

Town of St. James Planning Commission

November 3, 2025

Landowners: Canal Associates, LLC; D. R. Development Corporation; Harbor Development Corp.

Applicable Property



Creative Zoning Conditional District

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§ 7.15 CZ-CD CREATIVE ZONING CONDITIONAL DISTRICT.



The Creative Zoning District is intended to allow a pathway for unique projects which may not otherwise fit within the parameters of the UDO to be considered in exchange for stronger public engagement in the form of a required neighborhood meeting. Factors that must be considered include adopted plans accessible open space, recreational facilities, traffic patterns, neighborhood screening and adjoining neighborhood impacts (see Article 12 for established standards, though the applicant may request flexibility).

Consistency with Town of St. James' Land Use Plans

St. James Center: Plans of the Original Developer

St. James Center is a 139-acre project proposed by the original St. James Plantation developer and approved by Brunswick County (see map, St. James Center.) The project wraps around the TOSJ Town Hall and Community Center and connects to the existing St. James Square office development and Generations Church. St. James Drive will be extended northerly from the Main Gate across NC 211 to become the traffic entry spine of the new project. The design, approved in January 2021, includes a town center, multi-family housing, significant ponds and wetlands, and some commercial development. An estimated 53 acres will be devoted to multi-family housing, while 40 acres is designated for commercial and retail development.

This complex has the potential to respond to St. James residents' desire to see nearby retail and restaurants. Significantly, one of the parcels on NC 211 in St. James Center promises land that could be *"future commercial development with a town center feel"* and that connects with the TOSJ Town Hall and Community Center.

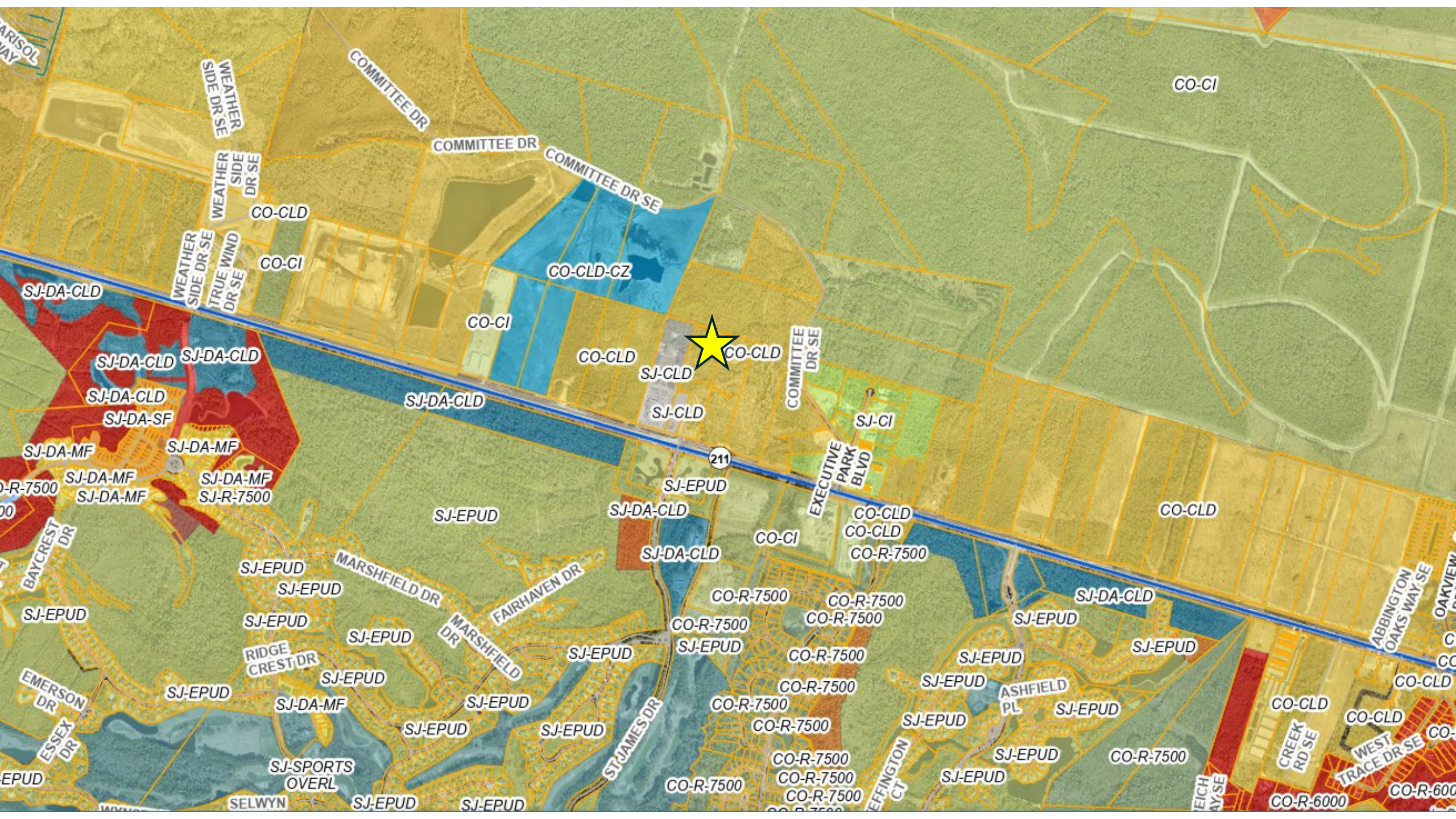
Developments Nearby

The prospect of major developments across NC 211 from St. James Plantation in the next several years poses fundamental questions for Town officials. As of now, these parcels are regulated by Oak Island (Pine Forest Plantation) or by Brunswick County (Mirasol and **St. James Center**) so that the Town thus has no official jurisdiction over these developments. The Town could expand its role in these developments if it and the property owners agree to annexation.

Annexation of property across NC 211, would greatly increase the Town's footprint and possibly incur a new set of responsibilities. **The Town probably would enjoy an increase in tax revenues greater than the associated new expenses for fire/EMS coverage, etc.**

Site Location & Compatibility with Neighboring Uses



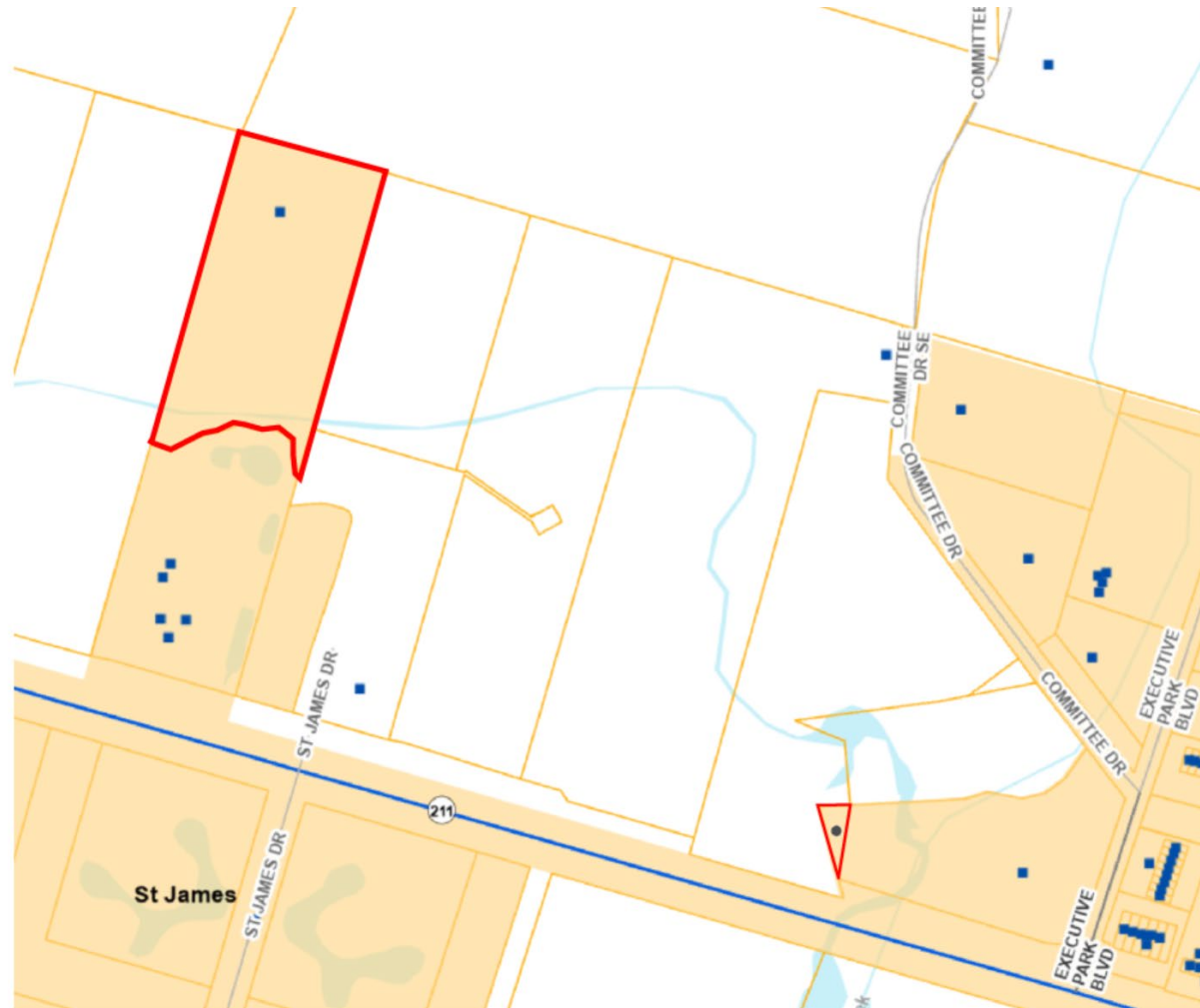


Map labels include street names: WEATHER SIDE DR SE, COMMITTEE DR, WEATHER SIDE DR SE, COMMITTEE DR SE, WEATHER SIDE DR SE, TRUE WIND DR SE, COMMITTEE DR SE, EXECUTIVE PARK BLVD, MARSHFIELD DR, FAIRHAVEN DR, RIDGE CREST DR, EMERSON DR, ESSEX DR, SELWYN, ST JAMES DR, ASHFIELD PL, CREEK RD SE, WEST TRACE DR SE, ABBINGTON OAKS WAY SE, OAKVIEW, and BAYCREST DR.

Zoning codes shown include: CO-CLD, CO-CI, SJ-DA-CLD, SJ-DA-SF, SJ-DA-MF, SJ-R-7500, SJ-EPUD, CO-R-7500, SJ-CLD, SJ-CI, CO-CLD-CZ, SJ-EPUD OVERL, CO-R-6000, and CO-R-7500.

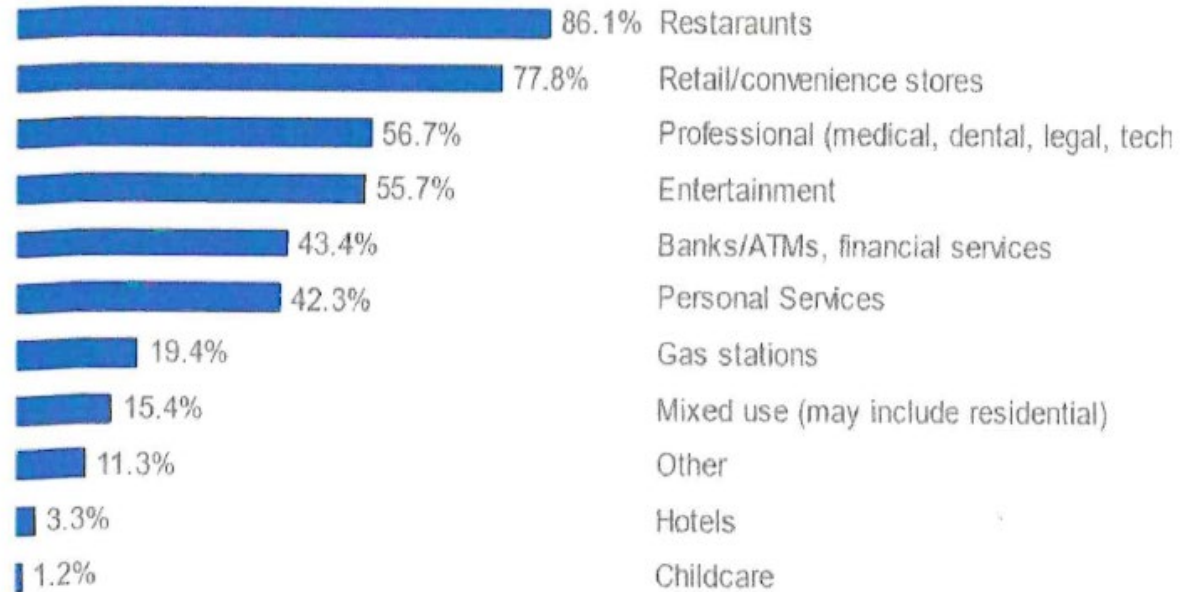
A yellow star is located on a parcel labeled 'CO-CLD' near the intersection of Committee Dr SE and Executive Park Blvd.

Parcels for Proposed Rezoning & Compatibility with Neighboring Uses



The Project Responds to Identified Town Demands

Residents' preferences for development, services or amenities surrounding TOSJ





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