



**ONLOW COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
April 26, 2022
Onslow County Government Center
Commissioners' Chambers
234 NW Corridor Blvd, Jacksonville, NC 28540**

BOARD MEMBERS PRESENT:

Jerome Shaw, Chairman
John Smith
Ricky Cannon
Roger Brown
Jeff Brown
Kyle Fountain

ONLOW COUNTY STAFF MEMBERS PRESENT:

Angie Manning, Land Use Administrator
Kendrick Stanton, Chief Zoning Enforcement Officer
Carter Metcalf, Planner
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. Jeff Brown made the motion to approve the March 22, 2022 minutes. Mr. Cannon seconded the motion. All members were in favor and the motion passed.

Mr. Fountain made the motion to approve the Board Decision: SUP-2022-00003. Mr. Roger Brown seconded the motion. All members were in favor and the motion passed.

Mr. Cannon made the motion to approve the Board Decision: SUP-2022-00004. Mr. Jeff Brown seconded the motion. All members were in favor and the motion passed.

V. SPECIAL USE APPLICATION

SUP-2022-00005 — Robert and Katherine Lodato requested a Special Use Permit for a Proposed accessory structure on a .54-acre parcel on a property on 241 Waterway Drive, Stump Sound, NC known as Tax Parcel 774D-25.

Applicant/Owner: Robert and Katherine Lodato

Summary of proposal: To establish an accessory structure in the front yard of a waterfront lot

Mr. Stanton provided an overview of the application SUP-2022-00005.

Mr. Fountain asked if the Coastal A zone affects an accessory structure. Kendrick said they still need to meet those standards.

Charles Riggs, 502 New Bridge Street, Jacksonville, NC, spoke on behalf of the application. He stated that the appraisal and all documents have been provided and show that this project meets all special use requirements.

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. Cannon 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. Cannon 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. 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. Jeff Brown made a motion to approve the finding. Mr. Cannon seconded the motion. Mr. Jeff 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-2022-00006 — Justin and Celia Mullins requested a Special Use Permit for a proposed single RV on a property at 1153 S. Parker Road Stump Sound, NC known as Tax Parcel 761A-18.

Applicant/Owner: Justin and Celia Mullins

Summary of proposal: To establish a single RV on a .98-acre parcel.

Mr. Metcalf provided an overview of the application SUP-2022-00006.

Celia Mullins, 4920 Brown Road, Rougemont, NC, spoke on behalf of the application. She said she bought the property that was in violation with the County Ordinance. She is trying to get it right.

Mr. Jeff Brown asked if the land and RV were bought separately.

Ms. Mullins said the RV was already on the land. She bought the land and then the RV.

Mr. Roger Brown asked if septic was on site.

Mr. Stanton said that there is septic on the property.

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. Mr. Jeff Brown 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. Mr. Jeff Brown made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Jeff Brown 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. Cannon 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. Cannon made a motion to approve the finding. Mr. Fountain seconded the motion. Mr. Cannon 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.

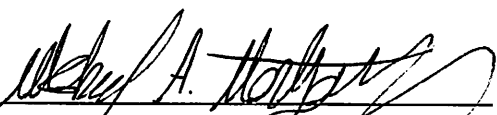
VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6: 54 p.m.



Jerome Shaw, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant