



**ON SLOW COUNTY PLANNING BOARD  
MEETING MINUTES  
January 5, 2023  
Onslow County Government Center  
Commissioners' Chambers  
234 NW Corridor Blvd, Jacksonville, NC 28540**

**BOARD MEMBERS PRESENT:**

Marilyn Bunce, Chairman  
Melissa S. Kepes Vice Chairman  
Walter Cotton  
Brandon Howard  
Jack Sides  
Timothy McCurry

**PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:**

Robert Gough, Planning Administrator  
Kendrick Stanton, Zoning Administrator  
Carter Metcalf, Planner  
Michael Montgomery, Administrative Assistant

**I. MEETING CALLED TO ORDER**

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

**II. INVOCATION**

Ms. Bunce pronounced the invocation.

**III. PLEDGE OF ALLEGIANCE**

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

**IV. APPROVAL OF MINUTES**

Ms. Kepes made a motion to approve the December 1, 2022, minutes as written. Mr. Sides seconded the motion. The motion carried by a unanimous vote.

**V. ACTION ITEM**

**A. OYSTER LANE RENTALS REZONING**

**PREZ-2022-00021**

**Applicant:** Jeff Drum

**Summary of proposal:** Rezoning RA to R-8M

**Property Owner:** Oyster Lane Rentals LLC

Carter Metcalf provided an overview of the proposal.

Jefferson Drum 4570 Gum Branch Road, Jacksonville, spoke on behalf of the application. He wants to add four more buildings like the six buildings next to it. There are already rental homes in the area. It will be a nice and upkept place.

Ms. Bunce asked if the adjoining parcel has six buildings on one parcel?

Mr. Metcalf said yes it does because it was allowed at one time but It is no longer allowed.

Mr. Cotton made a motion recommend approval. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

Mr. Cotton made a motion to adopt the Consistency Statement for PREZ-2022-00021. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

**B. SALESE REZONING**

**PREZ-2022-00020**

**Applicant:** Daniel Salese III

**Summary of proposal:** Rezoning R-8M to RA

**Property Owner:** Daniel R. Salese III, Angel Salese, and Daniel R. Salese Jr. Heirs C/O Daniel R. Salese III

Carter Metcalf provided an overview of the proposal.

Daniel Salese 225 Whipoorwill Lane, Sneads Ferry spoke on behalf of the application. He said he wants to rezone so he can put a home for his son now and a home for his daughter later.

Mr. Howard made a motion to recommend approval. Mr. Cotton seconded the motion. The motion passed by a unanimous vote.

Mr. Howard made a motion to adopt the Consistency Statement for PREZ-2022-00020. Mr. Cotton seconded the motion. The motion passed by a unanimous vote.

**C. ISAAC BRANCH REZONING**

**PREZ-2022-00022**

**Applicant:** Beaver Creek Investors

**Summary of proposal:** Rezoning RA to R-20

**Property Owner:** Beaver Creek Investors

Robert Gough provided an overview of the proposal.

No one spoke on behalf of the application.

Ms. Kepes made a motion to recommend approval. Mr. Sides seconded the motion. The motion passed by a unanimous vote.

Ms. Kepes made a motion to adopt the Consistency Statement for PREZ-2022-00022. Mr. Sides seconded the motion. The motion passed by a unanimous vote.

**D. SILANCE REZONING**

**PREZ-2022-00023**

**Applicant:** John L. Pierce & Associates

**Summary of proposal:** RA to R-10

**Property Owner:** Double R Farms Service, LLC

Robert Gough provided an overview of the proposal.

No one spoke on behalf of the application.

Mr. Sides made a motion to recommend approval. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

Mr. Sides made a motion to adopt the Consistency Statement for PREZ-2022-00022. Mr. Howard seconded the motion. The motion passed by a unanimous vote.

**E. WINTER 2023 ZONING TEXT CHANGES**

**ZTA-2022-00003**

Mr. Metcalf gave a summary of text changes.

- Removal of confusing unnecessary language.
- Clarified existing definitions and standards.
- Added Outdoor Vendor Sales to the definitions and Table of Uses.
- Reorganized parking calculations.

**VIII. COMMENTS**

**A. PLANNING BOARD MEMBERS**

Board members gave an update on activities coming up in the area.

**B. PLANNING DEPARTMENT STAFF**

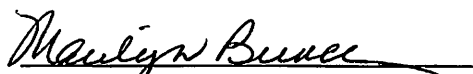
Kendrick Stanton gave an overview of the Solid Waste Ordinance.

**C. PUBLIC**


There were no public comments.

**IX. ADJOURNMENT**

The meeting adjourned at 7:16 p.m.

  
Marilyn Bunce, Chairman

ATTEST:

  
Michael Montgomery, Administrative Assistant