



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

May 15, 2025

AJ Anastopoulos, PE
1426 Navaho Trail, #108
Wilmington, NC 28409

RE: Approval of the Traffic Impact Analysis (TIA) associated with the proposed
Cranwood Shallotte in Brunswick County, NC.

The NCDOT, Brunswick County, and Town of Shallotte staffs have reviewed the Cranwood Shallotte TIA dated March 21, 2025. This development consists of:

- **84 dwelling units: Senior Adult Housing – Detached (LUC 251)**
- **224 dwelling units: Senior Adult Housing – Multifamily (LUC 252)**
- **Build Year: 2026**

Based on the review of the analysis provided in the TIA report, the following improvements are required by the developer:

US 17 at Smith Avenue (existing signalized intersection)

- No improvements are required.

Express Drive/Smith Avenue at N Mulberry Road NW (existing unsignalized intersection)

- No improvements are required.

N Mulberry Road NW at Site Access 1 (proposed unsignalized intersection)

- Construct the northbound approach (Site Access 1) with one ingress lane and one egress lane.
- Provide stop control for the northbound approach.
- Provide an internal protected stem of 75 feet, as measured from the right-of-way line.

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DISTRICT 3 ENGINEER'S OFFICE
5911 OLEANDER DRIVE SUITE 101
WILMINGTON, NC 28403
04-11-03 COURIER

Telephone: 910-398-9100
Customer Service: 1-877-368-4968

Website: ncdot.gov

Location:
5911 OLEANDER DRIVE SUITE 101
WILMINGTON, NC 28403

Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

The applicant is required to obtain all applicable Brunswick County and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Brunswick County technical standards and policies shall apply.

Please contact me at 910-398-9100 with any questions regarding this approval.

Sincerely,



Benjamin T. Hughes, PE
District Engineer
Division 3, District 3

cc: Jon Roan, Deputy District Engineer, NCDOT
Michael Bass, Assistant District Engineer, NCDOT
Frank Mike, Assistant District Engineer, NCDOT
Stonewall Mathis, PE, Division Traffic Engineer, NCDOT
Bryce Cox, Senior Assistant Traffic Engineer, NCDOT
Madi Lee, PE, Development Review Engineer, NCDOT
Adrienne Cox, Division Planning Engineer, NCDOT
Michelle Howes, PE, Corridor Development Engineer, NCDOT
Robert Waring, Planning Director, Town of Shallotte
Brandon Eaton, Planner, Town of Shallotte
Marc Pages, Brunswick County Planning
Helen Bunch, Brunswick County Zoning Administrator