



**ONSWLOW COUNTY PLANNING BOARD
MEETING MINUTES
August 6, 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. Brennan Williams
Mr. Roger Brown

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

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. Brennan Williams led all present in the Pledge of Allegiance.

IV. ELECTION OF CHAIR AND VICE CHAIR

Ms. Kepes nominated Ms. Marilyn Bunce as Chairman. Mr. Brown seconded. The motion carried by a unanimous vote.

Mr. Brown nominated Ms. Melissa Kepes as Vice Chairman. Mr. Williams seconded. The motion carried by a unanimous vote.

V. APPROVAL OF July 2, 2020 MINUTES

Ms. Kepes made a motion to approve the minutes as written. Mr. Williams seconded the motion. The motion carried by a unanimous vote.

VI. ZONING

A. VENTERS REZONING

PREZ-2020-00011

Mr. Robert Gough explained that this rezoning request is to rezone Tax Parcel 44-41.4 and portions of Tax Parcels 44-41.1 and 45-17. The property is located on the west side of Richlands Highway in the vicinity of Gregory Fork Road. The owners of the properties are Edward and Wayne Venters. The petition is to rezone from Rural Agricultural (RA) to Highway Business (HB). The property is served by ONWASA water and sewer. The Onslow County Comprehensive Plan classifies this site as being within the Rural Residential area. According to NCDOT traffic counts from 2018, Richlands Highway averages about 16,500 vehicle trips per day. Staff recommends approval of the proposed rezoning request based on the growth trends along Richlands Highway and its consistency with the Onslow County Comprehensive Plan.

John Pierce, 405 Johnson Blvd., Jacksonville, NC 28540 spoke on behalf of the Venters. He stated that in the future, they would like to construct businesses on these properties. Mr. Pierce stated that he believes this request meets all the criteria.

Wanda Smith, 218 Gregory Fork Road, Richlands, NC 28574 came forth with questions about this rezoning request. She stated that her property abuts the subject property. Ms. Smith asked what type of uses would be permitted with this rezoning.

Mr. Gough explained that there is a wide range of permitted uses for Highway Business zoning.

Ms. Smith expressed her concerns about the flooding in this area and her concerns that it would worsen if businesses are generated there. She asked if there is a plan for a turn lane in this area.

Mr. Gough explained once something is proposed, NCDOT would review this area and the possible impacts.

Ms. Smith stated that she believes the traffic on Gregory Fork Road and Richlands Highway needs to be considered before a business can be on this property.

Ms. Bunce asked the staff if Community Business zoning was more appropriate for this area.

Ms. Manning stated that there are more limited uses in Community Business, but properties located on highways are not typically zoned Community Business.

Mr. Brown asked what flood requirements there would be on this property.

Ms. Manning stated that depending on what is proposed, the building construction would be subject to flood requirements. There may need to be elevated structures or flood-proof structures depending on the proposal.

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

VII. SUBDIVISION REVIEW

A. SKETCH

1. STONES LANDING SECTION IV, PARADISE POINT SECTION V, EVERETTS PLACE SECTION III AT ONSLOW BAY SUB-2020-00043

Mr. Robert Gough stated that Stones Landing Section IV, Paradise Point Section V, and Everetts Place Section III at Onslow Bay is located on Rocky Run Road in the White Oak Township and is owned by Clearly Development, Inc. This property is zoned Residential 10 (R-10). The Developer proposes to subdivide 333.15 acres into 598 single-family lots. It will be served by ONWASA water and sewer. During the TRC review, there were minor revisions, and these have been included in the revised site plan. Staff is recommending approval of the sketch plan as it meets the requirements of the Subdivision Ordinance.

Lori Morris, 306 New Bridge Street, Jacksonville, NC 28540 stated this project will be built in sections.

Mr. Brown asked where the new school will be.

Ms. Morris stated that there was a piece of land reserved for a future school site on the original master plan of this project. The plan was for both elementary and middle schools.

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

2. BENNETT PLACE SECTION V, SOMERSET PLACE SECTION V, ROANOKE BAY SECTION IV AT STATESIDE SUB-2020-00044

Mr. Robert Gough stated that Bennett Place Section V, Somerset Place Section V, and Roanoke Bay Section IV at Stateside is located on Quaker Bridge Road in the Richlands Township and is owned by A. Sydes Construction, Inc. This property is zoned Residential 8M (R-8M). The Developer proposes to subdivide 192.45 acres into 487 single-family lots. It will be served by ONWASA water and Old North State sewer. During the TRC review, there were minor revisions, and these have been included in the revised site plan. Staff is recommending approval of the sketch plan as it meets the requirements of the Subdivision Ordinance.

Lori Morris, 306 New Bridge Street, Jacksonville, NC 28540 stated that there could be an expansion to the wastewater treatment plant. If they do not expand it, two stubs have been reserved for the back property to add streets in the future. This project will tie into Quaker Bridge Road.

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

B. REVISED PRELIMINARY

1. PERMETA BRANCH PHASE II

SUB-2020-00042

Mr. Matt Stuart stated that Permeta Branch Phase II is located on Old Folkstone Road in the Stump Sound Township and is owned by Hoosier Daddy, LLC. This property is zoned Residential 15 (R-15). The Developer proposes to subdivide 23.23 acres into 41 single-family lots. It will be served by ONWASA water and Pluris sewer. During the TRC review, staff requested several revisions, and the requested changes have been addressed. The temporary cul-de-sac that is proposed between lots 80 and 81 may not be constructed due to the parcel to the east being purchased by Hoosier Daddy, LLC. If Hoosier Daddy, LLC purchases this parcel, they may continue construction onto the next phase of development. Staff is recommending approval of the sketch plan as it meets the requirements of the Subdivision Ordinance.

Ms. Kepes asked if this plan had been brought before this Board before.

Ms. Manning explained that this project has been seen many times. There have been many owners, but this is a revision of what has been approved previously.

Mark Hargrove, 6216 Stonebridge Road, Wilmington, NC 28409 stated that his client purchased this property years ago. The engineer plans were different from the preliminary plan that the County had on file, so they have redesigned and resubmitted.

Mr. Brown asked if this would be built in sections.

Mr. Hargrove responded that this will be built all at one time since it is only 41 lots.

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

VII. COMMENTS

A. PLANNING BOARD MEMBERS

B. PLANNING DEPARTMENT STAFF

Ms. Manning explained that the staff has been working on updating the Zoning Ordinance. In the upcoming meetings, staff would like some input from the Planning Board on some changes to this

ordinance. Next month, staff will present some proposed changes to the zoning districts. Ms. Manning asked if the Board had any input on the requirements for campgrounds and RV parks.

The Board provided the following suggestions:

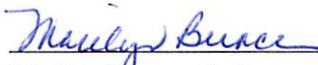
1. Have two sizes – 50-75 units
2. Limit concentration – 1 to 2 miles apart
3. Increased buffer standards
4. Lighting standards
5. The requirement to pave streets
6. Limit the size of accessory structures (decks and no conditioned space additions)
7. Require on-site office (not in an RV)
8. Charge occupancy tax

The Board also suggested limiting or prohibiting single RVs and not requiring a Special Use Permit for a single RV. They expressed that they were interested in learning more about Tiny Homes.

C. PUBLIC

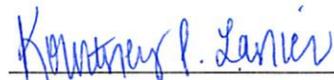
IX. ADJOURNMENT

The meeting adjourned at 7:26 p.m.



Marilyn Bunce, Chairman

ATTEST:



Kourtney Lanier, Administrative Assistant