

ONslow COUNTY PLANNING BOARD MEETING MINUTES

April 4, 2019

Onslow County Government Center

Commissioners' Chambers

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. Jerry Swain

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Angie Manning, Land Use Administrator

Benjamin Warren, Assistant County Manager

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

Mr. Swain pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Mr. Brown led all present in the Pledge of Allegiance.

IV. APPROVAL OF March 7, 2019 MINUTES

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

V. ZONING

A. FLATIRON PARTNERS, LLC REZONING PREZ-2019-00005

Mr. Matt Stuart explained that this rezoning request is to rezone Tax Parcels 766-25, 766-28.3 and 766-28.9 from Rural Agricultural (RA) to Residential 5 (R-5). The applicant is

Flatiron Partners, LLC and the owners of the property are Robert and Traci Dale. This property is located at 917 Old Folkstone Road in Sneads Ferry, NC.

The three tax parcels under consideration for rezoning contain a total of 16.77 acres. There is currently a multi-section manufactured home and a single wide manufactured home located on the property. This property is located on the north side of Old Folkstone Road approximately 1,697 feet west of the intersection with NC Hwy 210. According to NCDOT traffic counts, the portion of Old Folkstone Road closest to the project site averages about 6,000 trips per day and NC Hwy 210 averages about 30,000 trips per day. Water and sewer are available as ONWASA has an 8" water line that is located on the opposite side of Old Folkstone Road and sewer is available through Pluris. Fire service is provided by the Turkey Creek Volunteer Fire Department which has an ISO Rating of 6. There is R-5 zoning on adjacent properties and this proposed request would be an extension of that existing zone. The Onslow County Comprehensive Plan classifies the majority of this site as being within the High Density Residential category with the remaining areas within the Medium Density Residential and Community Growth Activity Center categories. The Sneads Ferry Community Plan shows this property on the fringe of a Traditional Neighborhood and Village Center designations. Staff recommends approval of this rezoning request based on the existence of R-5 zoning on an adjacent property; the majority of the subject property is within an area classified by the Onslow County Comprehensive Plan as High Density Residential which supports multi-family residential development; and the Sneads Ferry Community Plan classifies the property as a Traditional Neighborhood and a Village Center, both of which allow for multi-family residential development and provide connectivity to adjoining neighborhoods.

Mr. Sides asked if the Sneads Ferry Community Plan and the Onslow County Comprehensive Plan were compatible.

Mr. Stuart responded that they were both similar in saying that multi-family residential is appropriate in this area.

Mr. Swain asked what happens to the existing manufactured homes on this property if it is rezoned because the new zoning does not allow manufactured homes and he asked if these manufactured homes are currently occupied.

Ms. Manning responded that she was not aware if the manufactured homes were currently occupied.

Mr. Warren stated that if we have a legally conforming use on a property and we change the zoning, then it would become a legal, nonconforming use, therefore, the use would be allowed to continue to occupy that property until the use changed.

Charlie Irick, Flatiron Partners, LLC, 1714 East Blvd., Charlotte, NC.

Mr. Irick stated that he is one of the owners of Flatiron Partners, LLC and they are proposing to build multi-family apartments on this site. He stated that he was available for any questions the Planning Board may have.

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

B. FOKSTONE ELEMENTARY CONDITIONAL REZONING CREZ-2019-00003

Mr. Austin Brinkley explained that this rezoning request is to rezone Tax Parcels 761-51 and 761-56.10 from Residential 8M (R-8M) to Office and Institutional (O-I) (CZ). The owner of the property is the Onslow County Board of Education. The parcels are located on Folkstone Road. The total acreage of the proposed rezoning area is approximately 100.71 acres. Both parcels under consideration are both unoccupied timber tracts. The property is located on the south side of Folkstone Road, approximately 1.25 miles east of NC Hwy 17. According to NCDOT traffic counts, Folkstone Road averages about 2,000 trips per day. This proposed rezoning will create a significant increase in traffic; however, the capacity for this road should not be exceeded. Water is served by ONWASA and sewer is provided by Pluris. Fire Service is provided by Turkey Creek Volunteer Fire Department, which has an ISO Rating of 6. There is a large portion of Rural Agricultural zoning that surrounds this property and some residential zoning. The Onslow County Comprehensive Plan classifies this site as being split by High Density Residential and Medium Density Residential. Despite Office and Institutional not being listed as a corresponding zoning district for High and Medium Density Residential, the uses allowed in the O-I district would not be out of character with the surrounding area/categories and some permitted uses are going to reflect some of the appropriate uses listed in these land use categories. Staff recommends approval of the proposed conditional zoning based on the fact Dixon

Elementary is over capacity and this area of the county needs another elementary school and the proposed conditional uses will not be out of character with the surrounding zoning.

Ms. Bunce asked since Residential 8M can accommodate schools with a special use, why are they proposing to rezone the property.

Ms. Manning responded that the applicant can opt to apply for a special use or apply for a rezoning. In this case, the applicant applied for a rezoning.

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

Ms. Morris stated that they are in the process of designing this school. She stated that there are wetlands on the property, so they had to survey the boundaries. Ms. Morris stated that she was available if the Planning Board had any questions.

Mr. Brown asked what the capacity for this school would be.

Ms. Morris stated that she was not sure of the proposed capacity.

Ms. Bunce stated that it was the same as the new Richlands Elementary School which was approximately 900 or 1,000.

Mr. Sides asked about the triangular piece of property on the map.

Ms. Morris stated that the Onslow County Board of Education purchased that piece to give them more road frontage and to allow for sufficient access.

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

C. CATHERINE LAKE ELEMENTARY CONDITIONAL REZONING CREZ-2019-00004

Mr. Austin Brinkley explained that this rezoning request is to rezone Tax Parcel 321.134.3 from Rural Agricultural (RA) to Office and Institutional (O-I) (CZ). The owner of the property is the Onslow County Board of Education. The parcel is located on Richlands

Highway. The total acreage of the proposed rezoning site is approximately 30.02 acres. The parcel under consideration is currently an unoccupied agriculture field. The property is located on the west side of Richlands Highway, approximately 1,335 feet off of the right-of-way. According to NCDOT traffic counts, Richlands Highway averages about 24,000 trips per day. This proposed rezoning will create a significant increase in traffic bringing Richlands Highway closer to its capacity of 30,000 trips per day. Water and sewer is served by ONWASA. Fire Service is provided by Rhodestown Volunteer Fire Department which has an ISO Rating of 7. There is a future right-of-way directly off of Richlands Highway being proposed for this parcel. As one of the conditions of this rezoning, the right-of-way dedication for the access road and the preliminary plan approval of the road design must be completed at the time of the building permit issuance. During the first school year after opening, the Board of Education will be required to petition NCDOT for road acceptance. There is a large amount of Rural Agricultural zoning in this area along with a small amount of Residential 15 (R-15) and Highway Business (HB) zoning. The Onslow County Comprehensive Plan classifies this site as being Medium Density Residential. Despite Office and Institutional not being listed as a corresponding zoning district for High and Medium Density Residential, the uses allowed in the O-I district would not be out of character with the surrounding area/categories and some permitted uses are going to reflect some of the appropriate uses listed in these land use categories. Staff recommends approval of the proposed conditional zoning based on the fact Meadowview Elementary is over capacity and this area of the county needs another elementary school with the rapidly growing population. The proposed conditional uses will not be out of character with the surrounding zoning.

Mr. Sides asked if a second emergency access was required for the school.

Mr. Brinkley responded that the only comment that was made during TRC was a request for a wider width in the school parking lot.

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

Ms. Morris stated that this school will be the exact same as the proposed Folkstone Elementary School, but since this school will not front directly on the road, they will need to build an NCDOT road. The public street will go through the property and all of it will be dedicated to NCDOT. NCDOT is currently reviewing the plans. There is a possibility of a right turn lane being added to Richlands Highway, but NCDOT has not made a decision on

it yet. Everything has been designed and they are currently in the permitting stage for this project.

Mr. Brown asked if there will be a stoplight at this intersection.

Ms. Morris responded that there will be no stoplight at this time.

Ms. Bunce asked if the road could be extended at the cul-de-sac at some point.

Ms. Morris responded that is correct; it could be extended or connect to other roads.

Nicholas King, 109 Weste Avenue, Jacksonville, NC.

Mr. King stated that he is questioning the effects that this rezoning and school will have on the neighborhood. He stated that his property is located approximately 300 feet from the property that is being rezoned and he is curious of the effects that it will have on him and other neighbors who have owned houses in the neighborhood for 11 years or more.

Ms. Bunce asked what the distance was between the subdivision line and the property being considered for rezoning.

Ms. Morris answered that it is just over 300 feet.

Ms. Bunce stated based off the map provided, it looks like there is a buffer.

Ms. Morris stated that there is another tract of land between the subdivision and the school property.

Mr. King asked if the school was going to plant trees to create a buffer along the boundary of the property to separate the subdivision from the school.

Ms. Bunce stated that she did not see any type of tree buffer on the plan, but the Planning Board could discuss and take that into consideration.

Mr. Warren stated that there is an 8 feet vegetative buffer shown on the site plan.

Ms. Bunce asked Mr. King if he was satisfied with the buffer that the plan shows.

Mr. King responded that he is satisfied with the buffer provided on the plan.

Mr. Sides suggested that the trees be planted closer together, but then withdrew his suggestion because the trees and bushes need to have room to grow and the Planning Board members were satisfied with the original buffer provided on the site plan.

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

VII. SUBDIVISION REVIEW

A. PLANNING BOARD MEMBERS

There were no comments.

B. PLANNING DEPARTMENT STAFF

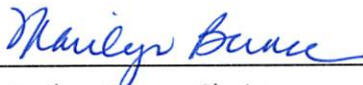
There were no comments.

C. PUBLIC

There were no public comments.

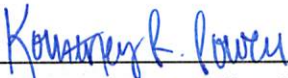
VIII. ADJOURNMENT

The meeting adjourned at 7:24 p.m.



Marilyn Bunce, Chairman

ATTEST:



Kourtney R. Powell, Administrative Assistant