

**A G E N D A**  
**ONSTLOW COUNTY PLANNING BOARD**  
**THURSDAY, AUGUST 6, 2020 - 6:30 P.M.**  
**COMMISSIONERS' CHAMBERS**  
**234 NORTHWEST CORRIDOR BOULEVARD, JACKSONVILLE, NC**

**I. CALL 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 is 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. ELECTION OF CHAIR AND VICE CHAIR**

**VI. APPROVAL OF MINUTES**

**July 2, 2020**

**VII. ZONING - The following policy guidelines shall be followed by the Planning Board 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. VENTERS REZONING PREZ-2020-00011**

**General Information:** One complete parcel and a portion of two parcels

**Parcel IDs:** 44-41.1, 44-1.4 & 45-17

**Existing Zoning District:** RA

**Location:** Richlands Highway

**Proposed Zoning:** HB

**Township:** Richlands

**VIII. SUBDIVISION REVIEW**

**A. SKETCH**

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

**General Information:** 333.15 acres, 598 lots, ONWASA water and sewer

**Parcel ID:** 1127-1

**Property Owner:** Clearly Development, Inc.

**Location:** Rocky Run Road

**Zoning District:** R-10

**Township:** White Oak

**2. BENNET PLACE SECTION V, SOMERSET PLACE SECTION V, ROANOKE BAY SECTION IV AT STATESIDE (SUB-2020-00044)**

**General Information:** 192.45 acres, 487 lots, ONWASA water, community sewer

**Parcel ID:** 62-1.4

**Property Owner:** A. Sydes Construction, Inc.

**Location:** Quaker Bridge Road

**Zoning District:** R-8M

**Township:** Richlands

**B. REVISED PRELIMINARY**

**1. PERMETA BRANCH PHASE II (SUB-2020-00042)**

**General Information:** 23.23 acres, 40 lots, ONWASA water, Pluris sewer

**Parcel ID:** 773-115.11

**Property Owner:** Hoosier Daddy, LLC

**Location:** Old Folkstone Road

**Zoning District:** R-15

**Township:** Stump Sound

**IX. COMMENTS**

**A. Planning Board Members**

**B. Planning Department Staff**

**C. Public**

**X. ADJOURNMENT**