

A G E N D A
ONSWLOW COUNTY PLANNING BOARD
THURSDAY, MARCH 7, 2019 - 6:30 P.M.
COMMISSIONERS' CHAMBERS
234 NORTHWEST CORRIDOR BOULEVARD, JACKSONVILLE, NC

I. MEETING CALLED TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. CHAIRMAN'S REMARKS

1. Welcome. Please sign the attendance sheet in the hallway if you have not already done so. Please turn cell phones to "off" or "vibrate."
2. While this Board does not conduct formal public hearings, we will entertain comments or questions from citizens after each item is presented by the applicant. We ask that persons state their name and address and direct comments or questions to the Board; the Chairman will then ask the applicant or staff to respond, when appropriate. When there are a large number of citizens interested in one agenda item, the Chairman may limit comment time or ask that citizens appoint a spokesperson. In the interest of time, we ask that citizens refrain from repeating the same concern, but speak only when there is new information to add.
3. Thank you for your interest and practicing proper decorum.

V. APPROVAL OF MINUTES

February 7, 2019

VI. ZONING - The following are policy guidelines concerning zoning amendments:

- 1- The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- 2- There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group.
- 3- There is convincing demonstration that all uses permitted under the proposed new district classification are appropriate for the area included in the proposed change.
- 4- There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.
- 5- The proposed change is in accord with the Onslow County Core Land Use Plan and any other officially adopted plan.

A. CROW PROPERTY - RICHLANDS HIGHWAY PREZ-2019-00002

General Information: 1.36 acres, ONWASA water, individual septic

Parcel ID: 331-21.1 (portion of)

Petitioner/Property Owner: Douglas Aaron Crow

Current Zoning District: R-20

Proposed Zoning District: HB

B. BALDWIN DESIGN REZONING CREZ-2019-00002

General Information: 9.015 acres, ONWASA water, individual septic

Parcel ID: portion of 1132-15

Petitioner/Property Owner: Sleepy Creek Farms, Inc.

Current Zoning District: RA

Proposed Zoning District: HB(CZ)

**C. FLOOD DAMAGE PREVENTION ORDINANCE TEXT AMENDMENT
ZTA-2019-00001**

General Information: Staff has initiated a text amendment to add language consistent with recently adopted building code changes for residential piers and docks. The proposed changes also include language to differentiate between development and maintenance of existing structures in terms of flood permit requirements.

VII. SUBDIVISION REVIEW

A. SKETCH

1. ONSLOW TRACT 24 SUB-2019-00008

General Information: 288.7 acres, 525 lots, ONWASA water and sewer

Parcel ID: 1125-64

Zoning District: RA

Surveyor/Engineer: Parker & Associates, Inc.

Owner: Weyerhaeuser NR Company

Location: Grants Creek Road, NCSR 1427

Township: White Oak

B. PRELIMINARY

1. GRANTS CREEK FARMS SUB-2019-00006

General Information: 129.18 acres, 245 lots, ONWASA water and sewer

Parcel ID: 1125-64

Zoning District: RA

Surveyor/Engineer: Parker & Associates, Inc.

Owner: Weyerhaeuser NR Company

Location: Grants Creek Road, NCSR 1427

Township: White Oak

2. EVERETT'S CREEK ESTATES PHASE 2 SUB-2019-00007

General Information: 61.14 acres, 46 lots, ONWASA water, individual septic.

Parcel ID: 765-65.38

Zoning District: R-20

Surveyor/Engineer: Paramounte Engineering, Inc.

Owner: Advance Design Build, LLC

Location: Everett Yopp Drive, off of NC Hwy 172

Township: Stump Sound

VIII. COMMENTS

- A. Planning Board Members**
- B. Planning Department Staff**
- C. Public**

IX. ADJOURNMENT