



**ONLOW COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
January 25, 2022
Onslow County Government Center
Commissioners' Chambers
234 NW Corridor Blvd, Jacksonville, NC 28540**

BOARD MEMBERS PRESENT:

Jerome Shaw, Chairman.
Ricky Cannon
Roger Brown
Jeff Brown
Kyle Fountain
Cindy Edwards

ONLOW COUNTY STAFF MEMBERS PRESENT:

Jessica Rhue, Director
Angie Manning, Land Use Administrator
Kendrick Stanton, Chief Zoning Enforcement Officer
Brett DeSelms, County Attorney
Michael Montgomery, Administrative Assistant

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. Jerome Shaw led all present in the Pledge of Allegiance.

IV. APPROVAL OF MINUTES AND DECISIONS

Mr. Jeff Brown made the motion to approve the December 28, 2021 minutes. Mr. Roger Brown seconded the motion. All members were in favor and the motion passed.

Mr. Cannon made the motion to approve the Board Decision: SUP-2021-00024. Mr. Jeff Brown seconded the motion. All members were in favor and the motion passed.

V. SPECIAL USE APPLICATION

SUP-2021-00025 — Tommy Lee Adams and Grey Outdoors requested a Special Use Permit for a single billboard on a property at 2396 Piney Green Road, Jacksonville, NC known as Tax Parcel 1115-64.7.

Mr. Stanton provided an overview of the application SUP-2021-00025.

Applicant: Grey Outdoors

Owner: Tommy Lee Adams and others

Summary of proposal: To establish a single billboard fronting Piney Green Road

Mr. Shaw asked Mr. Stanton if the TRC comments have been met. Mr. Stanton told him all TRC comments have been met and that the sign will be one foot from the property line.

Grey Vick 144 King Arthur Drive, Wilmington NC 28403 spoke on behalf of the applicant who was not present.

Jeff Brown asked Mr. Vick if this will be a digital sign. Mr. Vick said it will be a standard vinyl sign on a single pole.

Willie Adams 2488 Piney Green Road, Midway Park, NC 28544 stated that he has been a lifetime resident and the parcel co-owner. He is against the billboard. He said that the billboard will cause distracted drivers and put the health and safety of the area at risk. He also stated that the billboard will be a nuisance and cause property values to go down. It will not benefit the community at all.

Aretha Glaspie 106 Wedgewood Drive, Jacksonville, NC 28546 said that she is an heir to the property. She opposes this project. She finds this to be a nuisance because the sign will be in the turnaround.

Maggie A. Henderson 2288 Piney Green Road, Midway Park, NC 28544 stated that she does not want anyone on the property and strongly opposes the billboard.

Michael Newell 9334 Wooden Road, Raleigh NC 27617 stated that project has a lot of people in the community upset and would not be in harmony with the community. The billboard will go against the identity of the property and will have a negative effect on property values. This billboard will be in front of people's homes and near the Ambrose family cemetery. The area is

already difficult to navigate, and a billboard will make it even harder. Mr. Newell informed the Board the only person in the community that is for this billboard is the applicant who is not present tonight.

Dottie Newell 309-20 Pisgah Church Road, Midway Park, NC 28544 wanted to add that the DOT did not comment on the proposal during the TRC meeting. Traffic during a burial and the traffic in general is already bad, this billboard will make it worse. The size of the billboard will obstruct the eyes of drivers.

Mr. Grey Vick responded to the community concerns on behalf of the applicant. He said that there is no evidence of public safety issues. All property owners will be compensated for use of the space for the sign. He said that there have been signs in RA before. The property in question is in a transitional area where commercial use is ok. An appraisal showed that property value would increase. All requirements and criteria have been met for special use permit and it follows the County ordinance.

Mr. Shaw asked what the size of the sign would be. Mr. Vick said it is 10 1/2 feet by 36 feet which is 378 square feet. It will be 30 feet high.

Mr. Roger Brown wanted to know if the sign will be lit at night. Mr. Vick responded by sign he will be willing to work with the neighbors on the lighting at night issues.

Mr. Ricky Cannon asked if the pole would obstruct a driver's vision. Mr. Vick stated the pole is the same as a DOT sign.

Mr. Jeff Brown asked if the pole will be 40 feet from the road. Mr. Vick said, "I believe the front setback was one foot so you would be another eighteen feet, So about nineteen feet from the right of way from where the sign could be." Mr. Brown said the scale of the submitted site plan shows it being thirty-six feet from the right of way. Mr. Vick responded "It does look like that set back is a little bit more on the site plan. It will be at least nineteen feet, mostly the length of a car."

Suzanne Nelson 101 Winestone Place, Jacksonville NC 28546 spoke about the appraisal report she prepared. She said after looking at similar areas on Piney Green Road with billboards, there was no decrease in the property value for surrounding homes. It showed that property value would increase.

Mr. Jeff Brown asked the County Attorney Brett DeSelms if there are so many property owners, how can one person do this. Mr. DeSelms said everybody has an undivided interest in the property. One person owns undivided not just one section. One owner could submit an application for consideration. There are some legal issues but those cannot be considered by the Board on this application.

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. Mr. Jeff Brown made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Jeff Brown stated that this will not pose an immediate threat to the public health or safety. The motion passed by unanimous vote.

Second General Conclusion: That the use meets all special uses and specifications. Ms. Edwards made a motion to approve the finding. Mr. Cannon seconded the motion. Ms. Edwards stated that it appears to meet all required special use standards and specifications. 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. Mr. Cannon made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Cannon stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to 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. Mr. Jeff Brown made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Jeff Brown stated that it appears to be in harmony with the surrounding area and in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

SUP-2021-00028 — 129 Dunn LLC is requesting a Special Use Permit for a motor vehicle and boat storage on a property at 129 Dunn Road, Sneads Ferry, NC known as Tax Parcel 765C-8.1.

Mr. Stanton provided an overview of the application SUP-2021-00028.

Applicant: George Marsden
Owner: 129 Dunn Rd LLC

Summary of proposal: To establish a motor vehicle and boat storage yard.

Mr. George Marsden 171 Stump Sound Church Road, Holly Ridge, NC 28460 spoke on behalf of the application. He stated that this is a grass lot that will store boats and campers, no work can be done on the vehicles or campers. It will be a fenced lot with no utilities hooked up and no roads on the inside. It will only have an access road as required for emergency vehicles.

Mr. Shaw asked if everyone using the lot will have a gate key. Mr. Marsden said they are currently looking into security solutions.

Mr. Brown asked if the road inside the lot will be paved. Mr. Marsden informed the Board that the road will just be dirt and grass. He will gravel the road if required.

Mr. Shaw asked if the lots will be marked. Mr. Marsden confirmed there will be designated spaces.

Earl Hobbs 196 Zion Lane, Sneads Ferry Road, Richlands NC 28574, stated that he owns an adjoining lot. He had concerns about this becoming a junk yard/storage yard. He was also worried about water run off going into his property. He had questions about zoning and storm water regulations.

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. Mr. Jeff Brown made a motion to approve the finding. Mr. Cannon seconded the motion. Mr. Jeff Brown stated that this will not pose an immediate threat to the public health or safety. The motion passed by unanimous vote.

Second General Conclusion: That the use meets all special uses and specifications. Mr. Fountain made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Fountain stated that it appears to meet all required special use standards and specifications. 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. Mr. Roger Brown made a motion to approve the finding. Mr. Cannon seconded the motion. Mr. Roger Brown stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to 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. Mr. Jeff Brown made a motion to approve the finding. Mr. Cannon seconded the motion. Mr. Jeff Brown stated that it appears to be in harmony with the surrounding area and in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

SUP-2021-00026 — James and Nicole Grebe are requesting a Special Use Permit for an accessory structure on a property at 111 Sail Way, Sneads Ferry, NC known as Tax Parcel 777-47.

Mr. Stanton provided an overview of the application SUP-2021-00026.

Applicant/Owner: James and Nicole Grebe

Summary of proposal: To establish an accessory Structure over 50% of the square footage of the principal dwelling.

James Grebe 111 Sail way Sneads Ferry NC, 28460, spoke on behalf of the application. He stated that this will be a 2-car garage. It was originally going to have a bathroom but that part of plan changed and now it will only be a 2-car garage.

Mr. Shaw asked if there will be a bathroom in the garage. Mr. Grebe told the Board that there will not be a bathroom in the garage.

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. Edwards made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Ms. Edwards stated that this will not pose an immediate threat to the public health or safety. The motion passed by unanimous vote.

Second General Conclusion: That the use meets all special uses and specifications. Mr. Cannon made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Cannon stated that it appears to meet all required special use standards and specifications. 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. Mr. Jeff Brown made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Jeff Brown stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to 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. Mr. Jeff Brown made a motion to approve the finding. Mr. Cannon seconded the motion. Mr. Jeff Brown stated that it appears to be in harmony with the surrounding area and in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

SUP-2021-00027 — William Roth is requesting a Special Use Permit for an accessory structure on a property at 2392 Catherine Lake Road, Richlands, NC known as Tax Parcel 34A-42.

Mr. Stanton provided an overview of the application SUP-2021-00027.

Applicant/Owner: William Roth

Summary of proposal: To establish an accessory Structure over 50% of the square footage of the principal dwelling.

William Roth 2392 Catherine Lake Road, Richlands NC 28574, spoke on behalf of the application. He stated the structure is to store his personal cars.

Roger Brown asked if this structure would have water or power. Mr. Roth said that is to be determined at a later date.

Mr. Fountain asked if this would replace the small shed already there. Mr. Roth said that the small shed is in disrepair and will be removed.

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. Mr. Jeff Brown made a motion to approve the finding. Mr. Fountain seconded the motion. Mr. Jeff Brown stated that this will not pose an immediate threat to the public health or safety. The motion passed by unanimous vote.

Second General Conclusion: That the use meets all special uses and specifications. Mr. Fountain made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Fountain stated that it appears to meet all required special use standards and specifications. 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. Mr. Roger Brown made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Roger Brown stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to 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. Mr. Jeff Brown made a motion to approve the finding. Mr. Cannon seconded the motion. Mr. Jeff Brown stated that it appears to be in harmony with the surrounding area and in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

VI. COMMENTS

A. PUBLIC

There were no comments from the public.

B. BOARD OF ADJUSTMENT MEMBERS

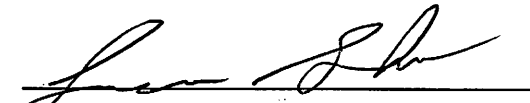
There were no comments from the Board

C. PLANNING DEPARTMENT STAFF

There were no comments from Planning and Development Staff.

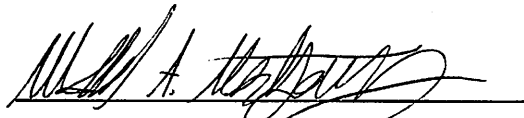
VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:37 p.m.



Jerome Shaw, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant