

A G E N D A
ONSTLOW COUNTY PLANNING BOARD
THURSDAY, JUNE 4, 2020 - 6:30 P.M.
COMMISSIONERS' CHAMBERS
234 NORTHWEST CORRIDOR BOULEVARD, JACKSONVILLE, NC

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. CHAIRMAN'S REMARKS

1. Welcome. Please sign the attendance sheet in the hallway if you have not already done so. Please turn cell phones to "off" or "vibrate."
2. While this Board does not conduct formal public hearings, we will entertain comments or questions from citizens after each item is presented by the applicant. We ask that persons state their name and address and direct comments or questions to the Board; the Chairman will then ask the applicant or staff to respond, when appropriate. When there are a large number of citizens interested in one agenda item, the Chairman may limit comment time or ask that citizens appoint a spokesperson. In the interest of time, we ask that citizens refrain from repeating the same concern, but speak only when there is new information to add.
3. Thank you for your interest and practicing proper decorum.

V. APPROVAL OF MINUTES

March 5, 2020

VI. ZONING - The following policy guidelines shall be followed by the Planning Board concerning zoning amendments:

- 1- The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- 2- There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group.
- 3- There is convincing demonstration that all uses permitted under the proposed new district classification are appropriate for the area included in the proposed change.
- 4- There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.
- 5- The proposed change is in accord with the Onslow County Core Land Use Plan and any other officially adopted plan.

A. JACKSONVILLE ETJ REZONING PREZ-2020-00006

The City of Jacksonville has relinquished parts of their ETJ. As a result of this action, the Planning and Development Department has created new zoning maps to apply county zoning to these properties.

B. DRUM REZONING PREZ-2020-00007

General Information: 1.68 acre parcel on Gum Branch Road across from Birdlewood Dr.

Parcel ID: 327-32

Township: Jacksonville

Existing Zoning District: R-8M

Proposed Zoning: HB

C. KOCHICK REZONING PREZ-2020-00008

General Information: 0.48 acre parcel on Richlands Highway

Parcel ID: 57-63

Township: Jacksonville

Existing Zoning District: RA

Proposed Zoning: HB

VII. SUBDIVISION REVIEW

A. SKETCH/PRELIMINARY

1. FOLKSTONE HEIGHTS SUB-2020-00035

General Information: 25.61 acres, 71 single-family lots, ONWASA water, Pluris sewer

Parcel ID: 761-56, & 56.11

Zoning District: R-8M

Property Owner: SWAN Development, LLC

Surveyor/Engineer: CSD Engineering

Location: Folkstone Road

Township: Stump Sound

A. PRELIMINARY

1. STONES LANDING SECTION III & PARADISE POINT SECTION IV @ ONSLOW BAY SUB-2020-00012

General Information: 50.36 acres, 118 lots, ONWASA water & sewer

Parcel ID: 1127-1

Zoning District: R-10

Property Owner: Clearly Development

Surveyor/Engineer: Parker & Associates

Location: Rocky Run Road

Township: White Oak

2. GOULD FARMS SUB-2020-00027

General Information: 41.93 acres, 53 single-family lots, ONWASA water, septic.

Parcel IDs: 324-48 & 49

Zoning District: RA

Property Owner: Beaver Creek Investors Inc.

Surveyor/Engineer: John L. Pierce & Associates PA

Location: Gould Road

Township: Jacksonville

3. WINDPOINTE SUBDIVISION SUB-2020-00031

General Information: 98.93 acres, 173 lots, ONWASA water, Pluris sewer

Parcel ID: 773-60

Zoning District: RA

Owner: A. Sydes Construction, Inc.

Surveyor/Engineer: Thomas Engineering, PA

Location: Ennett Lane

Township: Stump Sound

C. REVISED PRELIMINARY

1. OSPREY LANDING SUB-2020-00018

General Information: 22.14 acres, 32 single-family lots, ONWASA water, septic

Parcel IDs: 749-22.7, 22.8, 22.9 and 23

Zoning District: RA

Property Owner: Diversified Investors Inc.

Surveyor/Engineer: John L. Pierce Surveying

Location: Hardison Road

Township: Stump Sound

2. THE PRESERVE AT TIDEWATER SUB-2020-00013

General Information: 383.32 acres, 309 lots, ONWASA water, Pluris sewer

Parcel ID: 773-106

Zoning District: R-20

Property Owner: Alligator Bay Associates LLC

Surveyor/Engineer: CSD Engineering

Location: Chadwick Acres Road

Township: Stump Sound

VIII. SUBDIVISION ORDINANCE REVIEW

IX. COMMENTS

A. Planning Board Members

B. Planning Department Staff

C. Public

X. ADJOURNMENT