

ONslow COUNTY BOARD OF ADJUSTMENT
MAY 26, 2020 – 6:30 PM
REGULAR MEETING
ONslow COUNTY PLANNING & DEVELOPMENT DEPARTMENT
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: February 25, 2020 Regular Meeting
Board Decisions: SUP-2019-00026
SUP-2020-00004
SUP-2020-00003
SUP-2020-00001

VI. SPECIAL USE APPLICATIONS

A. SMITH RV'S SUP-2019-00029

General Information: Setup 2 RVs

Parcel ID: 1310-23

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

Applicant/Owner: James Smith & Opal Barwick w/ Hattie Smith life estate

Location: 106 Murrill 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.

B. STEFFENHAGEN RV SUP-2020-00005

General Information: Single RV setup

Parcel ID: 18-59.4

Zoning District: Rural Agriculture (RA)

Applicant/Owner: Kimberly Steffenhagen

Location: 1511 Beulaville Highway

Flight Path Overlay District: No

Township: Richlands

Future Land Use: Agriculture/Forestry

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.

C. RAY LANE RV PARK SUP-2020-00008

General Information: Add an additional 10 RV lots to an existing 4 lot RV park.

Parcel ID: 1314-10

Zoning District: Rural Agriculture (RA)

Applicant/Owner: Eric & Flor Quinn

Location: 107 Ray 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. CAPTAIN JIM'S CAMPGROUND SUP-2020-00002

General Information: 30 lot RV campground

Parcel ID: 772-64.1

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

Applicant: John L. Pierce & Associates

Owner: Jackie & Robin Trexel

Location: 141 Fulcher Landing Road

Flight Path Overlay District: No

Township: Stump Sound

Future Land Use: High-Density Residential

Sneads Ferry Community Plan: Waterfront Living

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.

E. RIVERVIEW RESTAURANT **SUP-2020-00007**

General Information: Expansion of a non-conforming structure
Parcel ID: 1001-45.1 **Zoning District:** Community Business (CB)
Applicant: John L. Pierce & Associates
Owner: John T. Terwilliger
Location: 119 Hall Point Road
Flight Path Overlay District: No
Township: Stump Sound
Future Land Use: Community Growth Activity Center & Conservation
Sneads Ferry Community Plan: Waterfront Living & 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.

F. WILLOWS LANDING CAMPGROUND **SUP-2019-00024**

General Information: 24 lot RV campground
Parcel ID: 772-116 & 772-116.1 **Zoning District:** Residential 8M (R-8M)
Applicant: John L. Pierce & Associates
Owner: Christopher Dale Harper
Location: 179 Sneads Ferry Road
Flight Path Overlay District: No
Township: Stump Sound
Future Land Use: Medium-Density Residential & High-Density Residential
Sneads Ferry Community Plan: Waterfront Living

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. COMMENTS

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

VIII. ADJOURNMENT