

**ONslow COUNTY PLANNING BOARD MEETING MINUTES**

**February 6, 2020**

**Onslow County Government Center**

**Room 111**

**234 NW Corridor Blvd., Jacksonville, NC 28540**

**BOARD MEMBERS WERE PRESENT:**

Ms. Marilyn Bunce, Chairman

Ms. Melissa Kepes, Vice-Chairman

Mr. Roger Brown

Mr. Marion Howard

Mr. Timothy McCurry

Mr. Mitch Sprunger (Shadow Member)

**PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:**

Jessica Rhue, Planning Director

Chad Davis, Deputy Planning Director

Angie Manning, Land Use Administrator

Matt Stuart, Planner

Kourtney Powell, Administrative Assistant

**I. MEETING CALLED TO ORDER**

Ms. Marilyn Bunce, Chairman, called the meeting to order at 6:30 p.m.

**II. INVOCATION**

Ms. Marilyn Bunce pronounced the invocation.

**III. PLEDGE OF ALLEGIANCE**

Mr. Tim McCurry led all present in the Pledge of Allegiance.

**IV. APPROVAL OF NOVEMBER 7, 2019 MINUTES**

Ms. Kepes made a motion to approve the minutes as written. Mr. Howard seconded. Motion carried with unanimous vote.

## V. ZONING

### A. BISHOP/EASTERN OUTFITTERS REZONING

**REZ-2020-00001**

Mr. Chad Davis explained that this rezoning request is to rezone Tax Parcels 321-134.1 and 321-134.2. The property addresses are 4819 and 4795 Richlands Highway. The owners of the properties are Eastern Outfitters Inc. and Anne Bishop. The properties consist of 3.14 acres. The petition is to rezone from Rural Agricultural (RA) to Highway Business (HB). There is water service available through ONWASA and both properties are currently served by septic systems. ONWASA has a sewer force main that is available for connection but the sewer force main requires a pump station and permitting through the North Carolina Department of Environmental Quality (NCDEQ). The Onslow County Comprehensive Plan classifies this site as being within the Medium Density Residential Category. According to NCDOT traffic counts from 2018, they show that Richlands Highway averages 25,500 vehicle trips per day. Staff recommends approval of the proposed rezoning request based on the subject property being located along Richlands Highway and near other areas that are currently zoned Highway Business (HB).

John Pierce, John L Pierce & Associates, 405 Johnson Blvd, Jacksonville, NC 28540.

Mr. Pierce stated that he encouraged Eastern Outfitters to take part in this rezoning as a safeguard in the future. If the store ever closed, it would already be zoned for commercial use and prevent a vacant commercial building from existing in an area zoned for rural agricultural uses. Mr. Pierce stated that he was available for any questions.

Mr. Howard made a motion to recommend approval. Ms. Kepes seconded. Motion carried by unanimous vote.

## VI. SUBDIVISION REVIEW

### A. SKETCH

#### 1. WINDPOINTE

**SUB-2020-00003**

Ms. Angie Manning stated that Windpointe is located on Ennett Lane in the Stump Sound Township and is owned by A. Sydes Construction, Inc. This property is zoned Rural Agriculture (RA). It is a proposed subdivision with 148 lots on 98.93 acres. It will be served by ONWASA water, Pluris sewer and the streets will be public. During TRC review, staff requested that the developer investigate acquiring one of the vacant lots on Tasha Street to provide an emergency access for the lower portion of the site. Other comments included minor revisions such as adding the preliminary flood data on the plan. The requested changes, other than the emergency access, have been addressed. Staff is recommending approval of the sketch plan conditioned upon the emergency access being shown on the preliminary plan.

John Thomas, Thomas Engineering PA, 309 Metcalf Street, New Bern, NC 28562.

Mr. Thomas stated that this has been a challenging piece of property because of all the constraints on it. He stated that he is not positive that they can achieve the secondary access. He has spoken with the owner about it and they have agreed to try to obtain the secondary access. He stated that he would prefer that the Planning Board make a strong recommendation to include the secondary access on the preliminary plan but not make it part of the motion as a condition. He expressed that due to a third party, a condition like that might not be something that they can achieve.

Ms. Bunce expressed that she thinks this plan has been brought in too soon. She stated that she has full faith in the Planning Department staff and supports their recommendation to include a secondary access into the subdivision due to the streams and wetlands.

Mr. Thomas stated that he would prefer the acceptance with the condition rather than a denial. He expressed that they have dealt with a situation like this before and there are certain statutes that restrict conditions like these when there are third parties involved. He stated that this issue can be handled at the preliminary stage of the plan. He stated that they will attempt and try to obtain that secondary access.

Ms. Kepes made a motion for approval with the condition that an emergency access be shown on the preliminary plan. Mr. Brown seconded. Motion carried by unanimous vote.

Ms. Bunce reiterated that this condition would be a requirement when the preliminary plan is brought in for approval.

Mr. Thomas shared information on the statutes that prevent them from obtaining the property to provide the secondary access. He read information regarding G.S. 153A-331. He also shared information from two case laws.

Ms. Rhue stated that the motion is based in good planning practice and can move forward.

## **2. GOULD FARMS**

**SUB-2020-00002**

Mr. Matt Stuart stated that Gould Farms is located on Gould Road in the Jacksonville Township and is owned by Beaver Creek Investors. This property is zoned Rural Agricultural (RA). It is a proposed subdivision with 54 lots on 41.93 acres. It will be served by ONWASA water and individual septic systems. During TRC review, staff requested several revisions; the most important being that the surveyor must add a second means of access to the subdivision from Gould Road. The requested changes have been addressed. Staff is recommending approval of the sketch plan as it meets the requirements of the Subdivision Ordinance.

John Pierce, John L Pierce & Associates, 405 Johnson Blvd, Jacksonville, NC 28540.

Mr. Pierce stated that he is working with the owners of the tract behind this one. He plans to develop the right side of the project first and he hopes to loop to Blue Creek Road if he purchases the tract behind this piece of land.

Mr. Brown made a motion for approval. Mr. Howard seconded. Motion carried by unanimous vote.

## **B. PRELIMINARY**

### **1. PERMETA BRANCH PHASE II**

**SUB-2020-00001**

Mr. Matt Stewart stated that Permeta Branch Phase II is located on Old Folkstone Road in the Stump Sound Township and is owned by Hoosier Daddy LLC. This property is zoned Residential 15 (R-15). It is a proposed subdivision with 10 single-family lots on 4.51 acres. It will be served by ONWASA water and Pluris sewer. During TRC review, staff requested minor changes. The requested changes have been addressed. Staff is recommending approval of the preliminary plan as it meets all the requirements of the Subdivision Ordinance.

Linwood Jones, 449 Grill Road, Clayton, NC 27520.

Mr. Jones stated that this preliminary plan was brought to the Planning Board two years ago and was approved. He stated that he prepared mylars for signature and the owner forgot to sign them. Mr. Jones stated he was contacted about the map three months ago and has now started over on the plan.

Mr. Brown asked if they plan to add to the subdivision eventually.

Mr. Jones answered that they will come back to the adjacent properties and add a Phase III to the development.

Ms. Kepes made a motion for approval. Mr. Brown seconded. Motion carried by unanimous vote.

## **VII. MPO PRESENTATION**

Ms. Deanna Trebil, MPO Administrator with the City of Jacksonville, presented an overview of the Jacksonville Urban Area Metropolitan Planning Organization (JUMPO). She stated that JUMPO is a federally mandated regional planning organization. The boundary is established by the census. They are constantly in communication with multiple stakeholders regarding all types of transportation in this area. They are in the process of expanding their planning boundaries to encompass all of Onslow County. Ms. Trebil explained the process of identifying and submitting projects. She stated that they reach out to their Technical Coordinating Committee, Transportation Advisory Committee and the public for feedback on

the projects. Ms. Trebil provided a map showing all the projects for the next ten years. She also showed a chart and timeline of these projects. She explained that it takes years from the time a project is identified to when it is constructed. She stated that on the City of Jacksonville's website there is an interactive map on the main screen that shows all the proposed projects from NCDOT. This map allows you to zoom in to an area and view how the construction may impact that area. Ms. Trebil shared her contact information along with other contacts for JUMPO and encouraged anyone with questions to reach out to them.

## **VIII. COMMENTS**

### **A. PLANNING BOARD MEMBERS**

There were no comments from the Planning Board.

### **B. PLANNING DEPARTMENT STAFF**

Ms. Angie Manning distributed a summary of the changes to the subdivision ordinance.

Mr. Glenn Hasteadt, Onslow County ITS Director, shared information with the Planning Board about fiber optic conduit. He stated that installing fiber to new homes means bringing broadband to the area as an economic development tool. There are more companies that are beginning to work offsite and from home, but they are not able to work in this area because they are not able to obtain the internet speed that they need. If conduit is installed at the beginning of development, communication vendors can then use the preexisting conduit to run the fiber to the home without having to dig ground again. This would also allow for multiple vendors. The cost of fiber conduit is minimal. A junction box would need to be provided every 1,000 feet or everywhere the road splits. Mr. Hasteadt is suggesting adding the installation of fiber optic conduit as a requirement to the subdivision ordinance. The Planning Board agreed that this was a good suggestion and would be a good addition to the subdivision ordinance.

Ms. Angie Manning shared that the City of Jacksonville will be relinquishing more of their ETJ to the County. Staff is in the process of assigning zoning districts that are logical to these areas. This information will be presented to the Planning Board at next month's meeting.

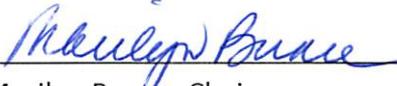
Mr. Chad Davis asked the Planning Board if they would like staff to reevaluate RV requirements during the process of revising the subdivision and zoning ordinances. Ms. Bunce stated that she would appreciate staff looking into this. The other Planning Board members agreed.

**C. PUBLIC**

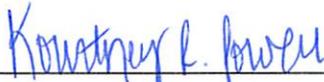
There were no public comments.

**VIII. ADJOURNMENT**

The meeting adjourned at 7:48 p.m.

  
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Marilyn Bunce, Chairman

ATTEST:

  
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Kourtney R. Powell, Administrative Assistant