

ONslow COUNTY PLANNING BOARD MEETING MINUTES

January 3, 2019

Onslow County Government Center

Commissioners' Chambers

234 NW Corridor Blvd., Jacksonville, NC 28540

6:30 P.M.

BOARD MEMBERS WERE PRESENT:

Ms. Marilyn Bunce, Chairman

Mr. Roger Brown

Ms. Melissa Kepes

Mr. Timothy McCurry

Mr. Jack Sides

Ms. Mikki White

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Benjamin Warren, Assistant County Manager

Angie Manning, Land Use Administrator

Austin Brinkley, Planner

Kourtney Powell, Administrative Assistant

OTHER INDIVIDUALS PRESENT:

Mr. Mike Gallant, PE

Mr. Alan Bell, PLS

I. MEETING CALLED TO ORDER

Ms. Marilyn Bunce, Chairman, called the meeting to order at 6:30 p.m.

II. INVOCATION

Mrs. Bunce pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Ms. Bunce led all present in the Pledge of Allegiance.

IV. APPROVAL OF December 6, 2018 MINUTES

Mr. Sides made a motion to approve the minutes as written. Mr. Brown seconded. Motion carried with unanimous vote.

V. SUBDIVISION REVIEW

A. PRELIMINARY

1. THE LANDING AT MILL CREEK PHASE III & IV **SUB-2018-00054**

Mr. Austin Brinkley stated that The Landing at Mill Creek Phase III & IV is located on Highway 210 in the Stump Sound Township. It is owned by Joe Patora, NC Hwy 210, LLC. and is zoned Rural Agricultural (RA) and Residential 8M (R-8M). The developer is proposing to subdivide 72.6 acres into 102 lots; 27.2 acres are in Phase III and 45.4 are in Phase IV. Utilities will be served by ONWASA water and Pluris sewer, and the streets will be private. This parcel is not within the regulated flood plain. Staff recommends approval of the preliminary plan as it meets the ordinance requirements.

Mr. Michael Gallant, PE was available for any questions.

Ms. Kepes made a motion for approval. Ms. White seconded. Motion carried by unanimous vote.

B. FLAG LOT

1. BRUCE GUTHRIE

Mr. Austin Brinkley stated that this property is located on Parkertown Road in the White Oak Township. It is owned by Juanita L. Guthrie and is in the Rural Agricultural (RA) zoning district. The property is 78.47 acres creating 2 lots, the flag lot being 77.79 acres. They will be served by ONWASA for water and there is existing septic. This will front onto Parkertown Road which is a public right-of-way. The portion of the flag lot that fronts on Parkertown Road does not meet the minimum width to be considered a lot, which is why it is required to come before the Planning Board for approval as a flag lot. The setbacks on the existing structure on the property have been met. Staff recommended that site triangles be included due to the size of the tract.

Alan Bell, Bell and Phillips Surveying, PLLC.

Mr. Bell stated that the property owner intends to continue farming the large piece of property.

Ms. Bunce asked Mr. Bell if he intended on redrawing and recording site triangles on the plat.

Mr. Bell responded that adding site triangles would not be a problem.

Mr. Sides asked if the purpose for the flag lot was to create an entrance to the larger tract of land.

Ms. Manning explained that the flag lot will be used as an entrance to this property that they farm but the surveyor recommended they maintain 50 feet instead of 30 feet in case they wanted to sell the property in the future.

Ms. White made a motion for approval with the requirement for site triangles. Mr. Sides seconded. Motion carried by unanimous vote.

VI. COMMENTS

A. PLANNING BOARD MEMBERS

There were no comments.

B. PLANNING DEPARTMENT STAFF

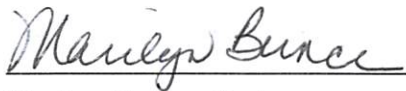
Mr. Warren explained that the County has been working on a rewrite to the Zoning Ordinance and one component of the ordinance will be thoroughfare overlay districts. He explained that they are looking at advancing that portion of the zoning ordinance and moving forward with establishing a few of the thoroughfare overlay districts. There have been recent inquiries and discussions regarding adult business establishments. Currently, these establishments are only allowed in heavy and light industrial zoning districts. The County attorney has indicated that the County must provide areas in which these businesses can locate. Rather than opening a specific zoning district, Mr. Warren stated that they felt like there were some areas that were more appropriate from a law enforcement standpoint and separation from other uses. The most appropriate way to do that would be to establish the thoroughfare overlay districts which would allow adult businesses in the Highway Business zoning district within a thoroughfare overlay district subject to the adult business requirements. Mr. Warren stated that at the next meeting, staff would be bringing a proposal for the Planning Board to consider to make a recommendation to the Board of Commissioners.

C. PUBLIC

There were no public comments.


VII. ADJOURNMENT

The meeting adjourned at 6:50 p.m.



Marilyn Bunce, Chairman

ATTEST:



Kourtney R. Powell, Administrative Assistant