



NEW HANOVER COUNTY

PLANNING & INSPECTIONS DEPARTMENT

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

TELEPHONE (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com

VARIANCE Application

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>
Name SCOTT D. STEWART BLA BLA	Owner Name	
Company SP3 LLC	Owner Name 2	
Address 6933 RUNNING BROOK TERRACE	Address	
City, State, Zip WILMINGTON NC 28411	City, State, Zip	
Phone 910-231-2428	Phone	
Email SCOTT STEWART@6933CYANIDE.COM	Email	
Subject Property Information		
Address/Location 397 WHISPER PARK DRIVE WILMINGTON NC 28411		
Parcel Identification Number(s) R04400-004-095-000		
Total Parcel(s) Acreage 20,432 SQ FT.		
Existing Zoning and Use(s) R-20 RESIDENTIAL		
Application Tracking Information (Staff Only)		
Case Number ZBA-924	Date/Time received: 2/6/18 4:40 PM	Received by: BDA

PROPOSED VARIANCE NARRATIVE

Subject Zoning Regulation, Chapter and Section: _____

In the below space, please provide a narrative of the application. (Additional pages may be attached to the application if necessary)

I HAVE HAD THE PRIVILEGE TO DESIGN/DEVELOPE DEMAREST VILLAGE. 397 WHISPER PARK IS ADJACENT, NOT PART OF, DEMAREST VILLAGE. 397 FACES A WOODED AREA, SIDEWALK, POND, WHISPER PARK DRIVE, ALL WITHIN DEMAREST VILLAGE. 397 ENJOYS ENTITLEMENTS FOR INGRESS, EGRESS, DRAINAGE, UTILITIES, MAIL WITHIN DEMAREST VILLAGE. DURING MAP RECORDINGS AND COMBINATIONS OF PROPERTY A 10' JOG WAS LEFT BY MISTAKE AS THE FRONT PROPERTY LINE FOR 397, CREATING AN UNUSUAL BUILDING SETBACK OF 20', WHEN IT WAS PLANNED AS 10' SAME AS DEMAREST VILLAGE GUIDELINES, TO BLEND IN. WE RESPECTFULLY REQUEST RELIEF FOR THE FOLLOWING: (A) FRONT YARD SETBACK TO ZERO (0') TO THE FIRST 10' JOG, WHICH WILL STILL PROVIDE A 10' SETBACK TO THE EXISTING SIDEWALK; (B) 3' SIDEYARD SETBACK ADJACENT TO 395 WHISPER PARK FOR AN OPENED ARBOR TO CONNECT THE PROPOSED MAIN HOUSE TO THE GARAGE; (C) 5' SIDE YARD SETBACK ADJACENT TO 395 WHISPER PARK FOR THE PROPOSED 397 RESIDENCE.

CRITERIA REQUIRED FOR APPROVAL OF A VARIANCE

The Zoning Board of Adjustment may grant a variance if it finds that strict application of the ordinance results in an unnecessary hardship for the applicant, and if the variance is consistent with the spirit, purpose, and intent of the ordinance. The applicant must explain, with reference to attached plans (where applicable), how the proposed use meets these required findings (please use additional pages if necessary).

1. **Unnecessary hardship would result from strict application of the ordinance.** *It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.*

THE SETBACK VARIANCES REQUESTED WILL GREATLY ASSIST IN THE PLACEMENT OF THE PROPOSED RESIDENCE TO ACHIEVE CONSISTENCY OF THE STREETSCAPE, PRESERVE THE REMAINING EXISTING TREES AND PROVIDE THE OPPORTUNITY TO RESOLVE A MAPPING ERROR THAT WOULD INCREASE THE PLANNED SETBACK FROM 10' TO 20'

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardship resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.

THE EXISTING 10' JOG IN THE PROPERTY LINE INCREASES THE PLANNED SETBACK BY 100% WHICH WOULD REQUIRE REMOVAL OF THE REMAINING TREES ON THE PROPERTY WHICH EXIST IN THE PROPOSED REAR COURTYARD AREA AND PROVIDES A BUFFER TO THE ADJACENT 395 WITHSPEN PARK DRIVE.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

THE EXISTING CONDITIONS PRESENT TODAY ARE A RESULT OF A MAPPING ERROR JUST RECENTLY REVEALED, THE MATURITY OF THE LANDSCAPE SINCE THE DEVELOPMENT COMMENCEMENT IN 1999 OF DEMAREST VILLAGE AND THE IMPROVEMENTS THAT HAVE BEEN CONSTRUCTED

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

THE THREE REQUESTED VARIANCES ARE CONSISTANT WITH "EXCEPTIONAL DESIGN" CRITERIA, THE PERFORMACE RESIDENTIAL NEIGHBORHOOD OF DEMAREST VILLAGE ALL WITHIN THE UDO AND ORDINANCE REQUIREMENTS OF NEW HANOVER COUNTY AND HAVE ALSO BEEN RECOGNIZED BY THE LOWER CAPE FERN STEWARDSHIP COUNCIL AS PROGRESSIVE.

APPLICATION REQUIREMENTS

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". Staff will not process an application for further review until it is determined to be complete.


Required Information		Applicant Initial	Staff Initial
1	Complete Variance application	✓	BA
2	Application fee – \$400	✓	BA
3	Site plan or sketch illustrating requested variance	✓	BA
4	1 hard copy of ALL documents	✓	BA


ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the variance application for which I am applying. I understand that I have the burden of proving why this application meets the require findings necessary for granting a variance. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and commitments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.


 Signature of Property Owner(s)


 Signature of Applicant/Agent


 Print Name(s)


 Print Name(s)

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

***The land owner or their attorney must be present for the case at the public hearing.**

For Staff Only

Application Comments



Google Earth

feet 3000
meters 900



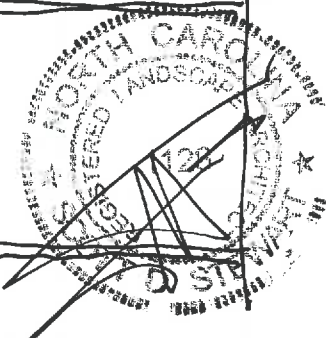
- Profile
- Sales
- Residential
- Commercial
- Misc. Improvements
- Permits
- Land
- Values
- Agricultural
- Sketch
- Full Legal
- Exemptions
- Sub-parcel(s) Info
- Original Parcel Info
- Parcel Map

PARID: R04400-004-095-000
SP3 LLC

397 WHISPER PARK DR



SP3 LLC
3917 WHISPER PK
2.6.18.



ALLEY

PROPOSED DRIVEWAY

PROPOSED GARAGE

PROPOSED COVERED
ARBOUR/BREEZEWAY

EXISTING TREES
TO REMAIN

5' SIDEYARD
VARIANCE
RESIDENCE

EXISTING FENCE

0' FRONT YARD
VARIANCE
FRONT PORCH

EXISTING 10'
SETBACK

SIDEWALK

PORCH

10'

POND

3' (SIDE YARD VARIANCE)
OPEN COVERED ARBOUR

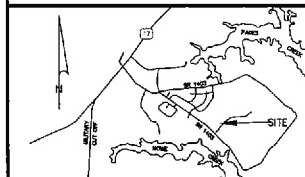
3915
WHISPER
PARK
DRIVE
(EXISTING)

DEMANDS VILLAGE
ASSOCIATION LIMITS
(PERFORMANCE 2.20
10' BUILDING SETBACK)



201 N. FRONT ST.
SUITE 103
WILMINGTON, NC 28401
T 910.796.0145
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STEWART



LEGEND:

- EIP ● EXISTING IRON PIPE
- EIR ● EXISTING IRON ROD
- NRB ● NEW REBAR (SET)
- ECM □ CONCRETE MONUMENT
- TP □ TELEPHONE SERVICE PEDESTAL
- ESP □ ELECTRICAL SERVICE PEDESTAL
- OHP □ OVERHEAD POWER AND POWER POLE
- CP □ CABLE SERVICE PEDESTAL
- SEWER CLEAN-OUT
- ⊙ SEWER MAN-HOLE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT

NOTES:

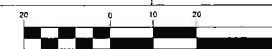
- ALL STREETS ARE PRIVATE AND SUBJECT TO PUBLIC UTILITIES EASEMENTS.
- THIS TRACT DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE.
- TOTAL AREA OF PLATTED TRACT=4,830 SQ. FT./0.11 acres
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

PLAT OF SURVEY FOR:

SCOTT STEWART

HARNETT TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA
DATE: MARCH 7, 2007 SCALE: 1"=20'
MADE FROM LOT 10A, DEMAREST VILLAGE, SECTION 2A,
MAP BOOK 40, PAGE 7, NEW HANOVER COUNTY
REGISTRY AND EXISTING PHYSICAL EVIDENCE

P6072-STEWART



1"=20'
GRAPHIC SCALE

NORTH CAROLINA
NEW HANOVER COUNTY

I, L. SCOTT BAGGIE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN MAP BOOK 40, PAGE 7.

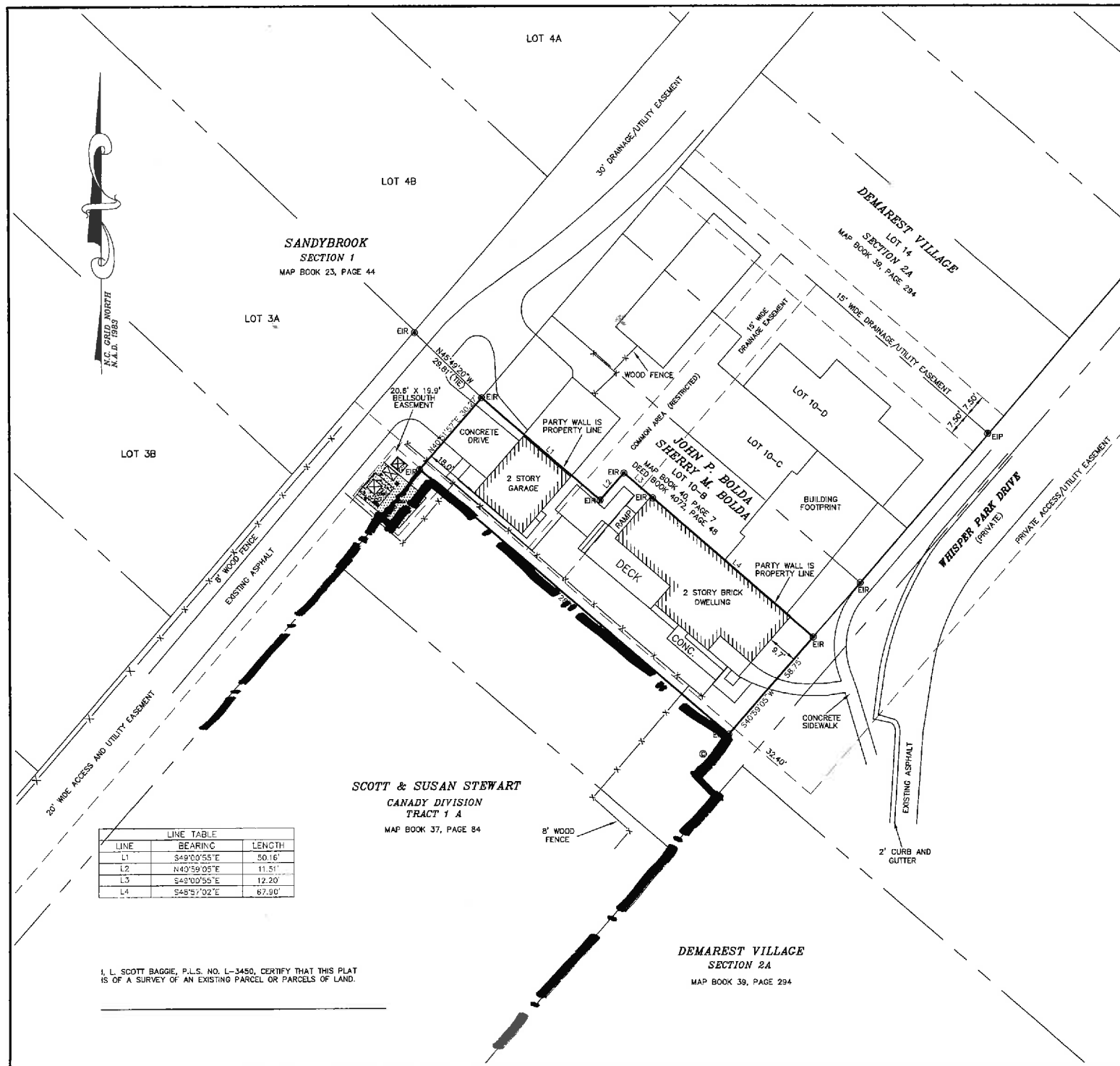
ERROR OF CLOSURE AS CALCULATED BY COMPUTER IS 1/35,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES.

PLAT OF SURVEY FOR SCOTT STEWART, TRACT 1 A, DEMAREST VILLAGE, SECTION 2A, MAP BOOK 39, PAGE 294.

PRELIMINARY ONLY
NOT FOR RECORDING

L. SCOTT BAGGIE, P.L.S.
REGISTRATION NUMBER L-3450
SEAL OR STAMP

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I, L. SCOTT BAGGIE, P.L.S. NO. L-3450, CERTIFY THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.











PROPERTY CORNER

PORCH





TREES
TO REMAIN







ARBOR





PROPOSED HOUSE



3917 WHISPER PARK



PROPOSED
HOUSE





Scott D. Stewart RLA ASLA, Landscape Architect, Real Estate Developer, Real Estate Broker, Commercial General Contractor is a career Landscape Architect for 40 years. A 1976 Rutgers's University Graduate in Landscape Architecture, Scott apprenticed for three years at a civil engineering firm, land planning large PUD's, and three years with an architectural firm designing large scale high rise projects along the New Jersey Hudson River corridor that have now matured and define it's skyline between the George Washington Bridge and the Lincoln Tunnel.

In 1982, SGLA - "Stewart Group Landscape Architects" was formed and blossomed from 1982-1994 into three offices, with twenty three employees executing over 400 projects, including 30 master planned communities. Stewart Burgis Professional Planners, founded in 1987, a complimentary five person planning firm to SGLA, consulted to 17 N.J. Municipalities expediting township masterplans, development regulations, low income housing compliances, urban revitalization, central business district studies & design, Planning Board and Board of Adjustment consultation specific to the review of development applications. The firms were recognized with several Merit Design Awards by the local ASLA Chapter during the 1980's with specialization in waterfront development together with attendance for numerous personal certifications from Harvard University, Graduate School of Design, Office of Special Programs.

Introduced to the "Traditional Neighborhood Design" (TND) New Urbanism movement in 1989, a focus to transition from design and marketing consultant in the northeast tri-state area of New York, New Jersey and Connecticut prompted the move to Wilmington, N.C. in 1993 promoting TND models as the "precedent new model" for alternate, future growth. Since 1994, as an owner/developer, Scott has designed/developed four TND neighborhood programs: Demarest Landing, Demarest Village, Tidal Reach and Devaun Park collectively creating: 383 single family lots, 222 multifamily units, 220,000 sq. ft. commercial space and a 46 slip marina, realizing gross sales in excess of 45 million.

Demarest Landing commenced in 1993 and implemented Low Impact Development (LID) techniques prior to establishment of the current BMP design standards and LID programs popular today. Demarest Village was the first High Density/Low Density stormwater program implemented in North Carolina in 1998 promoting LID techniques, voluntarily demonstrating and exploring practical, responsible, cost effective solutions as an alternate for managing stormwater while preserving and enhancing existing natural features woven among his communities. The Demarest neighborhoods, named after "William Demarest Stewart", in the Middle Sound Community of Wilmington, N.C., became the southeast regions first examples of "Smart Growth" and "Low Impact Development" endorsed by the N.C. Governor's Task Force for "Smart Growth" in 2000.

Demarest Landing and Demarest Village in Wilmington, N.C., and the Devaun Park development program in Calabash, N.C. under Scott's leadership, were among the first to receive the Lower Cape Fear Stewardship Coalition (LCFSC) Awards for "Significant Achievement" in 2006 for land planning, storm water management with creative, precedent design programs. LCFSDC 10th anniversary in 2016 awarded Scott the first "Champion Award" to an individual for pioneering the first sustainable growth models in south eastern North Carolina and "Outstanding Achievement" award for Demarest Landing for being the first model program.

Philanthropic and personal recognitions include: "Tree Preservation Award" from the City of Wilmington, N.C. in 2003; "Volunteer of the Year" in 2004 & 2005 by New Hanover County Schools, Wilmington, N.C. for "Laney High School Campus Renovation"; "Main Street Revitalization" in 2005, "Good Neighbor" and the first "Stewardship" award honors received by the Town of Calabash in 2011 for contributions to assist Calabash to grow responsibly over the past 17 years, including the first "Calabash Community Park" that was completed in 2012.

During the execution of the four TND neighborhoods Scott has developed, he has: served on the Board of Directors, authored all Design Guidelines, Covenant & Restrictions; managed all aspects of development design, approvals, /infrastructure, construction, created and directed all sales and marketing programs. Scott has served, in the City of Wilmington, on the "Mixed Use Development Ordinance Committee"; in the Town of Calabash, on the "Unified Development Ordinance Committee" and serves on the "Long Range Planning Committee" in Calabash since 2004.

Riptide Aquatic Center in Middle Sound, Wilmington, N.C. is the focus of current development efforts. Scott is Owner & Principle of: "Demarest Company Landscape Architects" (DCLA), a Landscape Architectural Firm for all land planning, marketing ventures; "Peninsula Capital Group", a Commercial General Contracting Firm for construction of selected Commercial and Residential projects; and Scott is a Realtor/Broker with Intracoastal Realty at Lumina Station, Wrightsville Beach, North Carolina. In addition to his own development ventures, Scott consults to:

CP Brunswick LLC as Advisor, Landscape Architect, General Contractor for Compass Pointe, Leland, N. C. Master Planning and Development of 2,200 acres, remaining 1808 units, 555,825 sq.ft. commercial, 18 hole golf course. CP Brunswick was awarded by LCFSDC in 2016 for a "Special Recognition" due to Scott's new Master Plan program for Compass Pointe.

Cameron Properties as Advisor/Landscape Architect overseeing the design and development of the last remaining developable 500 acres in the City of Wilmington, N. C. including: Barclay West/Gallery Park mixed use community of 1.48 million sq. ft. commercial/1,375 residential units on 300 acres; "The Forks" TND pattern of 133 residences on 46 acres; "The Courtyard" at Shipyard Commons- 50,000 sq. ft. mixed use commercial on 5 acres; Henry's Restaurant Site Renovation@ Barclay Commons;

Summit Hospitality Group LTD, Raleigh, N.C. as Advisor/Landscape Architect /General Contractor for the completion of "Hyatt Place" and the renovation of the "Fairfield Inn & Suites", Durham, N.C.; "Homewood Suites", Pinehurst, N.C.

Mayfair 1LLC as Landscape Architect for Llewellyn Park, Mixed Use, 45 acre, 325 units, Mayfair, Wilmington, N. C.

Town of Wrightsville Beach as Landscape Architect for the Wrightsville Beach Park Masterplan including: Multi Use Path Promenade, New Entrance Boulevard, Entrance Pavilion, Tennis Pavilion & Courts, Conservation Overlook Boardwalk, 650' Pier & Conservation Classroom Pavilion, Maintenance Facility Expansion, New Vehicular Ingress/Egress, Historic Square Site Improvements, 139 Additional Parking Spaces

SCOTT D. STEWART RLA ASLA

Real Estate Developer / Landscape Architect / General Contractor / Real Estate Broker

6933 Running Brook Terrace; Wilmington, North Carolina 28411

scottstewart6933@yahoo.com 1-910-231-2428

Education:	Bachelor of Science, Rutgers University College of Agriculture & Environmental Science New Brunswick, NJ	1976
Licenses:	Landscape Architect, North Carolina; License # 1128 Landscape Architect, New York; License #0836 Landscape Architect, New Jersey; License # 0033 General Contractor, Commercial/Residential, N.C. #72619 North Carolina Real Estate Broker; License # 279570	2000 - 2006, 2013 - 1981 - 2000 1984 - 2000 2013 - 2014 -
Associations:	Member, American Society of Landscape Architects Member, National Association of Realtors	1981 - 2006, 2013 - 2014-

2017	Demarest Landing Board of Directors Member, Architectural Review Committee Member	
2016	"Stewardship Champion Award"; Pioneering LID, Sustainable Growth and TND Program Models in South Eastern N.C.	
2016	"Stewardship Outstanding Achievement Award"; Demarest Landing, Wilmington, N.C.	
2016	"Stewardship Special Recognition Award"; Compass Pointe, Leland, NC	
2015	Committee Member, Architectural Review; Compass Pointe, Leland, NC	
2014	Guest Lecturer, "Demarest Neighborhoods", First NC Example of Smart Growth & LID; LID Summit, Raleigh, N.C.	
2013	Guest Lecturer, "Low Impact Development Basics for Water Quality Protection", Wilmington, NC	
2012	Calabash Community Park Dedication/Recognition, Town of Calabash, NC	
2011	1st "Stewardship Award for Exceptional Contributions & Services", Town of Calabash, NC	
2011	"Calabash's Good Friend & Neighbor Award", Calabash Community Park, Calabash, NC	
2010	Long Range Planning Committee Member; Calabash Community Park Design, Calabash, NC	
2009	Unified Development Ordinance (UDO) Committee Member; Calabash, NC	
2008	Philanthropic Financial/Planning Restructure "Tidal Walk", Wilmington, NC	
2007	Low Impact Development Guest Lecturer; Coastal Federation; Moorehead City, NC	
2007	Low Impact Development (LID) Steering Committee; New Hanover/Brunswick County, NC	
2006	"Stewardship Significant Achievement Award"; Demarest Village, Devaun Park, NC	
2005	"Central Business District Streetscape Appreciation Award" 1998-2005; Calabash, NC	
2005	Volunteer Of The Year Award" Laney High School, Wilmington, NC	
2004	"Volunteer Of the Year Award" Laney High School, Wilmington, NC	
2003	"Tree Preservation Award": Tidal Reach, Demarest Village/Landing, Wilmington, NC	
2002	Committee Member; Streetscape/Central Business District, Calabash, NC	
2001	Guest Lecturer, "Smart Growth", Save our State Summit, Wilmington, NC	
2001	Expert Consultant, "Paving the American Dream" Documentary, UNCW, Wilmington, NC	
2000	Traditional Neighborhood Design "Expert Endorsement", NC Governors Task Force	
2000	Committee Member, Mixed Use Development Ordinance, Wilmington, NC	
1999	Committee Member, Main Street Revitalization, Calabash, NC	
1998	Guest Lecturer, "New Urbanism", New Hanover/Brunswick/Pender/Onslow County, NC	
1997	Philanthropic Planning Consultant: Corbet Family: Arlie Gardens to Wilmington, NC	
1997	Founding Member, Board of Directors, Wilmington Country Day School, Wilmington, NC	
1996	Founding Member, Board of Directors, Cape Fear Tomorrow, Wilmington, NC	
1995	Charter Member, Congress for New Urbanism, Charleston, SC	
1994	CNU Member, Congress for New Urbanism Summit, Los Angeles, California	
1993	CNU Member, Congress for New Urbanism Summit, Alexandria, Virginia	
1992	Guest Juror, Cocolaba Island Master Plan, Virgin Islands, Rutgers University, New Brunswick, NJ	
1991	National Accreditation Review Committee, Rutgers University, New Brunswick, NJ	
1990	Guest Lecturer, CADD Applications in Practice, Rutgers University 25 th Anniversary	
1989	Harvard Graduate School of Design, Golf Course Design, Cambridge, Mass.	
1989	Rutgers University, Advanced Irrigation Design, New Brunswick, NJ	
1988	1 st Qualified Interdisciplinary Coordination Expert/Landscape Architect, NJ Superior Court	
1988	NJASLA Merit Design Award (residential site design), "Stanford Village, West Milford, NJ	
1988	NJ Builders Assoc. SAM award, Best Pre-Sales Center, "Cambridge Heights", Ramsey, NJ	
1988	Harvard Graduate School of Design, Housing/Health Care for the Elderly	
1988	Harvard Graduate School of Design, Urban Waterfront Development	
1987	Guest Juror, P.U.D. Site Design Critic, Rutgers University Landscape Architecture Program	
1985	NJASLA Merit Design Award (urban design) "Weehawken Waterfront Development Plan", Weehawken, NJ	

Experience

1994-2017

Real Estate Developer [1] / Landscape Architecture Consultant [2] / General Contractor [3]

Expedite all business development programming, design, implementation and tasks including: Legal; Accounting; Financing; Support Appraisal Documentation; Payables/Receivables; Declaration of Protective Covenants and Restrictions; Landscape Architecture; Land Planning; Regulatory Approvals; Regulatory Permits; Tax Planning; Tax Returns; Surveying; Preliminary Maps; Final Maps; Civil Engineering; Environmental; Architecture; Construction Budgets; Construction Permits; Construction Management; Bank Financing Construction Draw Requests; Clearing; Grading; Utilities; Horizontal Infrastructure; Roads; Sidewalks; Park Construction; Marine Construction; Landscaping; Irrigation; Lighting; Signage; Site Gazebo's; Arbor's; Sales Center; Clubhouse; Pool; Fountains; Maintenance; Marketing Materials, Programs, Sales, Events; Architectural Review for Community Associations. Tasks performed for the following Real Estate Development endeavors:

Demarest Landing	Wilmington	NC [1, 2, 3]	1993 - 2000
Patterson Park	Wilmington	NC [1, 2]	1995 - 1997
Demarest Village	Wilmington	NC [1, 2, 3]	1997 - 2009
Tidal Reach	Wilmington	NC [1, 2, 3]	1997 - 2002
Devaun Park	Calabash	NC [1, 2, 3]	1997 - 2013
Overlook at Pages Creek	Wilmington	NC [1, 2, 3]	1999 - 2011
Middlesound Square	Wilmington	NC [1, 2, 3]	2004 -
Riptide Aquatic/Fitness Center	Wilmington	NC [1, 2, 3]	2005-
Barclay West; Forks; Courtyard	Wilmington	NC [2,3]	2013 - 2014
Compass Pointe	Leland	NC [1,2]	2014 -
Hyatt Place; Fairfield Inn	Durham	NC [2,3]	2014 - 2015
Homewood Suites	Pinehurst	NC [2,3]	2014 - 2015
Llewellyn Park (Mayfair)	Wilmington	NC [2]	2014 -
Wrightsville Beach Park	Wilmington	NC{1,2}	2016 -

1989-1994

Stewart/Burgis Professional Planners & Landscape Architects, Saddlebrook NJ

Founder-Vice President - 50% Owner

Full Service Planning firm consulting to 17 NJ Municipalities

Code Compliance, Urban Planning, Central Business District Studies

1982-1995

Stewart Group Landscape Architects, Highland Park, NJ

Founder -President - 100%Owner

Full Service Landscape Architectural/Land Planning Firm

30 Masterplan Communities

1979-1982

Capibianco & Zemsky AIA, Secaucus, NJ

Senior Landscape Architect - Master Town & Community Planner

1976-1979

Tectonic Engineering, Somerville, NJ

Landscape Architect/Civil Draftsman

Articles:

Lumina News	10-04-16	Ambitious Plan for Wrightsville Beach Park includes promenade, pier
Wilmington Business Journal	02-26-16	Recent And Past Development Projects Honored With Stewardship Awards
Brunswick Beacon	08-11-16	Compass Pointe Adds Land To Create Mixed Use Development
Wilmington Buisness Journal	03-13-15	Compass Pointe Reboots With New Master Plan Incorporating TND Principles
Coastal Federation	04-07-14	LID Draws a Packed House In Raleigh/Stewart Recognized as First LID Pioneer
Brunswick Beacon	11-22-12	Stewart Recognized at Calabash Community Park Dedication
Brunswick Beacon	03-09-11	Stewart Bestowed Calabash's First Stewardship Award
Prevision Company	02-10-10	Riptide Aquatic Center 3D Visualization Achievement
Brunswick Beacon	04-25-07	Environmental Recognition - Demarest Landing/Village; Devaun Park
Wilmington Star	03-30-07	Opinions - Good Design/Soil Conservation Supervisor -Demarest/Devaun Park
Wilmington Star	03-11-07	Eco-Friendly Developments Catching On- Demarest Landing - Devaun Park
Wilmington Star	02-03-07	Stewardship Council Awards Green Developments-Demarest-DevaunPark
Wilmington Star	03-23-05	Laney Parent Digs Deep-Stewart donates Campus Face Lift to Laney High School
UNCW	05-02-01	Stormwater Commendation/Demarest Village
Penderwatch News	10-18-00	Demarest Village- Low Impact Design Stormwater Achievements
Town of Calabash	10-17-00	NCDOT Enhancement Grant Approval - River Road Revitalization, Calabash, NC
Wilmington Star	09-02-00	Scott Stewart Profile - TND - Demarest Landing, Demarest Village
Wilmington Star	06-03-00	Demarest Landing, Wilmington, NC - Profile of completed TND Achievements
Wilmington Star	04-06-00	Demarest Village (Governor's Commendation)
Wilmington Star	04-04-00	Demarest Landing/Village (Smart Growth)
Wilmington Star	09-15-99	Devaun Park Commendation-Land Planning-Low Impact Stormwater Design
Coastal Report	06-01-98	Demarest Landing Stormwater Commendation
Wilmington Star	05-11-97	Demarest Landing, Wilmington, NC - Profile of Precedent Design Achievements
Wilmington Star	06-22-96	New Urbanism - Andres Duany reveals TND practices at sold out UNCW program
Wilmington Star	06-13-96	New Urbanism - Cape Fear Tomorrow- Stewart brings Duany to Wilmington
Wilmington Star	03-24-93	Demarest Landing, Wilmington, NC - First TND Neighborhood in Wilmington
Rutgers University	12-07-93	Teaching Commendation - Senior Landscape Architecture Program

LUMINA NEWS

YOUR COASTAL COMMUNITY NEWSPAPER SINCE MAY 2002

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910-367-9767



Artful Cuisine

EAST
Oceanfront Dining

A visual representation of the proposed location of a promenade and pier in Wrightsville Beach Park. Graphic by Terry Lane.

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'Ambitious' plan for Wrightsville Beach Park includes promenade, pier extending into nearby marshland

BY TERRY LANE ON OCTOBER 4, 2016 - 4:16 PM

NEWS

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The landscape architect hired to propose ideas to improve Wrightsville Beach Park unveiled a proposal Monday that would include a boardwalk-style promenade and a pier that extends into the marshland next to the park.

In a presentation Monday night to the Wrightsville Beach Parks and Recreation Advisory Committee, real estate developer Scott Stewart detailed a number of proposed changes, with the plan's centerpiece being a walkway on the east side of the park, connecting Causeway Drive and Salisbury Street, with a 720 foot pier stretching into the approximate 100 acres of marsh nearby.

In describing the promenade-style multi-use path, Stewart said it would feature scenic views of the neighboring marsh, while including "events" along the path like gazebos and gardens to improve the visitor experience.

NEWS TIPS TELL US

TAKE OUR SURVEY

Tweets by @luminanews

LN Lumina News
@luminanews

A Wrightsville Beach coffee shop is looking to expand its offerings: bit.ly/2j88G5z fb.me/8zTIDZJSH

WB planning board approves s...
A Wrightsville Beach coffee shop...
luminanews.com

8h ▾

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"There would be a rhythm of discovery," Stewart said describing the promenade. "It would change the landscape and have an impact on people first seeing it. Seeing that view would connect everything."

Stewart, hired in March by the town to develop a plan to address several proposed changes to the park, unveiled a conceptual plan for the park that town manager Tim Owens described as "ambitious." However, funding the plan will be part of the challenge, as parks and recreation program supervisor Katie Ryan said the town would have to receive grant funding to fully execute the proposal that Stewart said would take six years to build at a cost of \$4.5 million.

However, before seeking grant funding, Ryan said the town would need to clear several hurdles, including getting approval from the family of Lawrence Lee, which owns the land, for an easement allowing the town to build the pier into the marshland and clear some brush. Stewart could have drawings and a proposal ready to show the Wrightsville Beach Board of Aldermen at its November meeting.

Stewart described a project that would be executed in stages and make several improvements to the area around the park. And while the proposal includes several ideas, it addresses the primary goals of improving the park's bathrooms and constructing the multi-use path on the east side of the park.

But Stewart told the advisory committee he saw an opportunity for broader changes that could tie the elements of the park together. Some elements of the conceptual plan include:

- Adding three new tennis courts where the sand volleyball courts are now.
- Extending the promenade to Bob Sawyer Drive, creating a separation between the soccer fields and the softball field and basketball courts.
- Adding up to 50 parking spots in different areas around the park, including streetside parking on Bob Sawyer Drive leading into the park.
- Changing the parking lot to send traffic in one direction.
- Improving American's with Disabilities Act compliance for the Wrightsville Beach Museum.
- Creating designated parking for town public works employees.
- Upgrading the architectural style of the tennis gazebo.
- Making upgrades in the area around the town's historic square.
- Adding "swinging benches" to the promenade that would let visitors sit towards either the park or the neighboring marsh.
- Using the "pillar top" architecture from the now demolished Babies Hospital on Eastwood Road as monuments along the promenade.
- Room on the pier to sit 30 people under a shelter, creating an "outdoor classroom."
- Kayak launching from the pier.
- Renaming the marshland for the former owner, Lawrence Lee, whose name is also on the nearby Lee's Nature Park.

Since most tennis tournaments require at least seven courts to run smoothly, Stewart said adding the new courts could help make the park a host for local tennis contests.

"I don't know anywhere you could play tennis and have that kind of view," Stewart said of the courts' location by the marsh.

Stewart also imagined an entranceway to the promenade off Bob Sawyer Drive, where a gazebo could be used a central gathering place for races and other events at the park. Each member of the Parks and Recreation Advisory Committee reacted favorably to the plan, though no vote was required to present the proposal to the Board of Aldermen. Ryan said there were several possible grants that the town could pursue to fund elements of the project.

Stewart's plans weren't complete and said he still had elements to draw before the November meeting. However, while ambitious, he said the conceptual plan was to show what was possible for the park.

"I'm hoping these ideas ignite a discussion about the park's future," Stewart said.

email terrylane@luminanews.com



Recent and past development projects honored with stewardship awards

By Cece Nunn, posted Feb 26, 2016 on WilmingtonBiz.com

When Scott Stewart talks about the communities he's worked on throughout his career, he often uses artistic terms.

Take Compass Pointe, for example. Stewart, a landscape architect, developer and builder who has helped shape the Brunswick County development's [new master plan](http://www.wilmingtonbiz.com/real_estate_-_residential/2015/03/13/compass_pointe_reboots_with_new_master_plan/1) (http://www.wilmingtonbiz.com/real_estate_-_residential/2015/03/13/compass_pointe_reboots_with_new_master_plan/1) said the master plan "promotes sculpting diverse neighborhood patterns woven within the fabric of the landscape."

Those attributes helped lead the 2,200-acre Compass Pointe to win a special recognition award Thursday from the Lower Cape Fear Stewardship Development Coalition. And Stewart, who in addition to his work with Compass Pointe has designed and built other neighborhoods in the Cape Fear region, was recognized by the coalition, too, on Thursday afternoon with a Stewardship Champion award.

Another Stewardship Champion award was given to Brunswick County Habitat for Humanity during the coalition's awards ceremony Thursday, which took place at The Terraces on Sir Tyler.

The coalition gave Demarest Landing, a neighborhood Stewart created about 25 years ago off Middle Sound Loop Road in Ogden, an Outstanding Stewardship award. Demarest Landing was among six award winners for Outstanding Stewardship, along with 320 Chestnut St., a New Hanover County office building in downtown Wilmington; Live Oak Bank's second building in Tiburon Park; Moores Creek National Battlefield in Currie; the N.C. Coastal Federation's Fred & Alice Stanback Coastal Education Center; and the interactive New Hanover County Cape Fear Museum Park.

Significant Achievement awards went to the University of North Carolina Wilmington's Student Recreation Center and Seahawk Crossing.

The awards aim to recognize "residential, commercial and public development projects in Brunswick, Pender and New Hanover counties that demonstrate outstanding environmental stewardship through the protection, conservation, improvement, and awareness of our natural resources," a news release on the awards luncheon said.

Stewart said Friday that he was humbled by the recognition. He said being able to work for Bobby Harrelson, developer and owner of Compass Pointe who accepted the community's award Thursday, has been the opportunity of a lifetime because he has admired Harrelson's vast portfolio of development work for decades. Stewart pointed out that of the 2,200 acres that make up Compass Pointe, 822 of them are a designated conservation area.

Currently, crews are working on seven new neighborhoods in the community, where an emphasis has been placed on the connectivity of sidewalks, trails and waterways, he said.

Demarest Landing was started in 1992 to 1993 and completed around the year 2000, Stewart said. In the early 90s, concepts like low-impact development and Traditional Neighborhood Design were not the norm, but they were part of Stewart's vision.

"It takes time do to a custom neighborhood and navigate through all the required changes," said Stewart. He named the neighborhood after his father, whose middle name was Demarest.

Stewart said he plans to continue navigating the necessary requirements for sustainable, responsible development. While Compass Pointe is his current priority, he said he has not abandoned plans to create Riptide Aquatic Center in Ogden.

Describing Live Oak Bank's second building for Thursday's awards presentation, presenter Dylan McDonnell wrote: "Tucked away behind the pine barrens, unseen from major roadways and backing up to conservation land, this project blends right in the scenery. Utilizing local materials, LED lighting, efficient electrical, air handling, windows and doors and a parking design unlike anything I have seen, this project is THE model for office building designs."

According to a New Hanover County news release on the awards, the New Hanover County Cape Fear Museum Park, which opened in September 2015, was recognized "for its innovative green space that features an interconnected park-like landscape, smart storm-water management and engaging hands-on educational exhibits. The park was transformed from a former parking lot to bring the museum's interpretive approach to history and science outdoors."

The county building at 320 Chestnut St. was completed in October 2015 and features the county's first green roof, the release said. As part of the major renovation, according to the release, a roof garden was planted "to extend the usefulness of the new roof membrane, to provide natural cooling, and to reduce the environmental and financial cost of stormwater runoff."

"New Hanover County is delighted to be recognized for our innovation and stewardship in the community," county manager Chris Coudriet said in the release. "As an organization, we are committed to serving the community through good governance."

The New Hanover County Register of Deeds office, currently located at 216 N. Second St., is moving to 320 Chestnut St. on April 1, according to the office's Web page. The Department of Community and Justice Services, the public defender and the Guardian ad Litem offices are already located in the refurbished building.

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Lower Cape Fear Stewardship Development™ Coalition

January 27, 2016

Scott Stewart
6933 Runningbrook Terrace
Wilmington, NC 28411

RE: Stewardship Champion Award

Dear Mr. Stewart,

Congratulations! On behalf of the Lower Cape Fear Stewardship Development Coalition it is my pleasure to inform you that you have been nominated to receive our **Stewardship Champion Award**. This is a very special award given to recipients who have exemplified extraordinary commitment and vision to environmental practices, programs, issues, development or design. The "Champion Award" awards those who have been champions, trailblazers and or visionaries in the area of environmental stewardship.

This award will be presented at the Awards Luncheon, scheduled for **Thursday, February 25th** at the Terraces on Sir Tyler at 1826 Sir Tyler Drive in Wilmington. The luncheon and awards ceremony will begin at 12:30. If you would like, we invite you to speak upon acceptance of the award. **Two free tickets are offered to recipients of awards and we encourage you to invite members of your team and/or client. Please RSVP with me as soon as possible so I can secure your tickets. If you are in need of additional tickets to purchase at \$35 each, please visit our website at www.stewardshipdev.org.**

Since your award will only become official at the Luncheon, we ask that any marketing, promotions, or publications regarding the award **not occur until AFTER the Awards Luncheon**. If you are contacted by the press, you may talk with them, but they should be aware the information is to be kept secret until following the Luncheon.

If you have any questions please feel free to contact me at 910-253-2405.

Sincerely,

Brigit Flora
Awards Committee Chair



Lower Cape Fear Stewardship Development™ Coalition

January 21, 2016

Scott Stewart
6933 Runningbrook Terrace
Wilmington, NC 28411

RE: Demarest Landing

Dear Mr. Stewart,

Congratulations! On behalf of the Lower Cape Fear Stewardship Development Coalition I would like to express our gratitude to you for taking an interest in our program and for taking the time to submit your project for award consideration this year. I am pleased to inform you that you have been selected to receive the **Outstanding Stewardship Award for Demarest Landing**. This award will be presented at the Awards Luncheon, scheduled for **Thursday, February 25th** at the Terraces on Sir Tyler at 1826 Sir Tyler Drive in Wilmington.

The luncheon and awards ceremony will begin at 12:30. If you would like, we invite you to speak about your project upon acceptance of the award. **Two free tickets are offered to recipients of awards and we encourage you to invite members of your team and/or client. Please RSVP with me as soon as possible so I can secure your tickets. If you are in need of additional tickets to purchase at \$35 each, please visit our website at www.stewardshipdev.org.**

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If you have any questions please feel free to contact me at 910-253-2405.

Sincerely,

Brigit Flora
Awards Committee Chair



Lower Cape Fear Stewardship Development™ Coalition

January 21, 2016

Scott Stewart
6933 Runningbrook Terrace
Wilmington, NC 28411

RE: Compass Pointe

Dear Mr. Stewart,

Congratulations! On behalf of the Lower Cape Fear Stewardship Development Coalition I would like to express our gratitude to you for taking an interest in our program and for taking the time to submit your project for award consideration this year. I am pleased to inform you that you have been selected to receive the **Special Recognition Stewardship Award for Compass Pointe**. This award will be presented at the Awards Luncheon, scheduled for **Thursday, February 25th** at the Terraces on Sir Tyler at 1826 Sir Tyler Drive in Wilmington.

The luncheon and awards ceremony will begin at 12:30. If you would like, we invite you to speak about your project upon acceptance of the award. **Two free tickets are offered to recipients of awards and we encourage you to invite members of your team and/or client. Please RSVP with me as soon as possible so I can secure your tickets. If you are in need of additional tickets to purchase at \$35 each, please visit our website at www.stewardshipdev.org.**

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Sincerely,

Brigit Flora
Awards Committee Chair

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REAL ESTATE - RESIDENTIAL

Compass Pointe Reboots With New Master Plan

BY CECI NUNN, POSTED MAR 13, 2015



An artist rendering by Scott Stewart shows a conceptual view of Hammocks Cove, one of the new neighborhoods in the works at Compass Pointe. (Rendering c/o Compass Pointe)

With hundreds of new homes, commercial space and new amenities on the way, a Brunswick County master planned development is charting its next course.

Landscape architect, developer and builder Scott Stewart sees Compass Pointe, a 2,200-acre community off U.S. 74, as a development that's in balance with nature while at the same time "strategically positioned at the future crossroads of commerce."

A new master plan for Compass Pointe that Stewart has created, in conjunction with property owner Bobby Harrelson, is designed to weather economic changes in the coming years, including features of Traditional Neighborhood Development (TND), Stewart said.

The development of Compass Pointe began eight years ago, around the same time that the nation's economy experienced one of the worst downturns in history, and residential and commercial development throughout the Cape Fear region took a big hit. These days, a steadily improving housing market has led to an increase in the construction of new homes in Compass Pointe and elsewhere.

"Every neighborhood goes through its cycles. You have to be able to plan and prepare for all the cycles," Stewart said during a recent tour that highlighted Compass Pointe's latest development activity. "What my role is here is to ensure that the neighborhood sustains through those cycles with the right patterns of growth and the efficiency of the infrastructure and all the related costs that are going in right now."

One of Stewart's current projects within Compass Pointe is a neighborhood that will be called Hammocks Cove and that he designed with an alley system.

By using alleys, "What you're doing is compartmentalizing and organizing the home site for the end user and the residents so not only is the floor plan very user friendly, it's married to the uses of the yard space," Stewart said.

Hammocks Cove, which will have more than 80 homes and is the first of seven new neighborhoods in Compass Pointe that are currently in design and development stages, is on track to have all of its required final maps filed with Brunswick County officials by the first or second week of April, Stewart said.

"It certainly is one of the more actively developing projects right now," said Mark Pages, land planner in Brunswick County's planning department. "The Leland area seems to be very healthy [in terms of new home development] between Compass Pointe and Brunswick Forest and probably a couple other developments like Hawkeswater [Villages]."

Those elements of new urbanism and TND favored by Stewart seem to have become more desirable, Pages said.

"That's the trend in planning right now, the type of things that Scott does," Pages said. Brunswick County was hit hard by the Great Recession, with some planned neighborhoods left languishing and dubbed "zombie" developments.

"There's still a lot of inventory of lots in Brunswick County," Pages said. "We haven't seen any brand new approved developments."

But property owners in general seem to be starting to regain confidence as the economy steadily improves.

"There are some kind of preliminary talks about 'Hey, what can we do at this property,' whereas before there'd been nothing. Silence," Pages said. "Now people are starting to come in and really try to look at what they can do and who knows? The way the winter's going up north, maybe this is the last straw for a lot of northerners."

Compass Pointe closed on 202 lots last year, Harrelson said, adding that the 202 sales figure hasn't been watered down by counting multiple transactions. Many of the new residents listed on a dry erase board in the Compass Pointe sales office moved from the Northeast, a majority from communities in New York and New Jersey.

Stewart himself moved from the Northeast, where during his career he had worked as a design and marketing consultant in New York, New Jersey and Connecticut, to Wilmington in 1993. Since 1994, Stewart has designed and developed four TND neighborhoods in the Wilmington area: Demarest Landing, Demarest Village, Tidal Reach and Devaun Park.

"Scott's a great planner. Great planners are like great artists," Harrelson said, and by moving from the Northeast, "he knew what people wanted to get away from."

In addition to Hammocks Cove, Stewart has been designing a new entrance to Compass Pointe on U.S. 74 and a mixed-use area that will include commercial, service-oriented components.

"We could have everything from small shops or we could have a small food store or we could have hotels. It's the design and land plan to accommodate all those uses without changing patterns we got approved or the infrastructure we're putting in," Stewart said. Potential names for the commercial development are Village Square or Compass Commons.

"The idea is to create an intimate village square that's scaled properly so you're not making a large, expansive parking lot where you have to rip down all the trees," Stewart said.

About 350 families already live in Compass Pointe. Harrelson said about 10 years from now, the community is expected to have between 2,000 and 2,500 owners. Currently, excluding custom homes, prices at Compass Pointe mainly fall in the \$300,000 to \$475,000 range, Harrelson said.

"We think that's where a great number of sales will take place," he said.

But the most important aspect of Compass Pointe in Harrelson's opinion is its overall goal to provide a place where people can live the dreams they had during their working lives, Harrelson said.

Along those lines, a variety of new amenities are in the works, including a golf course designed by Rick Robbins, additional pools and a new 30-acre lake under construction that will become a focal point.

The No. 1 thing enjoyed by people, Harrelson said, seems to be walking, and Compass Pointe has placed an emphasis on sidewalks and walking trails.

Trails in the more than 820 acres of the development that are under a conservation easement will be expanded, according to Compass Pointe's new plans.

Although work on the golf course had been slowed by this winter's rainfall, Harrelson said he expects the course to be opened in the late fall.

"It's been our goal to provide activities that would reach all different kinds of people and give them things they can enjoy," Harrelson said.

developer's

2015 is going to be a very exciting and prolific year at Compass Pointe! Last summer, The Harrelson Company engaged Scott Stewart RLA ASLA of Demarest Company Landscape Architects. Scott has been developing properties in the Lower Cape Region for over twenty years. He has received numerous awards as a Real Estate Developer and Landscape Architect, setting precedence for community development for coastal North Carolina and is also a Commercial General Contractor and Realtor. Scott has assisted in bringing the vision for Compass Pointe to another level of excitement by master planning the current developing neighborhoods and all remaining land holdings and amenities to ensure that Compass Pointe will become the premiere community of Southeastern North Carolina. He is also working with Rick Robbins in the completion of the golf course club program to make it a "signature" facility.

Scott has provided us with the following commentary about his involvement and what we have to look forward to in 2015:

"As everyone has witnessed, there has been tremendous activity with the Compass Pointe Golf Course. Bobby's and Rick's mission is to create eighteen unique "paintings" woven among the fabric of the existing and future planned neighborhoods, while respecting all land features, view corridors and the natural forest. This is in keeping with my philosophy: "Respect the view, don't become the view."

"It is humbling to participate and observe Bobby orchestrate the realization of this golf facility; he directs the complex process of sequentially designing and sculpting the course, installing irrigation, storm drains and placing cart paths to ensure the golf experience is unique to this region, while preserving "signature" natural features. I've known and admired Bobby since the late 1980s. Working side by side with this true "Master Developer," charting the next course for Compass Pointe, is a highlight of my development career. As every day passes, I become more familiar with the extraordinary development team he has assembled, from finance, infrastructure, management and marketing—it is quite simply the most complete, skilled team I've been a part of. I'm looking forward to the completion and premier of this breathtaking course towards the end of this year with a target opening in the spring of 2016!"

In addition, Scott made reference to our newest neighborhood: *"Hammocks Cove is nearing completion in the next few months. This will be the first neighborhood in Compass Pointe that will offer traditional neighborhood design (TND) features such as front porch living, rear access alleys, several vest pocket parks, a wide diversity of home sites*



Compass Pointe's Lake is growing daily.

with just the right blend of traditional and southern architecture. This would not have been possible to achieve without the shared vision of Bobby and Bert, the patience to modify the plans with Cape Fear Engineering, and the process of transforming infrastructure requirements to create "great streets" with Tim Kearny, a true master utility craftsman. Hammock Cove is the first of seven new neighborhoods currently in design development, a very exciting time for Compass Pointe!"

The 25-acre lake next to the Grand Lanai is still underway and continues to make progress on a daily basis. We have not yet found the right name for the lake, so if you have any new ideas, please email Susanna for our consideration. Recently, survey crews in the Lanai area have been gathering "as built" information so we can properly plan and design the remaining amenities in that area this year. We will be constructing the pedestrian/golf cart bridge connection from the adjacent neighborhood to the Grand Lanai once we are certain of the correct alignment and elevation.

Some of you may have noticed that the Boat, Trailer, and RV storage park is nearing completion. The storage park is located in Hammocks North and we are finalizing our plans for pricing and availability. If you are interested in reserving a space, please email Susanna Phillips at sphillips@compasspointenc.com so she can add your name to the reservation list. Storage spaces will range from 25 to 50 feet, and we may even have some larger spaces, pending our final design. This area will be gated and secured.

Our sales staff is gearing up for another successful year. Here is the current schedule for our upcoming sales events: March 5th–8th, March 26th–April 12th (Spring Promotion), July 16th–19th, August 13th–16th, October 9th–12th, and November 5th–8th.

Thank you again for your kind endorsements, for sending all your referrals our way and for your continued assistance in promoting Compass Pointe!

All the Best!

Bobby Harrelson and The Development Team