

**ONSWLOW COUNTY BOARD OF ADJUSTMENT
JULY 28, 2020 – 6:30 PM
REGULAR MEETING
AGENDA**

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. CHAIRMAN REMARKS

1. Welcome. Please sign the attendance sheet located at the rear of the meeting room. Please turn cell phones to “off” or “vibrate.”
2. This Board conducts formal public hearings; we will entertain comments or questions from citizens after each item is presented by the applicant. The Chairman will ask if anyone wishing to speak (either “pro” or “con”), you must be sworn in to present information or evidence. We ask that persons state their name and address for the record and direct comments or questions to the Board; the Chairman will then ask the applicant or staff to respond, when appropriate. Citizens are requested not to attempt to operate the equipment on the podium but to ask for staff assistance. If there are a large number of citizens interested in speaking to 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 where there is something to add.
3. Thank you for your interest and practicing proper decorum.

V. APPROVAL OF MINUTES AND WRITTEN DECISIONS

Minutes: June 23, 2020 Regular Meeting
Board Decisions: VAR-2020-00001
SUP-2020-00009
SUP-2020-00010
SUP-2020-00011

VI. VARIANCE APPLICATION

A. DEMARK VARIANCE VAR-2020-00002

General Information: Substantial damage from Florence, requesting variance from BFE requirement.

Parcel ID: 1106E-19

Zoning District: Residential 15 (R-15)

Applicant/Owner: Michael & Jacque DeMark

Location: 1331 Piney Green Road

Flight Path Overlay District: No

Township: White Oak

The following conclusions must be made by the Board for approval of the application:

- a. Unnecessary hardship would result from the strict application of the ordinance;
- b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography;
- c. The hardship did not result from actions taken by the applicant or the property owner; and
- d. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice achieved.

VII. SPECIAL USE APPLICATIONS

A. DURANT ACCESSORY BUILDING SUP-2020-00013

General Information: Place accessory structure in front yard on waterfront lot.

Parcel ID: 773-38.2

Zoning District: Residential 8M (R-8M)

Applicant/Owner: Lawrence & Paula DuRant

Location: 263 Bill Canady Road

Flight Path Overlay District: No

Township: Stump Sound

Future Land Use: Conservation

Sneads Ferry Community Plan: Conservation

The following conclusions must be made by the Board for approval of the application:

- a. Will not materially endanger the public health or safety;
- b. Meets all required special use standards and specifications;
- c. Will not substantially injure the value of abutting property, or is a public necessity; and
- e. Will be in harmony with the surrounding area and in general conformity with the County Comprehensive Plan.

B. JONES STOOP SUP-2020-00014

General Information: Expansion of a non-conforming structure.

Parcel ID: 1314A-9

Zoning District: Residential 15 (R-15)

Applicant: Floyd Jones

Owner: Shelia Jones

Location: 104 Pirate Island Drive

Flight Path Overlay District: No

Township: Swansboro

Future Land Use: Conservation & Medium-Density Residential

The following conclusions must be made by the Board for approval of the application:

- a. Will not materially endanger the public health or safety;
- b. Meets all required special use standards and specifications;
- c. Will not substantially injure the value of abutting property, or is a public necessity; and
- d. Will be in harmony with the surrounding area and in general conformity with the County Comprehensive Plan.

C. PARKER RV SUP-2020-00015

General Information: Single RV setup

Parcel ID: 1310-21

Zoning District: Residential 8M (R-8M)

Applicant: William A. Parker

Owner: Bart & Joy Jones

Location: 102 Willie Lane

Flight Path Overlay District: Yes

Township: Swansboro

Future Land Use: Medium-Density Residential & Conservation

The following conclusions must be made by the Board for approval of the application:

- a. Will not materially endanger the public health or safety;
- b. Meets all required special use standards and specifications;
- c. Will not substantially injure the value of abutting property, or is a public necessity; and
- d. Will be in harmony with the surrounding area and in general conformity with the County Comprehensive Plan.

D. PETERS RV

SUP-2020-00012

General Information: Single RV setup

Parcel ID: 1312-89

Zoning District: Rural Agriculture (RA)

Applicant/Owner: Daniel & Faye Peters

Location: 290 Howell Road

Flight Path Overlay District: No

Township: Swansboro

Future Land Use: Medium-Density Residential

The following conclusions must be made by the Board for approval of the application:

- a. Will not materially endanger the public health or safety;
- b. Meets all required special use standards and specifications;
- c. Will not substantially injure the value of abutting property, or is a public necessity; and
- d. Will be in harmony with the surrounding area and in general conformity with the County Comprehensive Plan.

VII. PROCEDURAL UPDATE – ATTORNEY GUIDANCE

VIII. COMMENTS

- a. Public
- b. Board members
- c. Staff

IX. ADJOURNMENT