



**ONslow COUNTY PLANNING BOARD
MEETING MINUTES**

March 15, 2023

**Onslow County Government Center
Commissioners' Chambers**

234 NW Corridor Blvd, Jacksonville, NC 28540

BOARD MEMBERS PRESENT:

Marilyn Bunce, Chairman

Melissa S. Kepes Vice Chairman

Brandon Howard

Roger Brown

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Robert Gough, Planning Administrator

Kendrick Stanton, Zoning Administrator

Carter Metcalf, Planner

I. MEETING CALLED TO ORDER

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

II. INVOCATION

Ms. Bunce pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Ms. Bunce led all present in the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

Ms. Kepes made a motion to approve the January 5, 2023, minutes as written. Mr. Howard seconded the motion. The motion carried by a unanimous vote.

V. ACTION ITEM

A. O'NEIL REZONING

PREZ-2023-00001

Applicant: Donald O'Neil

Summary of proposal: Rezoning R-8M to RA

Property Owner: Danny & Timothy Baker

Robert Gough provided an overview of the proposal.

Ms. Bunce asked about the type of homes in the area. Mr. Gough said it is mainly single-family residential stick-built homes.

Dominic O’Neal, Scotland Court, spoke on behalf of the application. He stated the land has been in the family for generations. They would like a building there to store tractors and to do that they need the land rezoned.

Ms. Bunce asked if he has plans to develop it into multi-family or single-family homes? Mr. O’Neal said no.

Ms. Kepes asked if the future land use map is outdated? Mr. Gough said it is slightly outdated and the new comprehensive plan will include a new future land use map.

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

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2023-00001. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

B. HOPSON REZONING **PREZ-2023-00002**

Applicant: Gene Hopson

Summary of proposal: Rezoning R-8M to HB

Property Owner: Gene Hopson

Robert Gough provided an overview of the proposal.

Gene Hopson, 165 Nancy Drive, spoke on behalf of the application. He said they have owned the property for 35 years. It has been used commercially for most of that time. He was not sure why it was rezoned to residential. He would like it to be rezoned to HB.

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

Mr. Howard made a motion to adopt the Consistency Statement for PREZ-2022-00002. Mr. Brown seconded the motion. The motion passed by a unanimous vote.

C. QUAKER BRIDGE REZONING

PREZ-2022-00003

Applicant: Tidewater Associates, Inc

Summary of proposal: Rezoning RA to R-10

Property Owner: Morton Minerals, Inc

Carter Metcalf provided an overview of the proposal.

Jason Houston, 306 New Bridge Street, spoke on behalf of the application. He discussed policies that go against the project. He said that the Land Use plan is from 2009 and it is being updated. The property has sewer that it will use. He believes residential can be anywhere within reason. He is working with the sand mine in the area to make sure everything works smoothly. He said the Plan has inconsistencies with leap frogging and open spaces. He told the Board that Stateside is 2,500 acres and it is across the street; it was rezoned by staff with no negative comments. R-10 is appropriate, and the Staff Report should be amended.

Ms. Bunce said that preservation is important, but owners can get a rezoning from the Board to use their land for what they think is right for them.

Ms. Kepes asked about the cost of County services increasing and if there was something showing that would happen.

Mr. Metcalf said that there is no specific service. The idea is that the further someone is in the County, the more it will cost to provide services to that area. He also said a portion of Stateside was rezoned during the 2020 map update.

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

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2022-00003. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

VIII. COMMENTS

A. PLANNING BOARD MEMBERS

There were no Board comments.

B. PLANNING DEPARTMENT STAFF

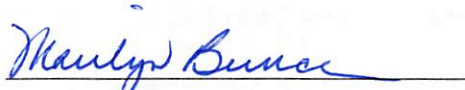
Staff gave an update on the Horizon 2040 Plan.

C. PUBLIC

There were no public comments.

IX. ADJOURNMENT

The meeting adjourned at 7:12 p.m.


Marilyn Bunce, Chairman

ATTEST:


Michael Montgomery, Administrative Assistant