

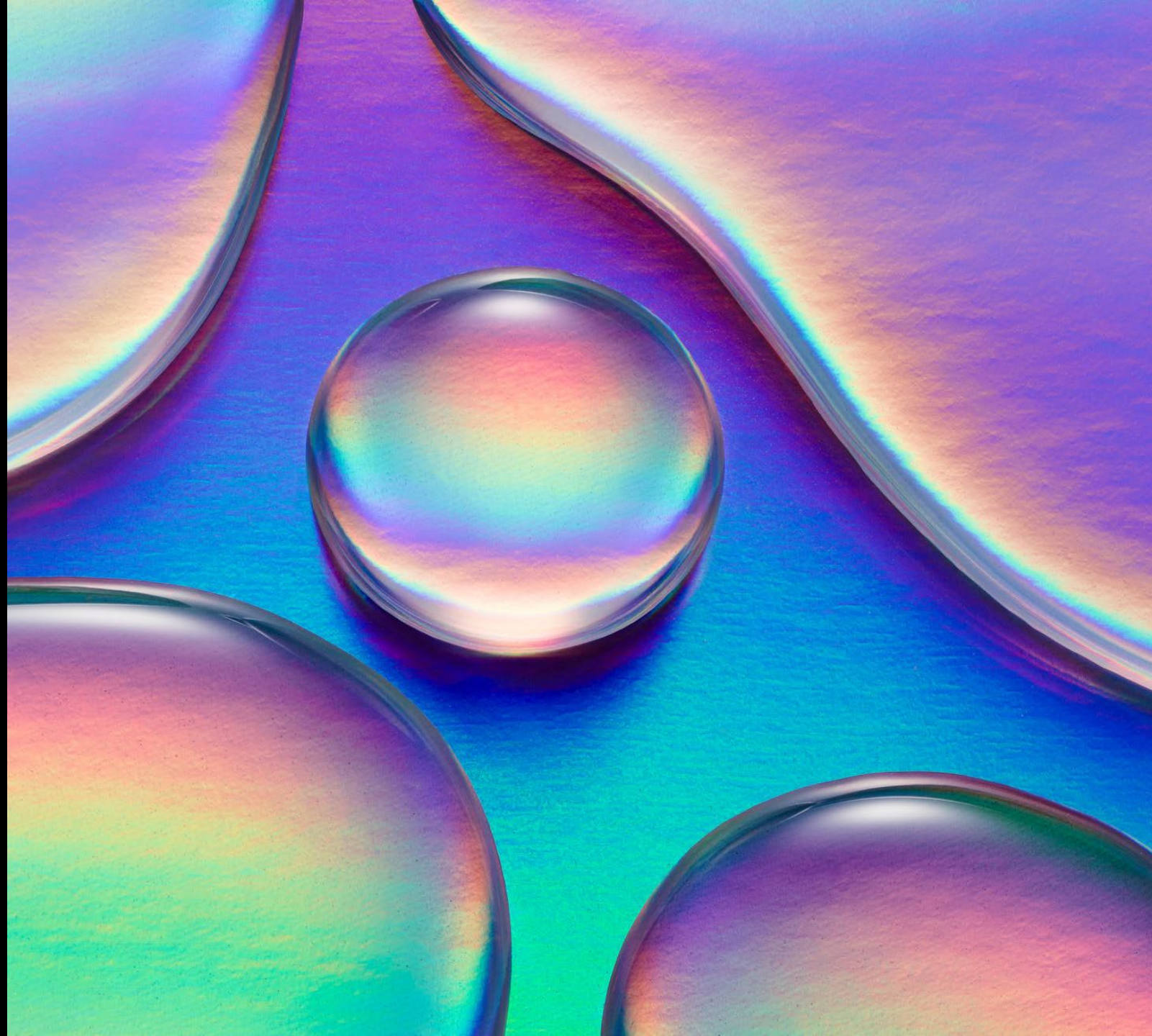
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# WELLHEAD PROTECTION ZONING OVERLAY DISTRICT

UPDATE #2

April 18, 2024

Summary and Current Status



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# TWO – PART EXPLANATION ON WHAT IS GOING ON:

## Part 1

Borrow Pit Digging Depth

## Part 2

Inclusion of Performance Standards to the Wellhead  
Protection Zoning Overlay District Document

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# PART 1

## BORROW PIT DIGGING DEPTH

- NCDOT Engineer Joshua Pratt has provided us with two aerial views of the Borrow Pit. One from November 2023 and one from January 2024. They have two different means of identifying the depth of the digging on the Mirasol property, but both appear to be within the limits and guidelines that Brunswick County imposed on them.
- I have requested that all further aerial views be annotated and sent to me as a courtesy, and he has agreed.
- The following few slides show these two different views.

## ARIAL VIEW OF NORTHEAST CORNER

- Closest point to an active wellhead.
- The NE corner at 20' is currently the lowest elevation and is being used as a drainage location.
- The original elevation of that corner was 40' and the confining layer of the aquifer was found to be 23-25' deep.
- The floor of the borrow pit will be ~21'.

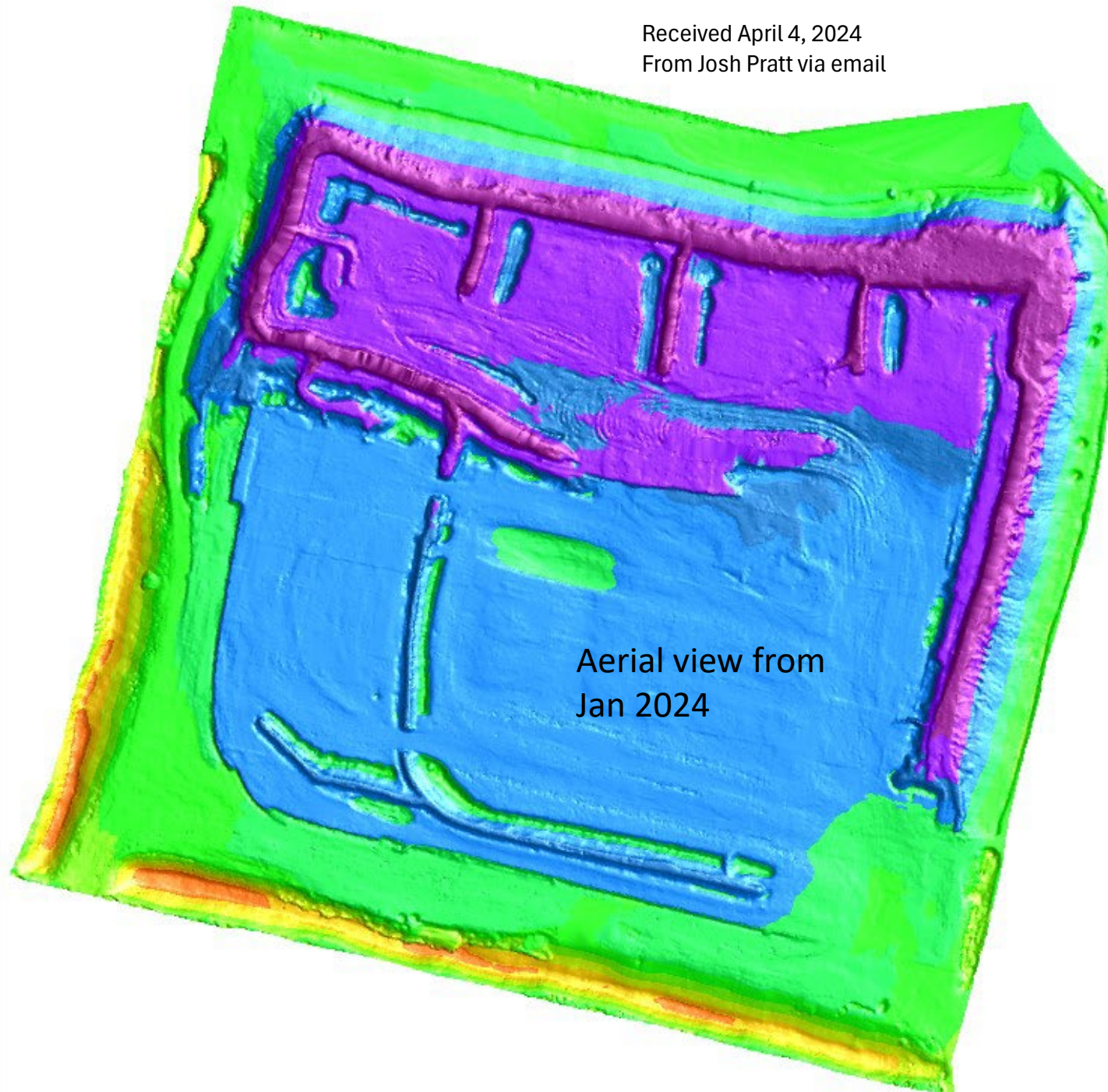


Aerial view from  
Nov 2023

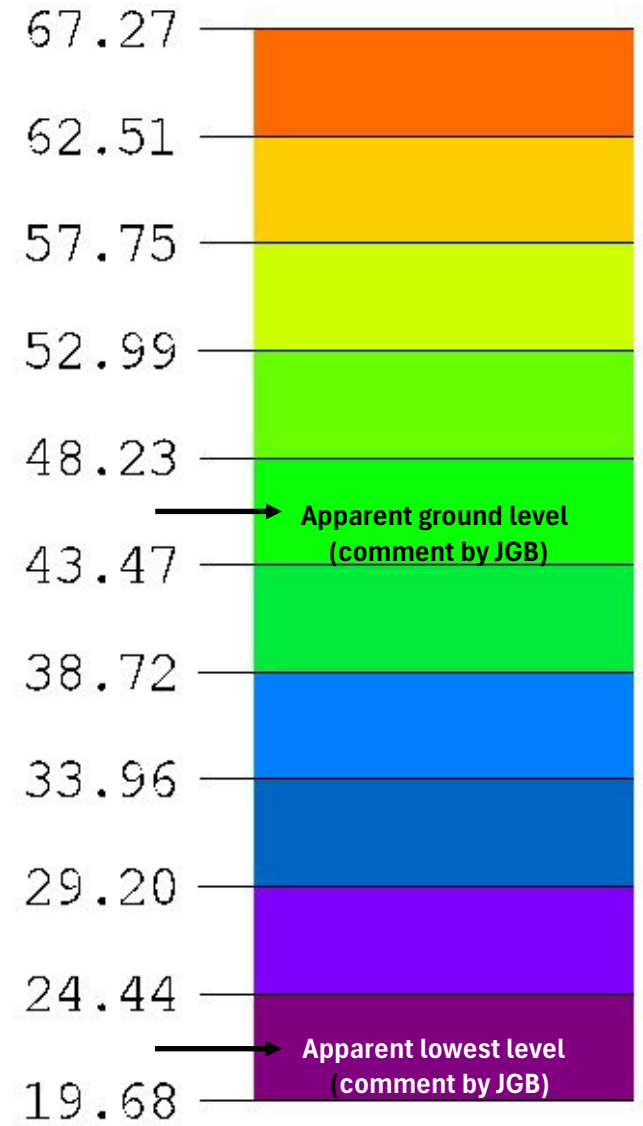


R-5021 Jon  
Contour Elev  
November 6

Received April 4, 2024  
From Josh Pratt via email



### Color by Elevation



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# **PART 1**

## **BORROW PIT DIGGING DEPTH**

- In Joshua Pratts' latest email to me, he explained the most recent view as follows:

“I see where you are getting the worst-case elevation of 49.23’ based on the outside edges of the latest elevation map. However, the initial elevations taken at the time and location of Dr. Spruill’s testing were closer to 42’, which would put 23’ of depth at an elevation of 19’. We know that the elevation of the clay layer will vary across the pit and are actively monitoring for changes in the soil during the borrow operation. Right now, the area with an existing elevation below 20’ is limited to a very small spot in the northwest corner and we are confident that no clay has been removed at that location. We continue to take samples of the borrow pit to verify the soil types encountered. I can assure you that preserving the existing confining layer is one of our highest priorities on this project. Let me know if you have any further questions.”

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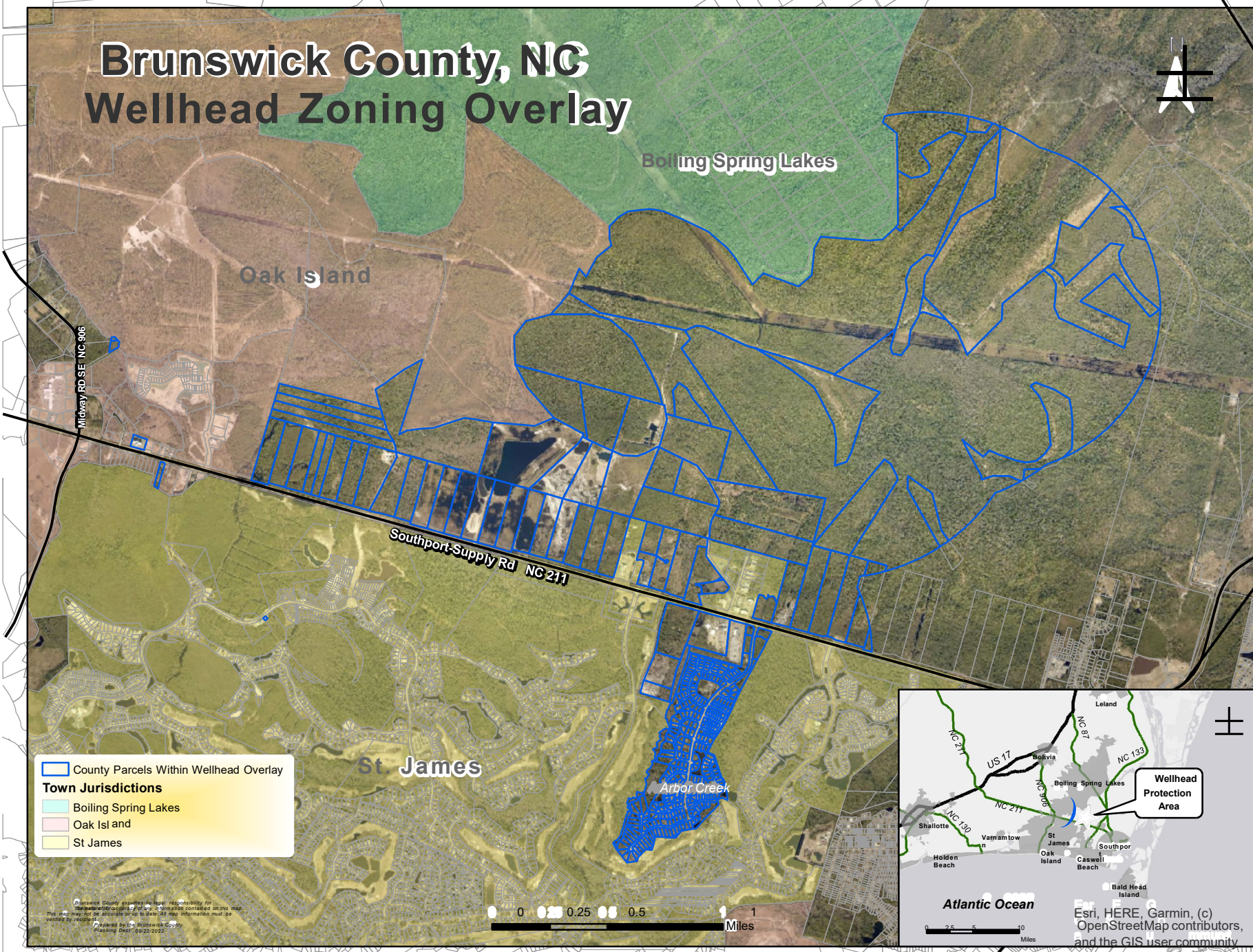
## **PART 2**

# INCLUSION OF PERFORMANCE STANDARDS TO THE WELLHEAD PROTECTION ZONING OVERLAY DISTRICT DOCUMENT



# Brunswick County, NC

## Wellhead Zoning Overlay

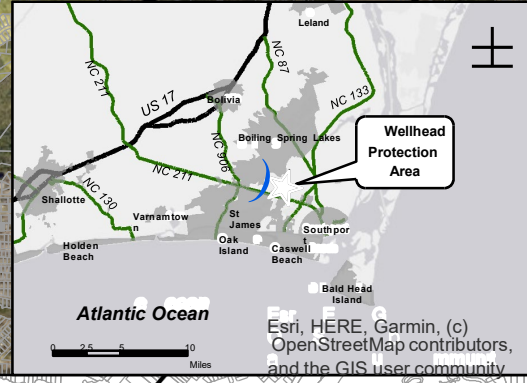


County Parcels Within Wellhead Overlay

**Town Jurisdictions**

- Boiling Spring Lakes
- Oak Island
- St James

Brunswick County assumes no legal responsibility for the accuracy or completeness of the information contained on this map. This map may not be accurate for use to state. All map information must be verified by the user.  
Prepared by the Brunswick County Planning Dept. 12/20/2017



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community.

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## **PART 2**

### **INCLUSION OF PERFORMANCE STANDARDS TO THE WELLHEAD PROTECTION ZONING OVERLAY DISTRICT DOCUMENT**

- Wellhead Protection Zoning Overlay, without Performance Standards, approved by County Commissioners on April 17, 2023.
- There was a promise made by the BC Planning Board staff to have Performance Standards recommended and presented to the Commissioners within a couple of months. That was over a year ago!
- In many emails and phone calls with County Commissioner Pat Sykes, County Planning Director, Kirstie Dixon, County Water Resources Manager (Utilities), Glenn Walker, and others, we still do not have these standards approved and included in the document.
- County Utilities hired a consultant to produce equitable Performance Standards. After many months, their recommendations were returned to the County in February 2024. They then went to Planning Board Staff, County Utilities, and Legal for review.
- A long list of recommended changes were addressed, and this document was then sent back to the Consultant.

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## PART 2

### INCLUSION OF PERFORMANCE STANDARDS TO THE WELLHEAD PROTECTION ZONING OVERLAY DISTRICT DOCUMENT

- In April 2024, the Consultant returned the document to County Planning, but they have “not had time” to address them due to their overloaded workload.
- At the County Commissioners meeting on April 1, 2024, County Commissioner Randy Thompson asked Kirstie Dixon where this was on their agenda. She replied that this now requires a Public Meeting to put forth the standards, then they would present their recommendation to the County Commissioners to included in the Protection Overlay.
- I followed up with Kirstie on her comment and her reply on April 11, 2024, to me, was, “[We are working towards scheduling it! We still have to review the final draft.](#)”
- The beat goes on...

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FOR MORE INFORMATION OF  
THE WELLHEAD PROTECTION  
ZONING OVERLAY DISTRICT:

<https://www.brunswickcountync.gov/423/Wellhead-Protection-Zoning-Overlay-Distr>