



**ONLOW COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES**

May 23, 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
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

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

IV. APPROVAL OF MINUTES AND DECISIONS

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

Ms. Edwards made a motion to approve the Board Decision: SUP-2023-00002. Mr. Smith seconded the motion. All members were in favor and the motion passed.

V. SPECIAL USE APPLICATION

SUP-2023-00004 — Edward and Kathreen Wilcox requested a Special Use Permit to establish a motorvehicle and/or boat storage yard on a 2.98-acre parcel on a property at 1052 Old Folkstone Road, Stump Sound, NC known as Tax Parcel 766-20.8'

Applicant/Owner: Edward and Kathreen Wilcox

Summary of proposal: To establish a motor vehicle and/or boat storage yard

Mr. Stanton provided an overview of the application SUP-2023-00004.

Mr. Shaw asked if all TRC comments have been addressed. Mr. Stanton confirmed that they have.

Mr. Fountain asked about the natural buffers and fence around the property. Mr. Stanton said the buffer requirements have been met.

Ed Wilcox, 134 Old Folkstone Road, spoke on behalf of the application. He stated that it was previously a RV park. Mr. Wilcox will shut that down and put a fence around it and turn it into a RV boat storage lot. The septic tanks will be abandoned, and the on-site office will be removed.

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

SUP-2023-00005 — James T. Uzzle Jr requested a Special Use Permit to establish a warehousing, self-storage on a 6.22-acre parcel on a property at 409 Bear Creek Road, Swansboro, NC known as Tax Parcels 1309-35, 1309-35.2, and 1309-35.3.

Applicant: 12 Ocean Dr. LLC

Owner: James T Uzzel, Jr

Summary of proposal: To establish a warehousing, self-storage

Mr. Stanton provided an overview of the application SUP-2023-00005.

Ron Cullipher, 151A Hwy 24, spoke on behalf of the applicant. He stated they met all TRC comments. The appraisal report has been done. The area has a need for self-storage.

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. Smith made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Smith 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. Roger Brown 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. Roger Brown made a motion to approve the finding. Mr. Smith 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.

SUP-2023-00006 — Michael W. Sandlin requested a Special Use Permit to establish a campground on a 2.97-acre parcel on a property at 114 Duff Road, Stump Sound, NC known as Tax Parcels 761-53.8, 761-53.15, 761-53.20.

Applicant/Owner: Michael Sandlin

Summary of proposal: To establish a RV camp ground

Mr. Stanton provided an overview of the application SUP-2023-00006.

Mr. Jeff Brown asked if all the requirements have been met. Mr. Stanton answered in the affirmative.

Mr. Fountain asked if the parcels will be recombined. Mr. Stanton confirmed that is the case.

Charles Riggs, 502 New Bridge Street, spoke on behalf of the application. He stated they are proposing 20 units on just under 3 acres. ONWASA is providing the water and there will be septic tanks. There are natural buffers around the campground. They meet all four general conclusions.

Mr. Smith asked if there is an office on site. Mr. Riggs said yes, they have an office on site.

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. Smith made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Smith 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. Smith 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. Fountain made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Fountain 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. Fountain 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 6:56 p.m.



Jerome Shaw, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..