

ONSLOW COUNTY BOARD OF ADJUSTMENT MEETING MINUTES

August 27, 2019

Onslow County Government Center

Commissioners' Chambers

234 NW Corridor Blvd., Jacksonville, NC 28540

BOARD MEMBERS WERE PRESENT:

Ms. Christina Asbury

Ms. Amy Buchanan

Ms. Marilyn Bunce

Mr. Jeff Brown

Mr. Roger Brown

Mr. John Smith, Vice Chairman

Mr. Jerome Shaw, Chairman

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Angie Manning, Land Use Administrator

Jennifer Ansell, Chief Zoning Officer

I. MEETING CALLED TO ORDER

Mr. Jerome Shaw, Chairman, called the meeting to order at 6:30 p.m.

II. INVOCATION

Mr. Jerome Shaw pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Mr. Smith led all present in the Pledge of Allegiance.

IV. APPROVAL OF MINUTES AND DECISIONS

Ms. Bunce made the motion to approve the June 25, 2019 minutes. Mr. Smith seconded the motion. All members were in favor and the motion passed.

Ms. Asbury made the motion to approve the Board Decision: APPEAL-2019-00001. Mr. Roger Brown seconded the motion. All members were in favor and the motion passed.

Ms. Asbury made the motion to approve the Board Decision: SUP-2019-00008 (Revised). Mr. Smith seconded the motion. All members were in favor and the motion passed.

V. NEW BUSINESS

A. SUP-2019-00009— Ms. Miller is requesting to set-up a single recreational vehicle (RV) at 116 Cranberry Lane off Old 30 Road in Maysville, NC, Parcel ID 1137-67.1:

Ms. Ansell provided an overview of the application SUP-2019-00009.

Applicant: Azalia Miller

Summary of proposal: Ms. Azalia Miller is requesting a Special Use Permit to set-up a single RV on the property located at 116 Cranberry Lane in Maysville, NC. The property is within the Rural Agricultural (RA) zoning district and is identified as tax map number 1137-67.1. The property consists of approximately 1 acre and is surrounded by properties zoned for low-density residential and rural agricultural purposes. The Comprehensive Plan, Future Land Use Map shows the property as Agricultural/Forestry. The 2017 NCDOT Annual Average Daily Traffic counts show between 1,400 and 3,100 vehicle trips per day along Old 30 Road within the vicinity of this site. Adding a RV to the property should not have an effect on current traffic conditions. A TRC meeting was conducted on July 16, 2019. Staff recommended that the RV should be identified with an address number for emergency response.

Martha Updike, 1964 Stannards Road, Wellsville, NY 14895.

Ms. Updike stated that she travels here between two and three times a year to mow the lawn. She stated that it was getting expensive. Her sister owns the property and suggested that she purchase a camper and set it up on the property to stay while they are here.

Ms. Bunce asked if she plans to hook the RV up to a septic system.

Ms. Updike answered that she does not plan to hook it up to a septic system. The RV has an enclosed system that she plans to have pumped but she does plan to hook up to County water.

Mr. Roger Brown asked if she plans to build on this property.

Ms. Updike responded that she does not plan to build on this property, but she owns land around it, and she plans to build a house on that property in the next two years. She stated that she has posted the address as requested in the TRC meeting.

Mr. Shaw asked if she receives any mail at this location.

Ms. Updike stated that she does not receive mail at this location.

Azalia Miller, 11053 Depot Street, Freedom, NY 14065.

Ms. Miller stated that this is her property and she was not aware that she needed a Special Use Permit for the RV. She stated that she travels here often and needed a place with air conditioning because of the heat.

Gary Kent, 150 Cranberry Lane, Maysville, NC 28555.

Mr. Kent stated that he is a neighbor to this property and that he gets along well with the applicant. He expressed that he has no objections to them setting this RV up on the property.

Mr. Roger Brown asked if there was a Homeowner's Association that requires that yard to be mowed.

Ms. Updike responded that there is no Homeowner's Association. The property was owned by sister, but she took over the property after her sister passed away.

First General Conclusion: That the special use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Ms. Asbury made a motion to approve the finding with the condition that the address numbers be posted for emergency response. Mr. Jeff Brown seconded the motion. Ms. Asbury stated that the property is in a Rural Agricultural zoning district and she does not believe that it will have an impact on public health or safety, especially if she has a plan for her sewage disposal. The motion passed by unanimous vote.

Second General Conclusion: That the use meets all special uses and specifications. Mr. Smith made a motion to approve the finding. Ms. Asbury seconded the motion. Mr. Smith stated that the applicant appears to be in compliance with all codes. The motion passed by unanimous vote.

Third General Conclusion: That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Ms. Asbury made a motion to approve the finding. Mr. Roger Brown seconded the motion. Ms. Asbury stated that there is no evidence

that the use will injure the value of adjoining or abutting property as reported by a NC appraiser. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according with the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Jeff Brown made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Jeff Brown stated that it appears to be in harmony with the area. The motion passed by unanimous vote.

B. SUP-2019-00010— Mr. Dees is requesting to set-up a single recreational vehicle (RV) at 108 Willie Lane in Hubert, NC, Parcel ID 1310-19:

Ms. Ansell provided an overview of the application SUP-2019-00010.

Applicant: Rodney Dees

Summary of proposal: Mr. Dees is requesting a Special Use Permit to set-up a single RV on the property located at 108 Willie Lane in Hubert, NC. The property is within the Residential 8M (R-8M) zoning district and is identified as tax map number 1310-19. The property consists of approximately 13,900 square feet and is surrounded by properties zoned for medium to low-density residential and rural agricultural land uses. FEMA FIRM panel 5342 shows the property is located outside of the special flood hazard area, in the Shaded X zone. The Comprehensive Plan, Future Land Use Map shows the property in the conservation land use category. The 2016 NCDOT Annual Average Daily Traffic counts show between 4,700 vehicle trips per day along Bear Creek Road within the vicinity of this site. There was a RV on the property which was damaged by Hurricane Florence, so replacing it should not have an effect on current traffic conditions. A TRC meeting was conducted on July 16, 2019. Staff recommended that the RV should be identified with an address number for emergency response.

Ms. Asbury asked if the special flood hazard changed on the new maps.

Ms. Ansell responded that it shows that it will change to the AE zone with an elevation requirement of 12 feet. Once the map changes, the RV would have to be elevated as a permanent structure or removed from the property.

Rodney Dees, 260 Juanita Lane, New Bern, NC.

Mr Dees stated that he and his wife inherited this property a few years ago from her family. There have been a couple of mobile homes on this property over the years. The last mobile home was lost due to wind damage from a hurricane. They set up an RV on the property and it was damaged during Hurricane Florence. They would like to replace the RV on the property to be used for weekends.

Mr. Smith asked what the other structure was on the property.

Mr. Dees responded that it is a storage building.

First General Conclusion: That the special use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Ms. Asbury made a motion to approve the finding with the conditions that the RV maintain road worthy status, remain compliant with the new flood map requirements and be identified with an address number for emergency response. Mr. Smith seconded the motion. The motion passed by unanimous vote.

Second General Conclusion: That the use meets all special uses and specifications. Ms. Asbury made a motion to approve the finding. Mr. Smith seconded the motion. Ms. Asbury stated that it appears to be compliant with the standards in the zoning ordinance. The motion passed by unanimous vote.

Third General Conclusion: That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Ms. Asbury made a motion to approve the finding. Mr. Roger Brown seconded the motion. Ms. Asbury stated the values will not be affected as confirmed by a report from a NC Licensed Appraiser. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according with the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Jeff Brown made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Jeff Brown stated that is appears to be in harmony with the area. The motion passed by unanimous vote.

VI. COMMENTS:

There were no comments.

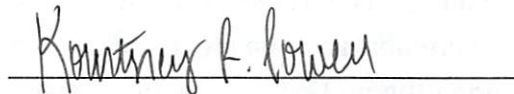
VII. ADJOURNMENT

There being no further discussion, the meeting was adjourned at 6:53 p.m.



Jerome Shaw, Chairman

ATTEST:



Kourtney R. Powell, Administrative Assistant