

**ONslow COUNTY PLANNING BOARD MEETING MINUTES**

**February 7, 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

Ms. Mikki White

Mr. Jerry Swain

**PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:**

Angie Manning, Land Use Administrator

Austin Brinkley, Planner

Kourtney Powell, Administrative Assistant

**I. MEETING CALLED TO ORDER**

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

**II. INVOCATION**

Mr. Swain pronounced the invocation.

**III. PLEDGE OF ALLEGIANCE**

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

**IV. APPROVAL OF January 3, 2019 MINUTES**

Ms. White made a motion to approve the minutes as written. Mr. Swain seconded. Motion carried with unanimous vote.

**V. ZONING**

**A. US 17 THOROUGHFARE OVERLAY (TOD)**

**PREZ-2019-00003**

Ms. Angie Manning stated that the purpose of the TOD is to establish site development standards intended to improve traffic efficiency and safety by reducing visual clutter. She

explained that junkyards, salvage yards, and similar uses, the outdoor storage of inoperable motor vehicles, boats, construction equipment and similar items within 200 feet of the right-of-way, the outdoor storage or display of items held or offered for sale which are designed to be for indoor use, and the outdoor storage of construction materials or debris within 200 feet of the right-of-way would be prohibited. The overlay district is 300 feet from the right-of-way of Highway 17 in four different areas.

Ms. Bunce asked if the Planning Department anticipates creating a TOD for Hwy 258 and Hwy 24 at some point.

Ms. Manning stated that they have looked at a TOD for these highways, but they are not sure if it will mirror this exact TOD or be similar. There are plans to do this for the other major highways.

Mr. Swain asked if there would be land uses that would have to be grandfathered through this process.

Ms. Manning responded that if there was a use that went out of operation for a period of 6 months or more and came back then they would need to comply, otherwise they would be grandfathered in.

Ms. White made everyone aware that she and her family live in the area of the TOD.

Dale Kostuck, 8631 Wilmington Hwy.

Mr. Kostuck stated that the 300 feet comes up to where he parks his car and he expressed his concern of what this right-of-way may be used for in the future. He explained that if it is to widen the road, he does not want Highway 17 being close to his house.

Ms. Bunce explained that this is just a zoning district that starts from the right-of-way and extends 300 feet. It does not affect the right-of-way itself. She explained there is no plan of building anymore highways; this is just mainly to regulate what is visible from the main thoroughfares and to keep the junkyards off the highways.

Mr. Kostuck asked why this TOD is restricted to just these areas.

Ms. Bunce responded that is why she asked Ms. Manning if they were going to extend the TOD to other major highways. This TOD is just the beginning. The Planning Department is continuously working to include items in the new zoning ordinance that were overlooked in the original zoning ordinance.

Paul Gakhal, 172 Hwy 17

Mr. Gakhal explained that they are interested in developing this piece of land to be used for metal recycling. Mr. Gakhal wanted to make sure that his business would still be permitted in this area.

Ms. Manning confirmed that the use would be permitted.

Jeff Brown, 162 Apartment Drive.

Mr. Brown stated that when he first received the notice letter that he was instructed to go online and look at the information. The information online stated that there would be regulations for certain bushes, glass, etc. He stated that he does not see or hear any of that information at the meeting.

Ms. Bunce explained that there was an objection to those requirements and the County Commissioners requested that the Planning Department delete that information from this proposed zoning change.

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

**B. ADULT USES TEXT AMENDMENT**

**ZTA-2018-00004**

Ms. Manning stated that adult uses are a protected class of use, similar to freedom of speech and expression, and as such, the County jurisdiction needs to offer places where they can be located. Currently, the zoning ordinance limits those uses to heavy industrial zoning districts and there are less than a handful of properties that are zoned for that outside of Burton Industrial Park. The Planning Department has developed an allowance to allow these uses by right with special requirements in the Highway Business zoning district. The property would have to be zoned Highway Business and would have to be located in the TOD. The second condition is it would have to meet all of the requirements of the County's Ordinance to Regulate Adult Businesses and Sexually Oriented Businesses.

That ordinance was adopted in 1999 and established spacing requirements where this business cannot be within 1,000 feet of another adult business, an occupied dwelling, a church, synagogue, or other house of worship, a public school, licensed daycare, park, playground or a public swimming pool.

Ms. Kepes asked what would happen if a daycare decided to open within 1,000 feet of an adult business that is already established there.

Ms. Manning explained that if a buffer is not already established, the daycare would be responsible for establishing the buffer since they are the new business. She stated that the location of the daycare could have an effect on the adult business in the future. For example, if the adult business closed and did not open within 6 months, the adult business would then become non-conforming and could no longer be located there.

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

**VI. ONWASA UPDATE**

David Mohr, PE from ONWASA came forth to give an update on a current 10-year Capital Improvement Plan. The Plan was adopted by the ONWASA Board of Directors in 2018. It includes both existing facility renovation and new construction estimating \$92.7 million over the next ten years. Individual projects will be evaluated annually, and the Plan will be reviewed and updated every 5 years to keep up with changing conditions or new priorities.

**A. PLANNING BOARD MEMBERS**

There were no comments.

**B. PLANNING DEPARTMENT STAFF**

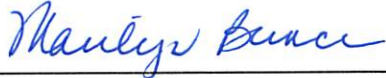
There were no comments.

**C. PUBLIC**

There were no public comments.

VII. ADJOURNMENT

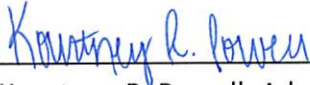
The meeting adjourned at 7:09 p.m.



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Marilyn Bunce, Chairman

ATTEST:



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Kourtney R. Powell, Administrative Assistant