



**ONLOW COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES**

March 22, 2022

**Onslow County Government Center
Commissioners' Chambers**

234 NW Corridor Blvd, Jacksonville, NC 28540

BOARD MEMBERS PRESENT:

Jerome Shaw, Chairman
Ricky Cannon
Jeff Brown
Kyle Fountain
Cindy Edwards

ONLOW COUNTY STAFF MEMBERS PRESENT:

Jessica Rhue, Director
Angie Manning, Land Use Administrator
Kendrick Stanton, Chief Zoning Enforcement Officer
Michael Montgomery, Administrative Assistant

I. MEETING CALLED TO ORDER

Mr. Jerome Shaw, Chairman, called the meeting to order at 6:30 p.m.

II. INVOCATION

Mr. Jeff Brown pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Mr. Ricky Cannon led all present in the Pledge of Allegiance.

IV. APPROVAL OF MINUTES AND DECISIONS

Mr. Brown made the motion to approve the February 22, 2022 minutes. Ms. Edwards seconded the motion. All members were in favor and the motion passed.

Mr. Fountain made the motion to approve the Board Decision: SUP-2022-00001. Mr. Brown seconded the motion. All members were in favor and the motion passed.

V. SPECIAL USE APPLICATION

SUP-2022-00003 — Salty Turtle Beer Company requested a Special Use Permit for a Proposed brewery on a 17-acre parcel on a property on Old Folkstone Road, Stump Sound, NC known as Tax Parcel 766-6.8.

Applicant: Salty Turtle Beer Company

Owner: One Day At A Time Now LLC

Summary of proposal: To establish a brewery on a 17-acre parcel.

Mr. Stanton provided an overview of the application SUP-2022-00003.

No one spoke on behalf of the application.

First General Conclusion: That the Special Use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Mr. Fountain made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Fountain stated that this will not pose an immediate threat to the public health or safety. The motion passed by unanimous vote.

Second General Conclusion: That the use meets all special uses and specifications. Ms. Edwards made a motion to approve the finding. Mr. Cannon seconded the motion. Ms. Edwards stated that it appears to meet all required special use standards and specifications. The motion passed by unanimous vote.

Third General Conclusion: That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Mr. Cannon made a motion to approve the finding. Mr. Fountain seconded the motion. Mr. Cannon stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Brown made a motion to approve the finding. Mr. Fountain seconded the motion. Mr. Brown stated that it appears to not be in harmony with the surrounding area and maybe in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

SUP-2022-00004 — Seth J. Carr requested a Special Use Permit for a proposed motor vehicle sales lot on a property at 158 Sneads Ferry Road Stump Sound, NC known as Tax Parcel 772-191.1.

Applicant/Owner: Seth J. Carr

Summary of proposal: To establish a motor vehicle sales lot on a 1.83-acre parcel.

Mr. Stanton provided an overview of the application SUP-2022-00004.

Mr. Cannon asked if classic cars will be stored in the on-site building. Mr. Stanton confirmed that was correct.

Mr. Fountain asked if TRC comments were addressed. Mr. Stanton said all TRC comments have been met.

No one spoke on behalf of the application.

Janice Davis, 2128 Highway 172, Sneads Ferry NC addressed the Board. She asked about how to prove ownership of the property in question. She asked which agencies could show the history of the ownership of the land. Ms. Davis was advised to check with the County GIS Department or to seek legal counsel.

First General Conclusion: That the Special Use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Ms. Edwards made a motion to approve the finding. Mr. Brown seconded the motion. Ms. Edwards stated that this will not pose an immediate threat to the public health or safety. The motion passed by unanimous vote.

Second General Conclusion: That the use meets all special uses and specifications. Mr. Cannon made a motion to approve the finding. Mr. Brown seconded the motion. Mr. Cannon stated that it appears to meet all required special use standards and specifications. The motion passed by unanimous vote.

Third General Conclusion: That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Mr. Brown made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Brown stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Brown made a motion to approve the finding. Mr. Cannon

seconded the motion. Mr. Brown stated that it appears to not be in harmony with the surrounding area and maybe in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

VI. COMMENTS

A. PUBLIC

There were no comments from the public.

B. BOARD OF ADJUSTMENT MEMBERS

There were no comments from the Board

C. PLANNING DEPARTMENT STAFF

There were no comments from Planning and Development Staff.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:07 p.m.



Jerome Shaw, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant