

ONslow COUNTY BOARD OF ADJUSTMENT MEETING MINUTES

October 8, 2019

Onslow County Government Center

Commissioners' Chambers

234 NW Corridor Blvd., Jacksonville, NC 28540

BOARD MEMBERS WERE PRESENT:

Mr. Jerome Shaw, Chairman

Mr. John Smith, Vice Chairman

Ms. Marilyn Bunce

Ms. Christina Asbury

Mr. Jeff Brown

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. NEW BUSINESS

- A. SUP-2019-00012— Kathryn Tucci and Alan Welch is requesting to expand an existing nonconforming structure at 3861 Old Wilmington Highway in Jacksonville, NC, Parcel ID 753-1.2:**

Ms. Ansell provided an overview of the application SUP-2019-00012.

Applicant: Kathryn Tucci and Alan Welch

Summary of proposal: Ms. Tucci and Mr. Welch are requesting a Special Use Permit to expand the existing nonconforming structure located at 3861 Old Wilmington Highway by constructing

an addition. The property is within the Residential 8M (R-8M) zoning district and is identified as tax map number 753-1.2. The existing structure is nonconforming because it was constructed prior to the implementation of County-wide zoning and does not meet the required front or side setbacks. The property consists of approximately 15,246 square feet and is surrounded by properties zoned for medium-density residential and community business use. There are no regulated wetlands on the site and the property is not located within a special flood hazard area. The Comprehensive Plan, Future Land Use Map shows the property as Rural Residential. The 2017 NCDOT Annual Average Daily Traffic counts show 1,100 vehicle trips per day along Verona Road in the vicinity of this site. A TRC meeting was conducted on August 20, 2019 and it appears that all comments have been addressed.

Ms. Asbury asked if the septic system has been located on the property.

Ms. Ansell answered that Environmental Health has expressed that a site visit will be required.

Alan Welch, 3861 Wilmington Highway, Jacksonville NC 28540.

Mr. Welch stated that Kathryn Tucci originally purchased the home on her own, but since then has married him. The house is too small, and they would like to correct some access issues within the home. He stated that he feels they have met all the requirements.

Mr. Smith asked if the property has always been a single-family dwelling.

Mr. Welch answered that they were told it was a pool hall at one point before it was converted into a residential dwelling.

Ms. Asbury asked if the Special Use Permit is approved if it would alleviate the septic setback requirements.

Ms. Manning stated that it would not alleviate the septic setback requirements.

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. Ms. Bunce seconded the motion. Ms. Asbury stated that there is no evidence to the contrary. 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 it appears to be compliant with the standards set forth 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. Jeff Brown seconded the motion. Ms. Asbury stated that an appraisal report was provided a NC licensed appraiser stating that the use will not injure or alter the values of the neighborhood. 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. Ms. Bunce made a motion to approve the finding. Ms. Asbury seconded the motion. Ms. Bunce stated the addition to the house will not compromise the harmony of the area. The motion passed by unanimous vote.

V. COMMENTS:

There were no comments.

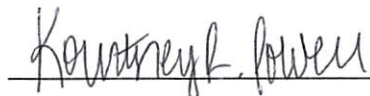
VI. ADJOURNMENT

There being no further discussion, the meeting was adjourned at 6:44 p.m.



Jerome Shaw, Chairman

ATTEST:



Kourtney R. Powell, Administrative Assistant