



**ONSWLOW COUNTY PLANNING BOARD
MEETING MINUTES**

June 1, 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
Brandon Howard
Brennan Williams
Jack Sides
Roger Brown
Timothy McCurry

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Robert Gough, Planning Administrator
Carter Metcalf, Planner
Brandi Ely, 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. Jeff Brown made a motion to approve the May 4, 2023, minutes as written. Mr. Sides seconded the motion. The motion carried by a unanimous vote.

V. ACTION ITEM

A. MORTON AND MORTON REZONING

PREZ-2022-00015

Applicant: John L. Pierce & Associates

Summary of proposal: Rezoning CB & R-15 to HB

Property Owner: Morton & Morton Properties, LLC

Robert Gough provided an overview of the proposal.

Ms. Bunce asked if this is split zoning.

Mr. Gough said it is two parcels. This would be split zoning but it is already split zoned.

No one spoke on behalf of the application.

Mark Hollahan, 108 Kennedy Ct, said that the residents of Rock Creek have concerns regarding the traffic and light pollution. Rezoning to HB does not fit the area. It is a rural area does not need this area.

Robert Gough explained what can be done in the HB zoning district.

Lee Bonar, 119 Birdie Ct, stated that the area is already zoned CB. There are safety concerns around the area and there are numerous accidents at the intersection. The safety of school children needs to be considered. People need to be thought of over the property.

Phil Gould, 306 Daisy Ct, he has been in Rock Creek for over 30 years. Rezoning should not take place. It should be conditional with neighborhood meetings.

Paul Urban, 211 Rock Creek Dr. S asked if a traffic study has been done and asked how will a 4 lane expansion affect the area. There is concern about what is allowed in Highway Business.

Mr. Metcalf said a TIA has not been done lately on Gum Branch.

Ms. Bunce explained that the road will be 3 lanes. The 2 lanes will be expanded and one middle turning lane.

Tim Hall, 110 Kimberly Court, stated that she is concerned about the rezoning. He said that they lose their voice on what can go into HB if allowed to rezone. He objects to the rezoning. He is worried that fast-food establishments may affect property value. Fast-food brings in traffic and pollution along with lots of pavement that can lead to even more drainage issues.

Shelley Johnson, 136 Kemberly Ct, she is in the center of the cul-de-sac. She opposes rezoning. The gas station is loud and brings more light pollution if rezoned. She will need to move or sell her home if more commercial businesses come to the area.

Merrick Reid, 675 Par Drive, Mr. Reid is generally opposed to the government telling property owners what they can do with their land. The gas station has become a truck stop. The rezoning will grant free range to build what they want, and the area is not ready for that. Water pressure is already an issue and will only get worse.

Lynn Gallant, 106 Kemberly Ct, has been a long-time resident. Rock Creek was a recreational area. There used to be a fishing pond but the Morton's drained it. The tennis and basketball courts were torn up. They want to take away the neighborhood. She said they need to find another place; this is her home.

Kat Fischer, 528 Rock Creek Dr, rapid growth has caused flooding in the area. Some have septic tanks, and the water runoff is filling them prematurely.

William Brown, 127 Rock Creek Dr, objects to the rezoning. The watermain burst recently and has caused conflicts with the water company.

Eryn McGahhey, 211 Rock Creek Dr, has been here for 18 years. It used to be quiet. The gas station causes so much noise. The gas station is very bright as well.

Debra Moore, 207 Rock Creek Dr, she moved to Rock Creek in 2003. Lots have changed. The gas station has made it very busy, and the intersection is unsafe. They cannot say what business will go there. She does not want a tattoo parlor or vape shop. New shops may cause dangerous jay walking.

Eric Crespo, 252 Rock Creek Dr, asked what the Board does and how will the Board find out what happens after the rezoning.

Rick Poe, 409 Joy Ct, asked what kind of buffer will be used.

Carter Metcalf went over County buffer regulations.

Debra Benjamin, 608 Player Ct, is new to Rock Creek. She said the rezoning is premature and is taking away from the rural feel of the area. Keep the area green.

Jason Houston, 306 New Bridge St, informed the Board that the sewer and water in the area are adequate and the location is ideal to zone for business. The rezoning makes sense and good planning sense. He said some areas just do not drain well. He is in favor of the rezoning.

Clint Runyon, 201 Country Club Blvd, is against any new development. Gum Branch is dangerous. The gas station brings light pollution and noise. There is flooding in the area.

Jeff Benjamin, 608 Player Ct, asked if approved does all the acreage get rezoned? He also asked if it is normal for the petitioner to not show up.

Mr. Howard asked what can be there now.

Mr. Gough went over what uses are allowed in CB.

Mr. Metcalf told the Board that a fast-food restaurant could be there by right as it is zoned currently.

Mr. Cotton made a motion to not recommend approval. Mr. Brown seconded the motion. The motion passed by a 6-1 (Howard) vote.

Mr. Cotton made a motion to adopt the Consistency Statement for PREZ-2023-00015. Mr. Brown seconded the motion. The motion passed by a 6-1 (Howard) vote.

B. ASKAR-MUHAMMAD REZONING

PREZ-2023-00014

Applicant: Jamal Abdhall Askar & Tammany Midhar Muhammad

Summary of proposal: Rezoning CB & RA to CB

Property Owner: Abdhall Askar & Tammany Midhar Muhammad

Carter Metcalf provided an overview of the proposal.

No one spoke on behalf of the application.

Mary Zimmerman, 113 Rising Sun Lane, told the Board that she is opposed to the rezoning. She stated that it will cause traffic and people already drive too fast. She said the rezoning is not good for the area and she does not want a gas station in the area.

Mageline Lanier, 2074 Blue Creek Road, is opposed to the rezoning. She said that the rezoning has gone too far. It will make traffic worse, and the site is dirty. A gas station would be even worse.

Ms. Bunce asked Ms. Lanier where did the gas station rumor start?

Ms. Lanier was told it would be a gas station to replace the pizza place that is already there. She said the landowner told her the plan was to turn it into a gas station.

Brenda Lanier, 121 Rising Sun Lane, said that law enforcement is out at that location every day. And that a gas station would be in a bad location.

Ms. Kepes made a motion to not recommend approval. Mr. Williams seconded the motion. The motion passed by a unanimous vote.

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2023-00014. Mr. Williams seconded the motion. The motion passed by a unanimous vote.

C. STARZYNSKI-ROUSSIS REZONING

PREZ-2023-00011

Applicant: Roussis Properties, LLC

Summary of proposal: Rezoning RA to HB

Property Owner: John Starzynski

Carter Metcalf provided an overview of the proposal.

Michael Roussis, 265 Thomas Bishop Lane, Virginia Beach, VA spoke on behalf of the application. He informed the Board and the public that he will answer any questions or concerns anyone may have.

Barbara Love, 122 Aman Lane, informed the Board that Aman Lane is a private dirt road. Traffic is bad on the road because the public does not know it is a dead end.

Ms. Kepes asked if they have put up a "No Outlet" sign. Ms. Love told her that they have put up a sign, but people ignore it.

Jennifer Adams, 114 Aman Lane, said that they have concerns over the light and noise that Highway Business could bring. She had concerns about buffering.

Mr. Metcalf went over the types of buffering this project could have.

Rayford Love, 122 Aman Lane, told the Board that the property is in a high-water table location. There are drainage problems, and the drains are not maintained.

Michael Roussis addressed the public concerns. He said a buffer would be put in. He suggested a sign should be put in on Aman Road and that the stormwater concerns will be addressed in future development.

Mr. Sides made a motion to recommend approval. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

Mr. Sides made a motion to adopt the Consistency Statement for PREZ-2023-00011. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

D. BURTON-ROUSSIS REZONING

PREZ-2022-00012

Applicant: Roussis Properties, LLC

Summary of proposal: RA to HB

Property Owner: Alice Burton

Carter Metcalf provided an overview of the proposal.

Ms. Bunce asked if this is in the new future land use map.

Mr. Metcalf said the map shown is the map from 2008.

Michael Roussis, 265 Thomas Bishop Lane, spoke on behalf of the application. He told the Board he would be happy to answer any questions from the public concerning the rezoning.

Jennifer Adams, 114 Adams Lane, said that the property is not a highway property.

Mr. Metcalf said that Highway Business zonings are promoted at large intersections.

Ray Love, 122 Aman Lane, owns 2 properties on Pony Farm Road. He requested that a TIA be done before the rezoning is approved.

Michael Roussis told the Board that an electrical line divides the site, so there will not be much to develop. He wants to subdivide the lot after the rezoning is complete

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

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2023-00012. Mr. Sides seconded the motion. The motion passed by a unanimous vote.

E. VISTA CAY REZONING

PREZ-2023-00013

Applicant: John L. Pierce & Associates

Summary of proposal: RA to R-15

Property Owner: Beaver Creek Investors, INC

Robert Gough provided an overview of the proposal.

No one spoke on behalf of the application.

Daniel Belanger, 414 Peppermint Drive, told the Board that he lives behind the property. He hunts on the property, and he walks the property. He voiced concerns about traffic from Queens Creek backing up even more than it already does. He opposed the rezoning.

Tammie Cassell, 213 Oak Grove Circle, opposed the rezoning. She said she likes seeing the deer in her yard and want the area to stay RA. She stated that Bear Creek is being over developed. There are more houses than infrastructure. Schools are already at capacity. She asked how will fire and EMS be affected, there are not enough law enforcement officers in the area. She told the Board the wildlife will go way when the land is developed.

Robert Gough explained the differences between what can be developed in RA versus R-15.

Chris Cassell, 213 Oak Grove Circle, also opposed the rezoning. He loves the area as an agricultural area. The neighborhood is a transient neighborhood. The development will bring more traffic, if approved. Mr. Cassell stated he would be ok if it was rezoned to R-20. He informed the Board that the infrastructure is not ready for this planned development.

Mr. Williams made a motion to recommend approval. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

Mr. Williams made a motion to adopt the Consistency Statement for PREZ-2023-00013. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

F. NEWMAN-HOLDEN REZONING

PREZ-2023-00010

Applicant: Kristi Newman-Holden

Summary of proposal: Rezoning CB to R-8M

Property Owner: Kristi Newman-Holden

Brandi Ely provided an overview of the proposal.

Kristi Newman, 191 McCausley Road, spoke on behalf of the application. She told the Board that the property was originally residential, and that the previous owner had to rezone to CB so that he could sell fish at his home. She wants to rezone to R-8M for her daughter's home.

No one from the public spoke for or against.

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

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2023-00010. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

VIII. COMMENTS

A. PLANNING BOARD MEMBERS

Board members gave an update on activities coming up in the area.

B. PLANNING DEPARTMENT STAFF

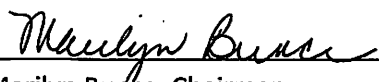
Staff gave an overview of the upcoming agenda items.

C. PUBLIC

There were no public comments.

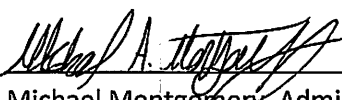
IX. ADJOURNMENT

The meeting adjourned at 9:30 p.m.



Marilyn Bunce, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant