



**ONLOW COUNTY PLANNING BOARD
MEETING MINUTES
April 06, 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
Walter Cotton
Jack Sides
Roger Brown
Timothy M. McCurry

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Robert Gough, Planning Administrator
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

Ms. Bunce pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

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

IV. APPROVAL OF MINUTES

Mr. Brown made a motion to approve the March 15, 2023, minutes as written. Ms. Kepes seconded the motion. The motion carried by a unanimous vote.

V. ACTION ITEM

A. PADGETT REZONING

PREZ-2023-00004

Applicant: Grey Outdoor LLC

Summary of proposal: Rezoning CB(CZ) to HB

Property Owner: Michael & Sheila Padgett

Robert Gough provided an overview of the proposal.

Guy Williamson, 118 Jones Street, Cedar Point, spoke on behalf of the application. He asked the Board if they had any questions.

Ms. Bunce informed the public and the applicant that the Board must consider all uses allowed in the Highway Business zone.

Emmorie Deaver 109 Steam shovel Road. Her mother owns property nearby. The corner is very busy and putting in a business would make it worse. People already run into items on that lot. Her family has no plans on selling property for any intersection improvements Mr. Gough explained that a TRC review would be needed for a major site plan.

Jack Sides asked if the land was already approved to have a store on site.

Mr. Metcalf answered that a store could be on site.

Mr. Cannon asked if changed, there could be a billboard.

Mr. Gough said that is correct.

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

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2023-00004. Mr. Brown seconded the motion. The motion passed by a unanimous vote.

B. AISAEDE REZONING

PREZ-2023-00005

Applicant: Tareq Aisaede

Summary of proposal: Rezoning RA to CB

Property Owner: Mutabaruka Fox Inc

Robert Gough provided an overview of the proposal.

Keith Fountain, 114 Old Bridge Street, spoke on behalf of the applicant. The Applicant runs multiple businesses with no issues. This is currently a store and has been a store since the 40's. It is being taxed as a commercial plot. They want the rezoning to be consistent as commercial. The Bear Trail community would be served by this store. Don Walton owns the property and he to favors the rezoning.

Mr. McCurry said that the 2040 plan should consider areas like this and zoning like this.

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

Mr. Brown made a motion to adopt the Consistency Statement for PREZ-2022-00005. Mr. Cotton seconded the motion. The motion passed by a unanimous vote.

C. THOMPSON REZONING

PREZ-2022-00006

Applicant: Donald Thompson II

Summary of proposal: Rezoning R-8M to RA

Property Owner: Kathy, Gary, & Thomas Thompson

Robert Gough provided an overview of the proposal.

Ms. Bunce asked if there are campers on the property.

Mr. Gough said yes.

Donald Thompson 230 Thompson Drive, spoke on behalf of the application. He owns 13 acres and the acreage next to it. He said he was told it was zoned for campers and has owned the property since the 1970's. He wants it zoned the same as adjoining property. He is willing to take care of the roads. It is for short term rentals.

Mr. Brown asked how many campers.

Mr. Thompson said there are 2 but it may go up to 7.

Tracy Beadles, 226 Thompson Drive. She told the Board that the road is not in good shape. She is worried about more traffic on the road. She is also worried about the children because children play in the dirt road.

Mr. Sides asked who owns the road.

Ms. Beadle said that it is a private road, and all the owners maintain it.

Julius Ingram, 219 Thompson Drive. He asked what "RA" means. He stated that he heard that junkyards can be in the RA zone. He runs a tractor that maintains the road and he does it at his own expense. He has concerns about traffic and the 3 families that have children in the neighborhood. He said that the machinery needed to clear the land would destroy the road. HE SAID Mr. Thompson lives in Tennessee and would not know when the road is damaged and could not repair it.

Mr. Sides asked how the road is maintained.

Mr. Ingram said that the property owners maintain the road portion in front of their homes.

Michael Epps, 211 Thompson Drive. He asked if it was a private road and had concerns about the sewer.

Mr. Gough said yes and that the residences are responsible for the road equally. He said the Applicant would have to pay to upgrade the water lines, if required.

Ray Swaney, 229 Thompson Drive. He asked how the zoning would change the density and was told it would go down.

Donald Thompson addressed the concerns from the public. He said he could maintain the roads and that he does not live in Tennessee but he does own a home there. He is open to working out an agreement for road maintenance

Mr. Sides asked how many sites does he have.

Mr. Thompson said he has 4 sites but only 2 campers.

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

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2022-00006. Ms. Bunce seconded the motion. The motion passed by a unanimous vote.

Applicant/Owner : Jean & Llyod Brown

Summary of proposal: Rezoning R-8M to RA

Robert Gough provided an overview of the proposal.

Jeanmarie Brown, 1176 S Parker, spoke on behalf of the application. She said there is a small home on 4 acres with a small barn and livestock. It currently borders an existing farm. Use would be more suited for RA. The land is already a bonafide farm.

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

Mr. Cotton made a motion to adopt the Consistency Statement for PREZ-2022-00007. Ms. Kepes 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 8:06 p.m.



Marilyn Bunce, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant