



**ONSWLOW COUNTY PLANNING BOARD
MEETING MINUTES
June 4, 2020
Onslow County Government Center
Commissioners' Chambers
234 NW Corridor Blvd, Jacksonville, NC 28540**

BOARD MEMBERS WERE PRESENT:

Ms. Marilyn Bunce, Chairman
Ms. Melissa Kepes, Vice Chairman
Mr. Jack Sides
Mr. Roger Brown
Mr. Marion Howard
Mr. Tim McCurry

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Jessica Rhue, Planning and Development Director
Angie Manning, Land Use Administrator
Matthew Stuart, Planner
Robert Gough, Planner
Kourtney Lanier, Administrative Assistant

I. MEETING CALLED TO ORDER

Ms. Marilyn Bunce, Chairman, called the meeting to order at 6:30 p.m.

II. INVOCATION

Ms. Marilyn Bunce pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Mr. Roger Brown led all present in the Pledge of Allegiance.

IV. APPROVAL OF MARCH 5, 2020 MINUTES

Ms. Kepes made a motion to approve the minutes as written. Mr. Brown seconded the motion.
Motion carried with unanimous vote.

V. ZONING

A. JACKSONVILLE ETJ REZONING

PREZ-2020-00006

Ms. Angie Manning explained the City of Jacksonville recently relinquished certain areas from the City's extraterritorial jurisdiction (ETJ). The City relinquished parcels in four (4) areas at their April 21, 2020 City Council meeting to Onslow County. The areas under consideration total approximately 1,095 acres. Staff evaluated each location to determine appropriate county zoning. Maps were provided for the Board to review.

Mr. Sides made a motion to recommend approval. Ms. Kepes seconded. Motion carried by unanimous vote.

B. DRUM REZONING

PREZ-2020-00007

Mr. Robert Gough explained that this rezoning request is to rezone Tax Parcel 327-32. The property is located on the east side of Gum Branch Road across from Half Moon Volunteer Fire Department. The owner of the property is Jefferson M. Drum. The property consists of 1.68 acres. The petition is to rezone from Residential 8M (R-8M) to Highway Business (HB). The property is served by ONWASA water and individual septic. The Onslow County Comprehensive Plan classifies this site as being within the Rural Residential (RR) area. According to NCDOT traffic counts from 2018, Gum Branch Road averages 23,000 vehicle trips per day. Staff recommends approval of the proposed rezoning request based on the growth trends along Gum Branch Road despite not being aligned with the Future Land Use Map of the Comprehensive Plan. Staff has recognized that the future land use map for this area needs to be reevaluated based on growth trends.

Jefferson Drum, 4570 Gum Branch Road, Jacksonville, NC 28540 stated that he owns Aloha Mini Storage on Gum Branch Road and he had the opportunity to purchase this property, which is close to his business. The road frontage is 400 feet. He would like to construct a commercial building similar to some existing buildings that were recently constructed on Ramsey Road. He has been evaluating the soil and septic for five months. He is waiting for approval on the rezoning request so that he can begin working with potential clients to lease out units. The setbacks, the design of the building, etc. will meet the County's requirements.

Ms. Bunce recommended that he does not build too close to the right-of-way due to NCDOT's future improvement plans for widening the road.

Mr. Howard made a motion to recommend approval. Mr. Brown seconded. Motion carried by unanimous vote.

C. KOCHICK REZONING

PREZ-2020-00008

Mr. Matthew Stuart explained that this rezoning request is to rezone Tax Parcel 57-63. The property is located on the east side of Richlands Highway approximately 1,530 feet north of the intersection with Catherine Lake Road. The owners of the property are Michael and Rebecca Kochick. The property

consists of 0.48 acres. The petition is to rezone from Rural Agriculture (RA) to Highway Business (HB). ONWASA has a 6" water main available along the frontage of the subject property and the parcel is currently served by a septic system. ONWASA has a 16" force main on the opposite side of Richlands Highway that is available for connection via a pump station. Permitting would be required by the North Carolina Division of Environmental Quality. The Onslow County Comprehensive Plan classifies this site as being within the Agriculture/Forestry category. According to NCDOT traffic counts from 2016, Richlands Highway averages 18,000 vehicle trips per day and Catherine Lake Road averages 9,400 vehicle trips per day. Staff recommends approval of the proposed rezoning request based on the presence of Highway Business Zoning on several parcels located along Richlands Highway in the immediate area of the subject property and HB Zoning is designed for retail, service, and related businesses abutting major roadways and Richlands Highway services a large portion of the traveling public in Onslow County.

Rebecca Kochick, 132 Acorn Way, Richlands, NC 28574 stated that she has had a beauty shop on this property for a little over six years. She stated that there are other properties zoned Highway Business in the area, and they are more marketable.

Ms. Kepes recused herself from voting on this agenda item.

Mr. Sides made a motion to recommend approval. Mr. Howard seconded. Motion carried by unanimous vote.

VI. SUBDIVISION REVIEW

A. SKETCH/PRELIMINARY

1. FOLKSTONE HEIGHTS

SUB-2020-00035

Ms. Angie Manning stated that Gould Farms is located on Folkstone Road in the Stump Sound Township and is owned by Justin and Stephen Barefoot. This property is zoned Residential 8M (R-8M). It is a proposed subdivision with 71 lots on 25.61 acres. It will be served by ONWASA water and Pluris sewer. During TRC review, there were minor notation changes requested and they have been addressed on the revised plan. Staff is recommending approval of the sketch/preliminary plan as it meets the requirements of the Subdivision Ordinance.

Steve Shuttleworth, 711 Carolina Beach Avenue N., Carolina Beach, NC 28428 stated that they are working with school to create a pedestrian access within this subdivision. He stated that they will be installing sidewalks.

Mr. Brown asked if the stormwater pond would be fenced.

Mr. Shuttleworth stated that it will be fenced. He also stated that they are working with Pluris on installing a lift station that is sized to facilitate future growth.

Ms. Kepes made a motion to recommend approval. Mr. Brown seconded. Motion carried by unanimous vote.

A. PRELIMINARY

1. STONES LANDING SECTION III & PARADISE POINT SECTION IV AT ONSLOW BAY SUB-2020-00012

Ms. Angie Manning stated that Stones Landing Section III and Paradise Point Section IV at Onslow Bay is located on Rocky Run Road in the White Oak Township. The property is owned by Clearly Development, Inc. This property is zoned Residential 10 (R-10). It is a proposed subdivision with 118 lots on 50.36 acres. It will be served by ONWASA water and sewer. During TRC review, there were minor changes requested and they have been incorporated on the revised plans. Staff is recommending approval of the preliminary plan as it meets the requirements of the Subdivision Ordinance.

Lori Morris, Parker & Associates, Inc., 306 New Bridge Street, Jacksonville, NC 28540 stated that the streets will be public and curb and gutter. The Stones Landing lots are a little larger than the Paradise Point lots. They have obtained all the permits and are ready to begin on this project.

Mr. McCurry asked if Jones Onslow would be serving the electrical service or if Duke Energy would since the service line cuts right through the property. Ms. Morris stated that she believed the electrical companies had decided that Duke Energy would service one section and Jones Onslow would service the other.

Mr. Brown made a motion to recommend approval. Mr. Sides seconded. Motion carried by unanimous vote.

2. GOULD FARMS SUB-2020-00027

Mr. Robert Gough stated that Gould Farms is located on Gould Road in the Jacksonville Township. The property is owned by Beaver Creek Investors, Inc. This property is zoned Rural Agriculture (RA). It is a proposed subdivision with 53 lots on 41.93 acres. It will be served by ONWASA water and individual septic systems. During TRC review, there were no changes necessary. Staff is recommending approval of the preliminary plan as it meets the requirements of the Subdivision Ordinance.

John L. Pierce, 405 Johnson Boulevard, Jacksonville, NC 28540 stated that he was available for any questions the Board may have.

Mr. Howard made a motion to recommend approval. Ms. Kepes seconded. Motion carried by unanimous vote.

3. WINDPOINTE SUBDIVISION SUB-2020-00031

Mr. Matthew Stuart stated that the Windpointe Subdivision at 192 Ennett Lane in the Stump Sound Township. The property is owned by A. Sydes Construction, Inc. This property is zoned Residential 20 (R-20). It is a proposed subdivision with 173 lots on 98.93 acres. It will be served by ONWASA water

and Pluris sewer. During TRC review, staff requested several minor revisions all of which have been incorporated on the revised plans. Staff is recommending approval of the preliminary plan as it meets the requirements of the Subdivision Ordinance.

Mr. Sides asked if there was a future plan for the roads in this area and Folkstone Road.

Mr. Stuart stated that he is not aware of any specific plans for roadway improvement and that would be a question for the NCDOT district office.

Ms. Kepes asked if a secondary access was requested during the sketch plan review.

Mr. Stuart stated that the secondary access was not something that staff was able to require.

John Thomas, Thomas Engineering, PA, PO Box 1309, New Bern, NC 28563 stated that NCDOT is requiring them to do some improvements at the intersection of Ennett Lane and Folkstone Road. He stated that they will require them to construct a wide turn-lane. The developer reached out to the adjacent property owner to try to create a secondary access, but nothing has been materialized yet. Mr. Thomas stated he is available for any questions the Board may have.

Mr. Howard made a motion to recommend approval. Mr. Brown seconded. Motion carried by unanimous vote.

C. REVISED PRELIMINARY

1. OSPREY LANDING

SUB-2020-00018

Mr. Robert Gough stated that Osprey Landing is located on Hardison Road in the Stump Sound Township. The property is owned by Diversified Investors, Inc. This property is zoned Rural Agriculture (RA). It is a proposed subdivision with 32 lots on 22.14 acres. It will be served by ONWASA water and individual septic systems. During TRC review, there were minor notation changes that were requested, and all changes have been addressed. Staff is recommending approval of the preliminary plan as it meets the requirements of the Subdivision Ordinance.

John L. Pierce, 405 Johnson Boulevard, Jacksonville, NC 28540 stated that this property was purchased with the intention of creating 28 lots, but the adjoining property owner decided to sell, so they were able to extend the street and create six more lots for a total of 32 lots. Mr. Pierce stated that he was available for any questions that the Board may have.

Ms. Kepes made a motion to recommend approval. Mr. Howard seconded. Motion carried by unanimous vote.

2. THE PRESERVE AT TIDEWATER

SUB-2020-00013

Mr. Matthew Stuart stated that Osprey Landing is located on Chadwick Acres Road in the Stump Sound Township. The property is owned by Alligator Bay Associates, LLC. This property is zoned Residential 20 (R-20). It is a proposed subdivision with 309 lots on 383.32 acres. It will be served by ONWASA water and Pluris sewer. During TRC review, staff requested several revisions. The requested changes have been addressed. Staff is recommending approval of the preliminary plan as it meets the requirements of the Subdivision Ordinance.

Michael Etowski, 30 McFarland Road, Pinehurst, NC 28374 stated that after updating an old wetlands delineation that was now 15 years old, they lost a few lots and gained a few lots. All the lots have been renumbered and reorganized. There have been no changes to the streets or the storm drains.

Mr. Brown asked if the new flood maps will affect any of the lots.

Mr. Etowski explained that they are reflected on the map and that none of the lots are more affected by the new maps than they previously were.

Mr. Sides asked what the future plans were for the recreational area on the map.

Mr. Etowski stated that they are planning to create a nature trail in this area.

Mr. Brown asked if there are any docks or water access.

Mr. Etowski stated that there is no deep-water access so they will have a kayak launch.

Ms. Kepes made a motion to recommend approval. Mr. Brown seconded. Motion carried by unanimous vote.

VII. SUBDIVISION ORDINANCE REVIEW

Ms. Angie Manning explained that Benchmark, a consulting firm, was hired by Onslow County to update the Onslow County Subdivision Ordinance. In the fall of 2019, the Technical Review Committee was presented with the draft document to provide comments. Once the final edits were made, staff held two stakeholder meetings with area developers and land planners. In February 2020, a summary document was provided to the Planning Board for review. Ms. Manning highlighted a few of the main changes that were in the new Subdivision Ordinance. Staff recommends that the Planning Board vote to recommend adoption of the new Subdivision Ordinance.

Ms. Bunce asked if a development would need to be a gated private community in order to have private streets.

Ms. Manning confirmed. She explained that this avoids long-term maintenance issues of private streets in the future.

Mr. Brown asked if these requirements would just be for new proposals.

Ms. Manning answered that it is just for new projects, not existing subdivisions.

Ms. Rhue stated that we have received a few comments on certain requirements in the new subdivision ordinance, and she is curious if the Board has any comments about it.

Ms. Bunce stated that she is happy that there will be something to address the maintenance issues of private streets.

Ms. Kepes asked if 6 feet was the standard width for a sidewalk.

Ms. Manning stated that the requirement size of sidewalks can vary.

John L. Pierce, 405 Johnson Boulevard, Jacksonville, NC 28540 stated that he was a part of the stakeholder's meetings that were held. He explained that he does not have any major oppositions other than the fiber optic conduit requirement. He stated that there may not always be a need for the conduit and there are ample rights-of-ways for it to be installed later. He expressed that private streets, particularly for first-time home buyers, are problematic. He stated that he believes private streets should be discouraged.

Lori Morris, Parker & Associates, Inc., 306 New Bridge Street, Jacksonville, NC 28540 stated that she agrees with Mr. Pierce about the conduit requirement. She expressed that she has an issue with the sidewalk requirement. She stated that she believes a five-foot sidewalk is sufficient. One of the problems with the six-foot sidewalk requirement is stormwater conditions. This increases the built upon area, which creates issues with the stormwater. One foot may not seem like much of a difference, but one foot taken along the length of the street makes a big difference on square footage. Ms. Morris stated that she has a developer who has put in six-foot sidewalks before, but they are more like trails.

Ms. Manning stated that there could be an option of a five-foot sidewalk or a six-foot trail.

Mr. Pierce stated that there are certain areas in the county that do not have cell service or internet service. Mr. Pierce explained that fiber optic conduit is almost the cost of a waterline and it may or may not ever be used. He stated that conduit is only good for a certain amount of years. He explained that he understands the reasoning behind the requirement, but he knows that there are places where he would be required to install it that it would never be used. He also explained that in the future, by the time the fiber optic options were to reach these areas, it would be time for the conduit to be replaced.

Mr. Sides asked Mr. Pierce, on average, how much total footage of sidewalks he has in his developments.

Mr. Pierce answered that in his last subdivision he installed about 2,800 feet of sidewalk.

Ms. Rhue stated that ITS Director, Glenn Hasteadt, was advocating for a dig once policy. He provided information and came and gave a presentation to the working group to look at this option as an economic development, especially with so many military spouses working from home. She explained that if the Planning Board recommends the Subdivision Ordinance with this requirement, the Board of Commissioners may keep it or drop it. She has asked Mr. Hasteadt to attend the Board of Commissioners meeting on this topic.

Ms. Bunce stated that she was not aware of the advantages of fiber optic.

Mr. Gough explained that fiber optic provides higher internet speeds and having fiber optic conduits already installed is attractive to different internet providers.

Mr. Sides asked if there should be lot number requirement to require the installation of fiber optic conduit.

Ms. Rhue stated that the Planning Board could recommend a threshold requirement.

Ms. Kepes asked if they could provide options for the sidewalks, such as, a five-foot sidewalk or six-foot trail on one side of the street or 4-foot sidewalks on both sides of the street.

Ms. Manning confirmed they can do that and expressed that it gives more flexibility for design.

Mr. McCurry asked where the main trunks for fiber optic conduit are in the county.

Mr. Pierce stated that they have been studying this across the State. He expressed that is going to take years before broadband is provided everywhere. He stated that you get a comparable strong signal from cell towers, and he believes that with advanced technology, there may not be a need for broadband in the future. He expressed that by requiring the installation of fiber optic conduit, he believes it will be a burden on the developer.

Ms. Bunce stated that she must look at developer's and builder's perspective about the conduit, and although she does not discount it, she agrees with it creating a burden.

Mr. Sides made a motion to recommend approval with the recommendation that the sidewalk provision be changed to optional five-foot paved sidewalk or six-foot paved trail on one side or four-

foot paved sidewalk on both sides, the elimination of the fiber optic condition installation requirement, and the replacement of the 160D final date from January 2021 to August 2021. Mr. Brown seconded. Motion carried by unanimous vote.

VIII. COMMENTS

A. PLANNING BOARD MEMBERS

B. PLANNING DEPARTMENT STAFF

C. PUBLIC

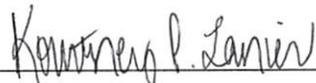
IX. ADJOURNMENT

The meeting adjourned at 8:07 p.m.



Marilyn Bunce, Chairman

ATTEST:



Kourtney Lanier, Administrative Assistant