



**ONSWLOW COUNTY PLANNING BOARD
MEETING MINUTES
August 24, 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
Brennan Willams
Roger Brown
Timothy McCurry

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Carter Metcalf, Director
Brandi Ely, Planner
Michael Montgomery, Administrative Assistant

I. MEETING CALLED TO ORDER

Ms. Marilyn Bunce, Chairman, called the meeting to order at 6:57 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

Ms. Kepes made a motion to approve the August 3, 2023, minutes as written. Mr. Cotton seconded the motion. The motion carried by a unanimous vote.

V. ACTION ITEM

LAUGHTER REZONING

PREZ-2023-00020

Applicant: Grey Outdoor

Summary of proposal: Rezoning RA to HB & RA

Property Owner: Mary Laughter & Nancy Bacot

Brandi Ely provided an overview of the proposal.

Guy Williamson, spoke on behalf of the application. He told the Board he will answer any question they have.

Ms. Bunce said that the Board must consider all uses in Highway Business but want to confirm that this use is for a sign.

Mr. Williamson Wants to build one sign and has no immediate plans to develop. The back of the property will be left alone.

Roger Brown asked how large the sign will be.

Mr. Williamson said the sign will be the typical size on a mono pole. The kind you typically see, 10 x 36.

Mr. Cotton asked why he needs 12 acres for just one sign.

Mr. Williamson said that due to the regulations he can only have one additional sign.

Ms. Kepes asked staff if subdivision is an option.

Mr. Metcalf said it cannot be required but the Board can deny the application because it is split zoning.

Mr. Williamson told the Board he wants to do something that will work for everybody.

Greg Pollock, Onslow County Citizen. This parcel is directly behind his house. Sink holes are in the area and he is worried about the ground sinking. He is also concerned about the negative effect on property values.

Ms. Bunce said that only an appraiser can comment on changing values. She also said she is opposed to split zoning. She also said that if it was subdivided there would be no access to the rear of the property and two entrances would be required. She also has sink hole concerns.

Ms. Kepes shared the concerns of split zoning. She recommended coming back with a survey and 2 entrances.

Ms. Kepes made a motion to not recommend approval. Mr. Brown seconded the motion. The motion passed by a unanimous vote. (4-0)

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2023-00020. Mr. Brown seconded the motion. The motion passed by a unanimous vote. (4-0)

Mr. Williams arrived to hear and vote on the following items.

BAYSDEN REZONING

PREZ-2023-00016

Applicant: Charles Riggs

Summary of proposal: Rezoning R-15 to RA

Property Owner: Industrial Homes

Carter Metcalf provided an overview of the proposal.

Charles Riggs, spoke on behalf of the application. He informed the Board that this land was rezoned in 2021 and the property owner was not aware until recently. He wants it rezoned to what it was prior, which is RA. He said the owner never received a notice and never saw anything in the paper. RA is more restrictive than R-15. He also said RA is better for wetlands. The tax office still list the property as RA. RA is compatible to the surrounding area.

Mr. McCurry asked how the rezoning occurred in the first place.

Mr. Riggs said the County rezoning map from 2021 was updated and had they know they would have fought to keep it RA.

Ms. Bunce said there was notice of the rezoning.

Mr. Riggs said they were not aware and want it rezoned back to RA.

Ms. Bunce agreed that RA is appropriate for the area.

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

Mr. Cotton made a motion to adopt the Consistency Statement for PREZ-2023-00016. Mr. Brown seconded the motion. The motion passed by a unanimous vote.

OTTAWAY REZONING

PREZ-2023-00017

Applicant: Charles Riggs

Summary of proposal: Rezoning R-15 to RA

Property Owner: Danny Ottaway

Carter Metcalf provided an overview of the proposal.

Charles Riggs, spoke on behalf of the applicant. He just learned that this property was rezoned two years ago. It was surveyed in 1995 and is more like 45 acres. Mr. Ottaway lives on the property. It has been planned to be an event venue since 2020. Up until September 2021 they were still told it was RA. They have already begun the event venue plan before the rezoning. It is also compatible with the future land use plan.

Renee Maiorano 135 Camelot Dr, she has no problem with the Ottaway proposal. Her concern is with the traffic the venue would bring. There are already kids and golfcarts on that road. It would bring extra upkeep on the road, and she asked who would be responsible to cover the wear and tear of the road. It is a private road that goes in and out of the property and they can do what they want but she is concerned over safety.

Ms. Bunce asked which HOA is sharing the road.

Ms. Rene said Kings Harbor HOA.

Brian Kester, 203 Willas Ct, said the venue will bring traffic and more construction and non-residents in the area. Litter will increase and people will be up to no good. The events will be loud at night. Trucks making deliveries to the property will be unsafe to kids by the road.

Tiffany Caldwell, 116 Percy Padgett- The HOA has a fence requirement of 4 feet. Wedding and event guest will be able to see right into her back yard. She shares the same concerns about traffic and noise.

Mr. Charles Speller. 105 Percy Padgett Ct, he is for property rights. He is concerned how this use will affect the neighborhood and the roads.

Mr. Riggs said Mr. Ottaway created the easements. He has first right to use them. The neighborhood and HOA came after he was there. Their plan will have to go through TRC.

Mr. Brown asked if notice will be given to neighbors when events are planned/

Mr. Ottaway said that Kings Harbor residents are on his property all the time. The weddings wont cause any problems. He addressed the safety concerns and said that kids should stay out of the street.

Mr. McCurry said the Board cant consider the wedding venue but must consider all uses in RA.

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-2023-00017. Mr. Cotton seconded the motion. The motion passed by a unanimous vote.

HUNTERS COVE REZONING

PREZ-2023-00018

Applicant: Tidewater Associates, Inc.

Summary of proposal: Rezoning CB & R-10

Property Owner: Garland & Sue Tuton

Carter Metcalf provided an overview of the proposal.

Lori Morris, spoke on behalf of the application. She said that water and sewer are on site. A wetlands survey has not been done and that this will be a smaller development.

Ms. Bunce asked if there was a school nearby.

Ms. Morris said yes and that the power company has an easement on the property.

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

Mr. Cotton made a motion to adopt the Consistency Statement for PREZ-2023-00018. Mr. Brown seconded the motion. The motion passed by a unanimous vote.

BEAGLE DRIVE REZONING

PREZ-2023-00008

Applicant: David Fields

Summary of proposal: Rezoning R-20 to R-15

Property Owner: David & Deborah Fields, Mary Aldrich

Carter Metcalf provided an overview of the proposal.

Ms. Kepes asked if this rezoning is to bring the property into compliance.

Mr. Metcalf said yes, it will bring the parcel in conformity with the Ordinance

Mary Aldrich and David Aldrich, spoke on behalf of the application. This rezoning is to bring the property in compliance and in harmony with the surrounding area.

Ms. Kepes made a motion to 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-2023-00008. Mr. Williams seconded the motion. The motion passed by a unanimous vote.

SUMMER 2023 ZONING TEXT CHANGES

ZTA-2022-00003

Applicant: Onslow County Planning and Development

Summary of proposal: Staff-initiated zoning text amendments.

Carter Metcalf provided an overview of the proposal and explained the text amendments to the Board.

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 ZTA-2022-00003. 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.

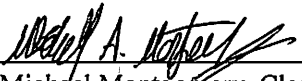
IX. ADJOURNMENT

The meeting adjourned at 8:25 p.m.



Marilyn Bunce, Chairman

ATTEST:



Michael Montgomery, Clerk to the Board