



ONslow COUNTY PLANNING BOARD  
MEETING MINUTES  
March 3, 2022  
Onslow County Government Center  
Commissioners' Chambers  
234 NW Corridor Blvd, Jacksonville, NC 28540

**BOARD MEMBERS PRESENT:**

Marilyn Bunce, Chairman  
Melissa Kepes, Vice Chairman  
Roger Brown  
Brandon Howard  
Timothy M. McCurry

**PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:**

Jessica Rhue, Director  
Angie Manning, Land Use Administrator  
Robert Gough, Planner  
Carter Metcalf, Planner  
Michael Montgomery, Administrative Assistant

**I. MEETING CALLED TO ORDER**

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

**II. INVOCATION**

Marilyn Bunce pronounced the invocation.

**III. PLEDGE OF ALLEGIANCE**

Marilyn Bunce led all present in the Pledge of Allegiance.

**IV. APPROVAL OF MINUTES**

Ms. Kepes made a motion to approve the February 3, 2022, minutes as written. Mr. Williams seconded the motion. The motion carried by a unanimous vote.

**V. ACTION ITEMS**

**A. MARTIN REZONING**

**PREZ- 2022-00003**

**Applicant/ Property Owner:** Joseph Bennett Martin

**Summary of proposal:** To rezone the property from HB to RA

Carter Metcalf provided an overview of the proposal.

No one spoke on behalf of the application.

Ms. Kepes made a motion to recommend approval. Mr. Howard seconded the motion. The motion passed by an unanimous vote.

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2021-00003 (attached). Mr. Howard seconded the motion. The motion passed by an unanimous vote.

**B. TRIBUTE REZONING**

**PREZ-2022-00004**

**Applicant:** Tribute Properties

**Summary of proposal:** To rezone the property from R-5 to HB

**Property Owner:** Sneads Ferry Investments 2, LLC

Robert Gough provided an overview of the proposal.

Josh Mihaly 330 Military Cutoff Road, Wilmington NC 28405, spoke on behalf of the applicant. He stated that HB would provide for commercial uses along Old Folkstone Road, while allowing the same density.

Mr. Howard made a motion to recommend approval. Mr. Brown seconded the motion. The motion passed by an unanimous vote.

Mr. Howard made a motion to adopt the Consistency Statement for PREZ-2022-00004 (attached). Mr. Brown seconded the motion. The motion passed by an unanimous vote.

**C. WESTALL REZONING**

**PREZ-2022-00005**

**Applicant:** Charles Westall

**Summary of proposal:** To rezone the property from RA to HB

**Property Owner:** CAMI Property Ventures LLC

Carter Metcalf provided an overview of the proposal.

Charles Westall, 353 W. Goldeneye Lane, Sneads Ferry, spoke on behalf of the application. Mr. Westall has settled down in Sneads Ferry and wants to be a good neighbor and bring good paying jobs with skilled labor to the area.

Ms. Kepes made a motion to recommend approval. Mr. Howard seconded the motion. The motion passed by an unanimous vote.

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2022-00005 (attached). Mr. Howard seconded the motion. The motion passed by an unanimous vote

**D. DR HORTON REZONING**

**PREZ-2022-00006**

**Applicant:** D.R. Horton

**Summary of proposal:** To rezone the property from RA to R-10

**Property Owners:** BHR Land Holdings, LLC, B&C Land Farming, LLC and Carolina Development Services, LLC

Robert Gough provided an overview of the proposal.

No one spoke on behalf of the application

Jared Kingery, 1738 NC Highway 172, Sneads Ferry NC is a neighbor to the property proposed to be rezoned. He told the Board about his concerns of flooding. After trees were cut down on the property in question, his yard and neighboring yards began flooding. He had to dig a ditch to prevent flooding his property. He asked the Board to consider the drainage problems affecting the neighbors.

Ms. Kepes made a motion to continue this item to the next Planning Board meeting on April 7, 2022 at 6:30pm. Mr. Brown seconded the motion. The motion passed by an unanimous vote.

**VI. COMMENTS**

**A. PLANNING BOARD MEMBERS**

There were no comments from the Board.

**B. PLANNING DEPARTMENT STAFF**

There were no staff comments.

**C. PUBLIC**

There were no public comments.

**VII. ADJOURNMENT**

The meeting adjourned at 7:09 p.m.

  
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Marilyn Bunce, Chairman

ATTEST:

  
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Michael Montgomery, Administrative Assistant