



**ONLOW COUNTY PLANNING BOARD  
MEETING MINUTES**

**August 03, 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 McCurry

**PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:**

Carter Metcalf, Director

Robert Gough, Planning Administrator

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 June 1, 2023, minutes as written. Mr. Sides seconded the motion. The motion carried by a unanimous vote.

## V. ACTION ITEM

### BRYNN CREEK REZONING

PREZ-2023-00019

**Applicant:** Tidewater Associates, Inc

**Summary of proposal:** Rezoning R-15 to R-10

**Property Owner:** Brynn Creek, LLC

Brandi Ely provided an overview of the proposal.

Jason Houston, 306 New Bridge Street, spoke on behalf of the application. He stated that this rezoning is for land that was left over from the development of Blue Creek Farms & Estates. It has its own independent sewer system which has a stub to the property, and they will work with NCDOT for driveways. He stated developing townhomes creates more options for people.

Jeanne Helkart, 202 Blue Creek Farms Drive, asked if townhomes could be in the smaller parcel.

Ms. Bunce told Ms. Helkart that a town home could be allowed to be in that smaller parcel.

Ms. Helkart asked what the zoning was for the surrounding area.

Ms. Bunce said the surrounding area is zoned R-15.

Ms. Helkart told the Board that she is against the rezoning of the smaller parcel.

Johnathan Ward, 506 Shadyside Court, is concerned that home values could be affected. A second concern regards the road, as it is a straightaway and cars go too fast. Mr. Ward does not want an entrance put across from Navy Blue Drive. He told the Board that traffic will get worse and he request that a TIA be done.

Ms. Bunce asked Mr. Ward what the speed limit on Blue Creek Road is.

Mr. Ward confirmed that the speed limit is 45 mph, but people travel at a speed of 60 mph down that road.

Jason Houston told the Board and audience members that a driveway will not be at the entrance of Navy Blue Drive. The number of units will not trigger a TIA.

Ms. Bunce wanted to know if the applicant owns property to the west of the northern parcel.

Mr. Houston said that they do not.

Roger Brown asked Mr. Houston, what the property backs up to.

Mr. Houston informed him that the property backs up to a mobile home park.

Ms. Kepes asked if anything could be developed in the smaller parcel.

Mr. Houston said he is happy to remove it from the rezoning proposal if he could and that probably nothing will go into that area.

Jennifer Ervin, 245 Blue Creek Road, she told the Board that she is against the rezoning. The project will bring noise and traffic to the area. She has anxiety driving in the area already as the road is narrow and people speed. Townhomes will add more traffic and she does not want to retire near something like this.

Riley Ervin, 245 Blue Creek Road, stated that the schools are currently over capacity. This will bring more kids and they will cut school programs like art if they get more students.

Ms. Bunce went over the school capacity statistics.

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

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2023-00019. Mr. Cotton 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

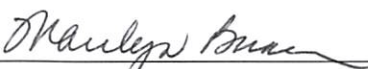
Staff gave an overview of the upcoming agenda items.

### C. PUBLIC


There were no public comments.

## IX. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

  
Marilyn Bunce, Chairman

ATTEST:

  
Michael Montgomery, Clerk to the Board