



**ONLOW COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
March 28, 2023
Onslow County Government Center
Commissioners' Chambers
234 NW Corridor Blvd, Jacksonville, NC 28540**

BOARD MEMBERS PRESENT:

Jerome Shaw, Chairman
John Smith Vice Chairman
Jeff Brown
Roger Brown
Cindy Edwards
Kyle Fountain

ONLOW COUNTY STAFF MEMBERS PRESENT:

Kendrick Stanton, Zoning Administrator

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

Ms. Cindy Edwards led all present in the Pledge of Allegiance.

IV. APPROVAL OF MINUTES AND DECISIONS

Ms. Edwards made the motion to approve the February 28, 2023 minutes. Mr. Fountain seconded the motion. All members were in favor and the motion passed.

Mr. Fountain made a motion to approve the Board Decision: SUP-2023-00001. Mr. Jeff Brown seconded the motion. All members were in favor and the motion passed.

V. SPECIAL USE APPLICATION

SUP-2023-00002 — Sean Truett requested a Special Use Permit to begin an expansion of a nonconformity on a 59.95-acre parcel on a property at 101 Ash Street, Swansboro, NC known as Tax Parcel 1308-20.

Applicant: Sean Truett

Owner: The Pines Mobile Home Park.

Summary of proposal: To establish an accessory structure (48' x 50').

Mr. Stanton provided an overview of the application SUP-2023-00001.

Sean Truett, 205 Dayrell Drive, Hubert, spoke on behalf of the application. He stated that he is filling in empty lots that have been there since 1974 and that it will only be 298 units.

Jeff Brown asked if there is already sewer. The Applicant said yes, it is through Pluris.

Mr. Smith asked if it was just empty lots getting new homes. Mr. Truett confirmed that was correct. It is not an expansion; it is just filling in empty lots and the footprint will stay the same. Utilities are already there.

Mr. Shaw asked if roads are already there. Mr. Truett said yes but an emergency access will need to be added.

Lori Morris, 306 New Bridge Street addressed the Board. She wanted to clarify that the road and utilities have been there for years. There is no true expansion of the park. Nothing new is being built, no new roads or utilities.

Mr. Fountain asked if GIS statements have been addressed. Ms. Morris said all TRC comments have been addressed.

John Michael Moore, no address given, spoke in favor of the Special Use. He said he is invested in this park. Has the largest lot in the park. Has lived at the Pines since he was a child. New management of the park is making it nice again. They took out old homes and put in brand new homes. Crime was gone down in the park and community engagement has increased. This is not just a park; this is a community.

Raelene Toomer, 435 Oregon Trail, Hubert. She stated they are an older community and is concerned about the traffic when the emergency road is put in. A lot of drugs are being sold in the last couple months in the area. Dirt bikes are coming from The Pines and are running down Oregon Trail and full speed. It is a safety issue. Oregon trail is flooding because of ditch water from the mobile home park. She wants the drainage fixed. People are defecating in the ditch

between Oregon Trail and The Pines and are stealing from the area. She also stated that gun shots can be heard coming from The Pines. She is not in favor of the expansion.

Timothy Harris 101 N Ginger Dr, Hubert. He is a neighbor to The Pines. His problem with The Pines is that some of their backyard and people are cutting through the backyards to get on Ginger Drive. Crime has increased since people are cutting through the backyards. More homes will cause more people and more traffic to the area.

John Michael Moore said some people are not aware of the progress that has been made. He has not heard of any gun shots are on Ash Street. Large evictions of people from the homes in the park for criminal activities. It will take time to make The Pines nice again but it is being done right now.

Lori Morris The emergency access road is not for public traffic, it is only for emergency use.

Mary Harris 101 N. Ginger Dr. She asked about the special use. She wanted to know if the lots were picked at random or are they going on place that are not being used.

Sean Truett said they will be dispersed throughout the park.

Mr. Shaw sked if the lots are mowed. Mr. Truett said the are mowed and kept up.

Michelle Miller 306 Turner Ridge Dr. asked when the new owner took over The Pines. She also asked about the emergency road.

Lori Morris said the access road is 12 foot wide gravel road and gates will be installed.

John Michael Moore left the Pines in 1997 when a different owner took over because of increase in crime. New owners took over about 3 years ago. The Park is making progress to make it a safe and nice community.

Ralene Toomer asked if the Pines will finish the fence near her area and about the water coming from the trailer park into the ditch on Oregon Trail.

Sean Truett is not aware of any drainage issues but he is willing to come together to see what they can do.

Ralene Toomer is it still section 8 housing?
John Moore said they are not.

Timothy Harris 101 N. Ginger Trail. People are cutting into neighbors yards and it has not stopped. He also voiced concerned about the traffic on Sand Ridge.

Cindy Edwards NCDOT handles traffic and safety. According to them the road can handle another 3,000 travelers a day.

Brett Deselms told the Board they would be voting on 298 lots.

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. Jeff Brown made a motion to approve the finding. Mr. John Smith seconded the motion. Mr. Jeff Brown 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. Fountain made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Fountain 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. Roger Brown made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Roger 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. Jeff Brown made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Jeff Brown stated that it appears to be in harmony with the surrounding area and 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

Kendrick Stanton provided an overview of upcoming agenda items.

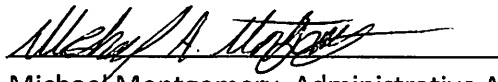
VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:36p.m.



Jerome Shaw, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant