



ONslow COUNTY PLANNING BOARD
MEETING MINUTES
April 7, 2022
Onslow County Government Center
Commissioners' Chambers
234 NW Corridor Blvd, Jacksonville, NC 28540

BOARD MEMBERS PRESENT:

Marilyn Bunce, Chairman
Melissa Kepes, Vice Chairman
Roger Brown
Walter Cotton
Jack Sides
Brennan Williams
Timothy M. McCurry

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Jessica Rhue, Director
Angie Manning, Land Use Administrator
Carter Metcalf, Planner
Michael Montgomery, Administrative Assistant

I. MEETING CALLED TO ORDER

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

II. INVOCATION

Marilyn Bunce pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Marilyn Bunce led all present in the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

Ms. Kepes made a motion to approve the March 3, 2022, minutes as written. Mr. Sides seconded the motion. The motion carried by a unanimous vote.

V. ACTION ITEMS

A. D.R. HORTON REZONING

PREZ-2022-00006

Applicant: D.R. Horton

Summary of proposal: To rezone the property from RA to R-10

Property Owners: BHR Land Holdings, LLC, B&C Land Farming, LLC and Carolina Development Services, LLC.

Carter Metcalf provided an overview of the proposal and provided a report on the environmental concerns with the ditching and disturbance of the blue line stream on site.

Mr. Sides asked if the population growth in schools is based on current or future projections. Mr. Metcalf replied that the numbers are based on 2022 and does not account for future projections.

Mr. Brown asked if there are any new schools planned for the area.

Mrs. Rhue said that no new schools are planned for the area.

Mr. Brown asked Mr. Metcalf how long it would take to build 1,000 homes. Mr. Metcalf stated that it depends on the applicant and how they decide to build on the land.

Patrick Wahl 109 Overlook Drive, Wilmington NC, spoke on behalf of the application. He stated that they plan on building single-family homes with some townhomes planned. He cannot comment on the ditches draining the wetlands because it was being done before they bought the land.

Ms. Bunce advised Mr. Wahl of her concerns. She is worried about the sedimentation issues. Mr. Sides feels the same and wants the Army Corps of Engineers opinion. Ms. Bunce told Mr. Wahl she is concerned with the school capacity in the area and the traffic problems that would be caused by the development. Ms. Bunce asked who cleared the lot. Mr. Wahl told her that the lot had been cleared before they bought it.

Michael House 618 Long Leaf Acres Drive, Wilmington NC told the Board that the ditches were already dug on the property before they were under contract. He said that the stream buffer will be re-established.

Jared Kingery 1738 Highway 172, Sneads Ferry is a neighbor to the property in question. He told the Board that the clearing of the land took place on November and December 2020. He said the ditches were dug in April 2021.

Mr. Sides made a motion to table this item so the applicant can better address the concerns of the Board.
Mr. Brown seconded the motion. The motion passed by an unanimous vote.

VI. COMMENTS

A. PLANNING BOARD MEMBERS

There were no comments from the Board.

B. PLANNING DEPARTMENT STAFF

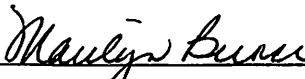
There were no staff comments.

C. PUBLIC

There were no public comments.


VII. ADJOURNMENT

The meeting adjourned at 7:15 p.m.



Marilyn Bunce, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant