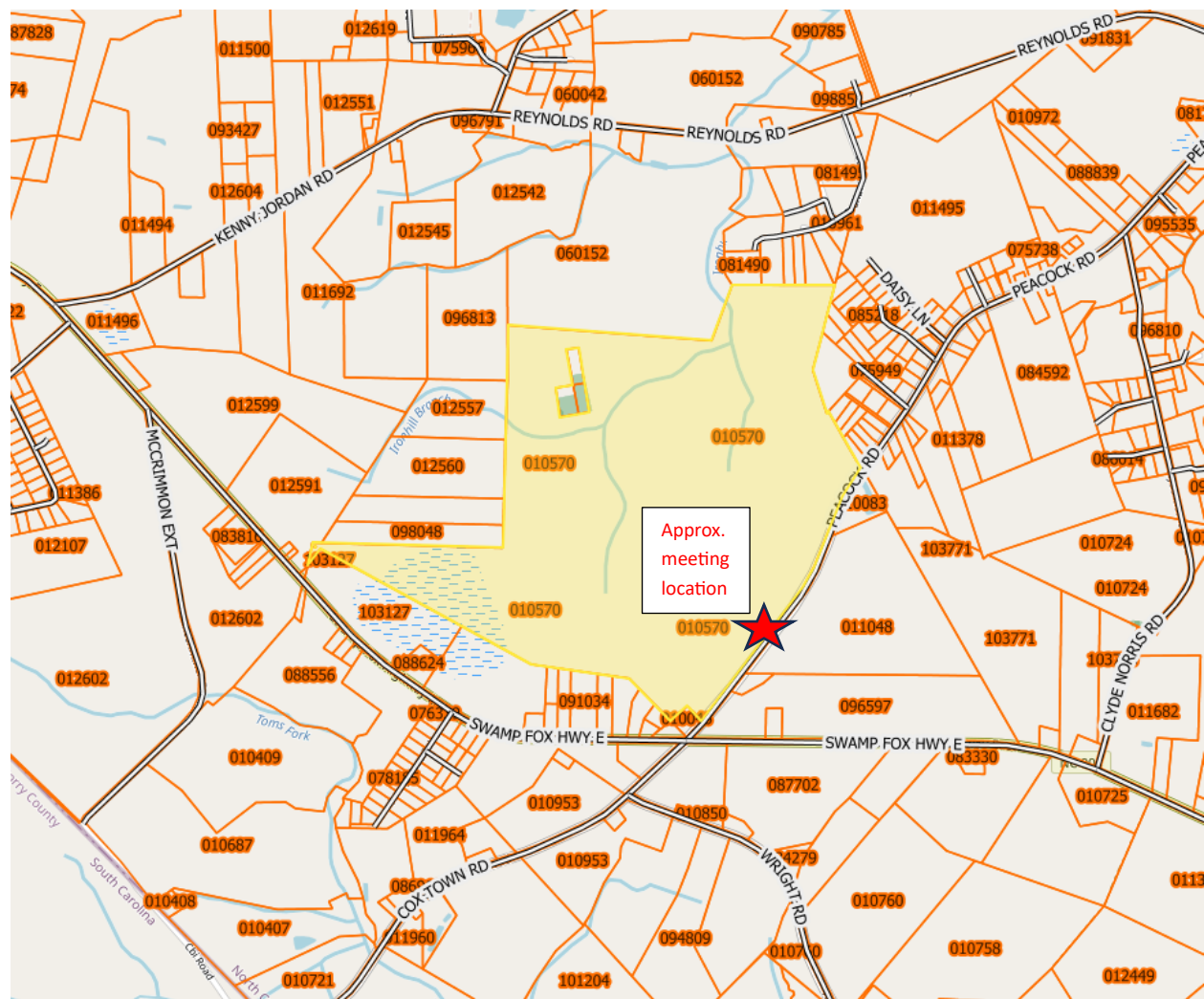
This letter is to inform you that a public input meeting will be held to discuss a proposed Planned Development for Property # 010570 located along Peacock Rd. This meeting will be held on Monday, March 31, 2025 at 6:00 PM at the entrance to the subject property, which is located on the west side of Peacock Rd approximately 0.27 miles north of the intersection of Peacock Rd and Swamp Fox Hwy E. You are being notified per the Columbus County Ordinance as your property(ies) is/are within 1,000 feet of the project boundary. The proposed Planned Development includes mostly single-family residential and some commercial.

For additional information you may contact Malpass Engineering & Surveying, P.C. or Columbus County Planning Department, whose contact information are provided below:

Malpass Engineering & Surveying, P.C.  
1134 Shipyard Blvd  
Wilmington, NC 28412  
Phone: 910-392-5243

Columbus County Planning Department  
127 West Webster Street  
Whiteville, NC 28472  
Phone: 910-640-6608

**Property # 010570**



**Attachment B-5**  
**Summary of Public Input Meeting Held on March 31, 2025 Regarding Proposed Planned Development for Property #010570**

**Applicant Representatives:** Jeffrey B. Malpass and Justin C. Bishop with Malpass Engineering & Surveying, P.C.

**Summary of Issues Discussed:**

1. Cemetery

- Attendee asked whether a buffer would be provided around the existing cemetery parcels, and if so, how much. Applicant's representative stated a buffer would be provided around the existing cemetery parcels, and that the County requires a 30-foot periphery buffer for a Planned Development.
- Attendee expressed concern as to the possibility of unmarked graves located on the subject property (Property # 010570), instead of on the existing cemetery parcels, due to the age of the cemetery. He said he was not aware of any unmarked graves.
- Attendee asked about access to the cemetery if property is developed. Applicant's representative stated access will be provided through the development to the existing cemetery parcels.
- Attendee asked what happens if you start digging and dig up an unmarked grave. Applicant's representative stated that digging would stop until the appropriate authorities are notified and the situation is addressed per the appropriate authorities.

2. Drainage

- Attendee asked in which direction will drainage from project be directed. Applicant's representative stated stormwater runoff will continue to drain to the north, or basically the direction it has historically drained.
- Several attendees mentioned existing ponding/flooding towards the north. Applicant's representative stated several ponds will be provided to control the rate of discharge from the development.
- Attendee asked to which storm events will the ponds be designed. Applicant's representative stated that has not been determined yet, but that the ponds would probably be designed for the 2-year, 10-year, and/or 25-year storm events, or some combination of those storm events.

3. Plan

- Attendee asked if commercial is planned, what type of commercial. Applicant's representative stated the notice letter they received indicated "some commercial", but the Applicant has since decided to provide some duplex lots instead of commercial.

- Attendee asked how many houses would be in the development. Applicant's representative stated the number of lots is not known at this time, as a survey of the property has not been performed and the amount of useable land on the property is not known yet. Applicant's representative went on to state the number of lots would probably be in the hundreds, with a maximum in the range of approximately 1,000-1,100.
- Attendee asked what would be the lot size and house size. Applicant's representative indicated that he is not able to answer that question, as they have not been determined at this time.
- Attendee asked what would be the cost of the houses? Applicant's representative indicated that he is not able to answer that question, as that is not known at this time.
- Attendee expressed desire for a larger periphery buffer to be provided further into the property.
- Attendee asked about the timeline of development. Applicant's representative stated it might be 2-3 years before construction would begin, and that full build-out would depend on market conditions and the economy.
- Attendee asked who to contact when more specifics on project is known. Applicant's representative stated to contact the Columbus County Planning Department.
- Attendee asked how does the public know the concerns voiced will be addressed.

#### 4. Other

- Attendee asked if sewer was being provided for the project. Applicant's representative stated the Grand Strand Water & Sewer Authority would provide a force main to the property for the project to pump into. Attendees seemed to indicate they wanted to be able to connect to sewer. Applicant's representative stated the line GSW&SA would be providing is not a gravity main, but a force main, and that a pump is needed to be able to connect to a force main.
- Attendee stated she owns adjacent property with animals and asked what the Applicant would do to ensure future lot owners do not enter her property and/or bother her animals. Applicant's representative suggested she contact the Columbus County Sheriff's Office if someone trespasses on her property.
- Attendee expressed concern about increased traffic.
- Attendee stated there is an active hog farm in the area and the development may be downwind of it at times.
- Attendees stated they have ecological/environmental concerns (i.e.-wildlife moved on to their property due to logging). Applicant's representative stated landowners have a right to timber their property.
- Attendee stated his desire for locals to be able to get jobs for construction and/or house building for the project.



- Attendee stated he thinks commercial would be a good fit for this area, as long as it is located along the frontage of the development and not interior to the development.
- Attendee stated desire for parks/recreation area to be provided for community use.
- Attendee asked if there will be another meeting. Applicant's representative stated there would not be another meeting at the site, but to contact the Columbus County Planning Department regarding any future meetings.
- Attendee asked about reinvestment in the community from the project.
- Attendee asked about cost to the community versus gain to the County.
- Attendees stated they do not want the development.
- Attendee state she will do what she can to stop the development.

**Results:**

- The project's proposal was changed to indicate residential (semi-attached) instead of commercial, in addition to the proposal for residential (detached single-family).

**Attachment C**  
**Statement of Intent and Development Standards**

Per Section 3.b of PD Ordinance the statement of intent and development standards document shall incorporate by reference or include, but not be limited to:

- 1) A written statement of intent for the development, including a description of planning objectives and overall vision for the development at build-out;

**The property is currently owned by Jesse L. Malpass. The Applicant is the property owner's company. The property (Property # 010570) is located along the west side of Peacock Rd (SR 1005), just north of the intersection of Peacock Rd and Swamp Fox Hwy E (NC 904). This application seeks approval of a PD zoning district for the property. The Applicant desires to develop a planned development consisting of the following residential use types:**

- a) Detached single-family**
- b) Semi-attached**

- 2) A statement describing how the proposed development is in accordance with or complements the County's existing Comprehensive Land Use Plan;

**The proposed development will provide additional housing opportunities in the southern part of the County at multiple price points, which may help to address the concern noted in Section IV.B of the Comprehensive Land Use Plan regarding the availability of financially achievable housing for the labor force.**

- 3) A listing of all permitted uses;

**See Attachment A.**

- 4) Residential and non-residential dimensional standards, which include at a minimum, lot area, lot width, setbacks, building height, and setbacks from adjoining residential development or residential zoning districts;

**See Attachment A.**

- 5) For the entire PD district and each development area, the acreage, types, and mix of land uses, number of residential units (by use type), non-residential acreage (by use type), residential development density, and non-residential intensity standards as measured by total square feet per acre based on a floor to area ratio;

**See Attachment A. The use type boundaries are subject to change at the discretion of the developer.**



- 6) The master plan map and specific development standards related to its approval, including any standards related to the form and design of development shown on the master plan map;

**See Attachment A.**

- 7) Provisions addressing how transportation, potable water, sanitary sewer, stormwater management and other infrastructure will be provided to accommodate the proposed development;

**Potable water will be provided by connecting to the County's existing water system. Sanitary sewer will be provided by connecting to the Grand Strand Water and Sewer Authority's existing sewer system. Stormwater will be managed by several wet ponds. Power will be provided by the local utility provider.**

- 8) Summary of traffic generation and adjacent traffic facilities capacity. Staff may request a Transportation Impact Analysis (TIA) if traffic conditions warrant;

**Applicant will have a TIA conducted if required.**

- 9) A phasing narrative, including how residential and non-residential development will be timed, how infrastructure, transportation improvements, and open space will be timed, and how the development will be coordinated with any planned County capital improvements.

**The proposed development will be constructed in multiple phases. Phasing will be determined during the design phase.**

- 10) A statement regarding responsible parties for maintenance of private or public roads, amenities, open space, and common areas.

**Private roads, amenities, open space, and common areas will be maintained by a Homeowners' Association that will be formed for the proposed development.**