

ONslow COUNTY PLANNING BOARD MEETING MINUTES

March 7, 2019

Onslow County Government Center

Planning Department

234 NW Corridor Blvd., Jacksonville, NC 28540

BOARD MEMBERS WERE PRESENT:

Ms. Marilyn Bunce, Chairman

Mr. Jack Sides

Mr. Roger Brown

Ms. Melissa Kepes

Mr. Marion Howard

Mr. Timothy McCurry

Ms. Mikki White

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Angie Manning, Land Use Administrator

Austin Brinkley, Planner

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

Ms. Bunce pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

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

IV. APPROVAL OF February 7, 2019 MINUTES

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

V. ZONING

A. CROW PROPERTY- RICHLANDS HIGHWAY PREZ-2019-00002

Mr. Matt Stuart explained that this rezoning request is to rezone Tax Parcel 331-21.1 from Residential 20 (R-20) to Highway Business (HB). The owner of the property is Douglas

Aaron Crow. The portion of Tax Parcel 331-21.1 under consideration for rezoning contains 1.36 acres. The property is currently vacant. This property is located on the east side of Richlands Highway at its intersection with Country Squire Lane. According to NCDOT traffic counts, the portion of Richlands Highway that is closest to the project site currently is averaging about 28,000-33,000 vehicle trips per day and Blue Creek Road is averaging 5,100 vehicle trips per day. The subject property will be served by a 6" PVC waterline that is located on the same side of Richlands Highway and the applicant is proposing to serve the subject property with an engineered septic system. Fire service is provided by the Southwest VFD which has an ISO Rating of 6. The Onslow County Comprehensive Plan classifies the site as being within the Area-Wide Commercial Activity Center (AWCAC) category. Staff recommends approval of this rezoning request based on Richlands Highway being an ideal location for Highway Business uses; the presence of multiple adjacent parcels and other properties in the immediate area that are already zoned HB; and this rezoning would be consistent with Policies P.33, P.34 and P.37 of the Comprehensive Plan.

Mr. John Pierce, 405 Johnson Blvd., Jacksonville, NC.

Mr. Pierce was available for any questions. He stated that the owner's intent is to build a strip mall for his wife's beauty shop and a few other shops.

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

B. BALDWIN DESIGN REZONING

CREZ-2019-00002

Mr. Matt Stuart explained that this rezoning request is to rezone Tax Parcel 1132-15 from Rural Agricultural (RA) to Highway Business (HB)(CZ). The owner of the property is Sleepy Creek Farms, Inc. The total acreage of the proposed rezoning is approximately 9 acres. Tracts 1 and 2 that are under consideration are both currently vacant. The location of the property is on both sides of the Maysville Bypass at its intersection with White Oak River Road. According to NCDOT traffic counts from 2016, the Maysville Bypass is averaging 11,000-13,000 vehicle trips per day and White Oak River Road is averaging 920 vehicle trips per day. Water will be available to the subject property via a 12" ONWASA water main that was relocated for the Maysville Bypass Project and the property will be served by an individual septic system. Fire Service is provided by Belgrade Volunteer Fire Department, which has an ISO Rating of 6. The Onslow County Comprehensive Plan

classifies the portion of the site under consideration as being within the Agriculture/Forestry category. Staff recommends approval of the proposed conditional zoning based on the proposal's ability to protect sensitive environmental areas on adjacent properties by preventing intensive development through a very limited number of permitted uses. Additionally, this rezoning would be consistent with Policies P.33 and P.37 of the Comprehensive Plan.

Mr. McCurry asked how development protects conservation.

Mr. Stuart explained that this is a list of much more limited uses that would be approved as part of the conditional rezoning agreement as opposed to a full list of uses that could be allowed under a regular Highway Business district umbrella.

Ms. Bunce questioned the difference in the way the tracts look on the map in the presentation and the way they look on the printed map provided to the Planning Board.

Mike Baldwin, 1700 D. East Arlington Blvd., Greenville, NC.

Mr. Baldwin explained that they are requesting a conditional rezoning request to allow outdoor advertisement signs along Maysville Bypass. He stated that they have met the separation requirements for the signs. He explained that the printed site map of the tracts is more accurate than the map in the slideshow presentation.

Barbara Swain, 1184 White Oak River Road, Maysville, NC.

Ms. Swain just wanted to ensure there would be no commercial farming issues associated with this change.

Ms. Bunce stated that this rezoning has nothing to do with farming. It is only for outdoor advertisement signs.

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

C. FLOOD DAMAGE PREVENTION ORDINANCE TEXT AMENDMENT ZTA-2019-00001

Ms. Manning explained that under the new building code, certain residential piers and docks are now exempt from building code permitting. The Planning Department has been

looking at the permitting in the Flood Damage Prevention Ordinance for those same type structures and trying to find a way to treat them the same for permitting purposes. Because the Planning Department works through the State for the flood ordinance, the State is still reviewing this and could request a few comments for change.

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

VI. SUBDIVISION REVIEW

A. SKETCH

1. ONSLow TRACT 24 SUB-2019-00008

Mr. Austin Brinkley stated that Onslow Tract 24 is located on Grants Creek Road in White Oak Township and is owned by Weyerhaeuser NR Company. It is zoned Rural Agricultural (RA) and is a proposed subdivision with 525 single family lots and 288.7 acres. It will be served by ONWASA water and sewer and all streets will be public. This sketch plan came through a few years ago and was approved but has since expired. The design has changed slightly. Staff is recommending approval of the sketch plan as it meets all of the requirements of the Subdivision Ordinance.

Lori Morris, 306 New Bridge Street, Jacksonville, NC.

Ms. Morris stated that the original sketch plan was approved in August 2015 with the condition that the density be reduced. Since then, Duke Energy installed a power line through the site. Due to the power line they lost 29 lots, so the sketch plan has been revised and the density has decreased.

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

B. PRELIMINARY

1. GRANTS CREEK FARMS SUB-2019-00006

Mr. Austin Brinkley stated that Grants Creek Farms is located on Grants Creek Road in White Oak Township and is owned by Weyerhaeuser NR Company. It is zoned Rural Agricultural (RA). The preliminary is proposed to subdivide 129.18 acres into 245 lots. It will be served by ONWASA water and sewer with public streets. During TRC review, several minor comments were made and these comments have been addressed. Staff is recommending approval of the preliminary plan as it meets the requirements of the Subdivision Ordinance.

Ms. Bunce asked if there were sewer lines already in this area.

Mr. Brinkley answered that there are currently no sewer lines; they would have to build a pump station.

Lori Morris, 306 New Bridge Street, Jacksonville, NC.

Ms. Morris stated that this preliminary plan was approved by Planning Board in August 2015, but it has since expired. Nothing has changed on this plan since then except NCDOT changed their width requirements on the road, so those revisions have been made.

Ms. Bunce asked what the space with arrows on the maps were.

Ms. Morris answered that those are accesses to the open space areas.

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

2. EVERETT'S CREEK ESTATES PHASE 2 SUB-2019-00007

Mr. Austin Brinkley stated that Everett's Creek Estates Phase II is located on Everett Yopp Drive in the Stump Sound Township and is owned by Advance Design Build, LLC. The preliminary proposes to subdivide 61.14 into the last 46 lots in this subdivision. The streets will be public, and the lots will be served by ONWASA water and individual septic systems. An emergency access has been provided between lots 6 and 7 in this preliminary plan. Staff is recommending approval of the preliminary plan as it meets the requirements of the Subdivision Ordinance.

Ms. Kepes asked if this was part of the same subdivision where citizens had come in previously with complaints about stormwater.

Mr. Brinkley confirmed it was the same subdivision but a different section.

Clay Matthews, 122 Cinema Drive, Wilmington, NC.

Mr. Matthews stated that the sketch plan was approved in December with the condition that an emergency access be provided. The emergency access has been provided in the preliminary plan and is to be used only for emergency vehicles. Mr. Matthews stated that

the stormwater for these 46 lots will not go towards the road; they will drain in the opposite direction.

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

VII. SUBDIVISION REVIEW

A. PLANNING BOARD MEMBERS

Mr. McCurry encouraged everyone that if they see anything on the Joint Land Use Study (JLUS) to make sure they comment and express their opinions on it because that information will go into the plan for future ordinances. Mr. McCurry also stated that there is a lot of collaborative planning taking place since the storm to help in future situations.

B. PLANNING DEPARTMENT STAFF

There were no comments.

C. PUBLIC

There were no public comments.

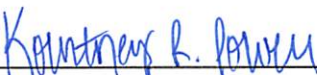
VIII. ADJOURNMENT

The meeting adjourned at 7:35 p.m.



Marilyn Bunce, Chairman

ATTEST:



Kourtney R. Powell, Administrative Assistant