

ONslow COUNTY PLANNING BOARD MEETING MINUTES

March 5, 2020

Onslow County Government Center

Room 111

234 NW Corridor Blvd., Jacksonville, NC 28540

BOARD MEMBERS WERE PRESENT:

Ms. Marilyn Bunce, Chairman

Mr. Roger Brown

Mr. Brennan Williams

Mr. Jack Sides

Mr. Timothy McCurry

Mr. Mitch Sprunger (Shadow Member)

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Jessica Rhue, Planning Director

Chad Davis, Deputy Planning Director

Angie Manning, Land Use Administrator

Matt Stuart, 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. Jack Sides pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Mr. Brennan Williams led all present in the Pledge of Allegiance.

IV. APPROVAL OF FEBRUARY 6, 2020 MINUTES

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

V. ZONING

A. MARAPESE REZONING

REZ-2020-00002

Ms. Angie Manning explained that this request is to rezone Tax Parcels 332D-59, 332D-59.1, and 332D-61. The owner of the properties is Michael Marapese. The properties consist of 0.79 acres. The petition is to rezone from Residential 8M (R-8M) to Community Business (CB). The properties are served by ONWASA water and individual septic. The Onslow County Comprehensive Plan classifies this site as being within the Area-Wide Commercial Activity Center area. According to NCDOT traffic counts from 2018, they show that Richlands Highway averages 28,000 vehicle trips per day, with a capacity of 59,600 trips. Staff recommends approval of the proposed rezoning request based on the existence of Community Business zoning on the adjacent parcels and compatibility with the Future Land Use designation as an Area-Wide Commercial Activity Center.

Michael Marapese, 1417 S. Moorings Drive, Wilmington NC 28405.

Mr. Marapese stated that he bought the properties approximately 35 years ago. He rents the front space to a local company and he thought it would be good to expand and create a space for small offices/warehouses. He stated that there were once trailers on the properties, but he is trying to get away from the trailers.

Ms. Bunce stated that there is a lot of traffic that travels that street.

Mr. Marapese stated that they are going to install a cul-de-sac at the end in the future to prevent traffic from cutting through.

Mr. Sides made a motion to recommend approval. Mr. Williams seconded. Motion carried by unanimous vote.

B. SANDLIN REZONING

REZ-2020-00004

Ms. Angie Manning explained that this request is to rezone Tax Parcel 753-16. The owners of the properties are Hugh C. Sandlin Jr. and John M. Sandlin. The property consists of 2 acres. The petition is to rezone from Residential 15 (R-15) to Community Business (CB). The property is served by ONWASA water and individual septic. The Onslow County Comprehensive Plan classifies this site as being within the Rural Residential area. According to NCDOT traffic counts from 2018, they show that Wilmington Highway averages 24,500 vehicle trips per day, with a capacity of 67,900 trips. Staff recommends approval of the proposed rezoning request based on the existence of Community Business zoning on adjacent parcels. The commercial uses in the CB Zoning District could serve the surrounding neighborhoods.

Keith Fountain, 114 Old Bridge Street, Jacksonville, NC 28540.

Mr. Fountain spoke on behalf of the applicant, Crawford Collins. He stated that the applicant owns the property next to this property. He is trying to rezone to make it all consistent so he can utilize it as one tract. A larger tract is more desirable. This property is under contract with the condition that it is rezoned. Mr. Fountain stated that he and Mr. Collins were available if the Board had any questions.

Mr. Brown made a motion to recommend approval. Mr. Williams seconded. Motion carried by unanimous vote.

C. DALE REZONING

REZ-2020-00003

Mr. Matt Stuart explained that this request is to rezone Tax Parcels 766-25, 766-28.3 and 766-28.9. The owners of the properties are Robert and Traci Dale. The properties consist of 16.77 acres. The petition is to rezone from Rural Agricultural (RA) to Residential 5 (R-5). The property is served by an 8" ONWASA water line on the other side of Old Folkstone Road and Pluris sewer is available to the subject property. The Onslow County Comprehensive Plan classifies this site as being mostly within the High-Density Residential category and partly within the Medium-Density Residential and Community Growth Activity Center categories. According to NCDOT traffic counts from 2015 and 2018, Old Folkstone Road averages 7,000 vehicle trips per day, with a capacity of 16,100 trips, and NC Highway 210 averages 6,900 vehicle trips per day, with a capacity of 19,200 trips. Staff recommends approval of the proposed rezoning request based on the existence of R-5 zoning on adjacent property. The Onslow County Comprehensive Plan's High-Density Residential classification makes it an appropriate location for multi-family residential development. The Sneads Ferry Community Plan classifies the property as being on the fringe of both a Village Center and a Traditional Neighborhood, which both allow for multi-family residential development within areas that are deemed to provide connectivity to adjoining neighborhoods.

Mr. Sides asked if there are any plans for the expansion of Old Folkstone Road.

Mr. Stuart stated that he is not aware of anything in the immediate future.

Ms. Rhue stated that she believed NCDOT wanted to look at aligning the roads comprehensively because they all impact each other. She was not aware of a timeline.

John Tunstall, 2602 Irongate Drive, Wilmington, NC 28405.

Mr. Tunstall stated that he is representing Flatiron Partners LLC. He stated that they are proposing a multi-family residential community of townhomes. Mr. Tunstall stated that he was available for any questions the Board may have.

Mr. Williams made a motion to recommend approval. Mr. Brown seconded. Motion carried by unanimous vote.

VI. COMMENTS

A. PLANNING BOARD MEMBERS

There were no comments from the Planning Board.

B. PLANNING DEPARTMENT STAFF

Ms. Angie Manning stated the Subdivision Ordinance draft has been sent out to the stakeholders and the Planning Board members will receive a draft at the April meeting. The final draft will be on the agenda for the May meeting.

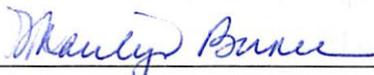
The ETJ rezoning changes and Flood Ordinance will be on the agenda for the April meeting and will be on the Commissioners' Meeting in May.

C. PUBLIC

There were no public comments.

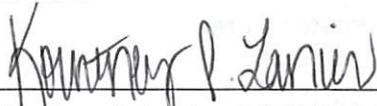
VIII. ADJOURNMENT

The meeting adjourned at 6:56 p.m.



Marilyn Bunce, Chairman

ATTEST:



Kourtney P. Lahier, Administrative Assistant