



**ONSWLOW COUNTY BOARD OF ADJUSTMENT  
MEETING MINUTES  
May 26, 2020  
Onslow County Government Center  
Commissioners' Chambers  
234 NW Corridor Blvd, Jacksonville, NC 28540**

**BOARD MEMBERS WERE PRESENT:**

Mr. Jerome Shaw, Chairman  
Mr. John Smith  
Mr. Ricky Cannon  
Mr. Jeff Brown  
Mr. Roger Brown  
Ms. Marilyn Bunce

**PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:**

Jessica Rhue, Planning and Development Director  
Angie Manning, Land Use Administrator  
Austin Brinkley, Chief Zoning and Environmental Officer  
Matthew Stuart, Planner  
Kourtney Lanier, Administrative Assistant

**I. MEETING CALLED TO ORDER**

Mr. Jerome Shaw, Chairman, called the meeting to order at 6:30 p.m.

**II. INVOCATION**

Mr. Jerome Shaw pronounced the invocation.

**III. PLEDGE OF ALLEGIANCE**

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

**IV. APPROVAL OF MINUTES AND DECISIONS**

Mr. Jeff Brown made the motion to approve the February 25, 2020 minutes. Mr. Smith seconded the motion. All members were in favor and the motion passed.

Mr. Jeff Brown made the motion to approve the Board Decision: SUP-2019-00026. Mr. Smith seconded the motion. All members were in favor and the motion passed.

Mr. Jeff Brown made the motion to approve the Board Decision: SUP-2020-00004. Mr. Smith seconded the motion. All members were in favor and the motion passed.

Mr. Cannon made the motion to approve the Board Decision: SUP-2020-00003. Mr. Jeff Brown seconded the motion. All members were in favor and the motion passed.

Mr. Jeff Brown made the motion to approve the Board Decision: SUP-2020-00001. Mr. Roger Brown seconded the motion. All members were in favor and the motion passed.

## **V. NEW BUSINESS**

### **A. SUP-2020-00002— John L. Pierce & Associates is requesting to establish a 30 lot RV campground on property in Sneads Ferry, NC, Parcel ID 772-64.1:**

Ms. Manning provided an overview of the application SUP-2020-00002.

**Applicant:** John L. Pierce & Associates

**Summary of proposal:** John L. Pierce & Associates is requesting a Special Use Permit to establish a 30-lot RV Park on the property located at 141 Fulcher Landing Road in Sneads Ferry, NC. The property owners are Robin and Jackie Trexel. The property is within the Residential 8M (R-8M) Zoning District. The Sneads Ferry Community Plan shows the property as lying within a Waterfront Living Area. The Future Land Use Map shows this property within the High-Density Residential Land Use Category. A TRC meeting was conducted on January 21, 2020 and all comments appear to have been addressed.

James Todd, 127 Racine Drive, Wilmington, NC 28401 stated that he would be speaking on behalf of the property owners. He stated that the application satisfies the four criteria for the Special Use Permit. Mr. Todd explained that an RV park is acceptable in the R-8M zoning district with a Special Use Permit. The site plan for the proposed RV park was prepared by John L. Pierce & Associates. Mr. Todd stated that there are other RV parks in the area, and this is an area that has a need for additional high-density residential use. The proposed site has onsite utilities and will have onsite trash collection. There are rules proposed to minimize health and safety risks. Mr. Todd stated that they do not expect the addition of 30 RV lots to impose the traffic safety. This RV Park is not intended to be temporary or short-term rentals. The lots will be annual leases. The lighting will be minimal and there will be "quiet hours" established within the park. There will be no wood or charcoal grills allowed on the site and no fireworks or firearms. Visitors will be required to register with the office and leave by 10pm. Mr. Todd stated that the request meets the standards of the Zoning Ordinance. There was an appraisal letter provided by a licensed NC appraiser stating that there would be no negative effect to adjoining property values. He stated that this RV park is in harmony with the surrounding area. This RV park is intended as an opportunity for individuals who cannot purchase waterfront property to have a vacation place with access to the water.

Paul Hardison, 147 Fulcher Landing Road, Sneads Ferry, NC 28460 spoke against the proposed RV park. He stated that the boundary of the proposed RV Park would be closer to his residence than he is standing from the Board members. He stated his concerns about the individuals that would be staying or residing in the RVs and whether background checks would be performed. He explained that there is a church located across from this site. He explained his concerns about noise, behavior and activities that might occur. There are trees along one whole side of the site and Mr. Hardison explained his concern about campfires. Mr. Hardison asked if there would be any buffering requirements. He expressed that the RVs or structures built along with the RVs could have a negative impact on his and other neighboring properties. Mr. Hardison stated that there are approximately 15 RV parks and campgrounds already existing in the area and he asked that the Board deny this request.

Mr. Shaw stated that there is a buffer shown on the site plan.

Mr. Hardison asked what kind of buffering there would be. He also stated that there were several people from Sneads Ferry in attendance that are against the RV Park but were not speaking. He stated that if the Board should choose to, they could ask for a show of hands.

John Brown III, 138 Fulcher Landing Road, Sneads Ferry, NC 28460 spoke against the RV Park. Mr. Brown stated that within a mile and a half of this proposed campground, there are over 15 established RV campgrounds. He expressed his concerns about boats and golf carts. He also expressed his concerns about drainage and the creek. Mr. Brown explained that there would have been many more citizens in attendance at this meeting to speak against this proposed RV Park, but due to COVID-19, they did not come.

Sherry Thurston, 326 Peru Road, Sneads Ferry, NC 28460 spoke against the proposed RV park. Ms. Thurston stated that she respects what the Trexels are trying to do, but she is concerned about the number of RVs and there only being one entrance in and out of the proposed park. She explained her concerns about security, and she expressed her feelings about the church property, Mr. Hardison's property, and the other surrounding properties being in jeopardy.

Mr. Shaw asked for any citizen who was in attendance of the meeting for this item to raise their hand.

Brian Jarman, John L. Pierce & Associates, 405 Johnson Boulevard, Jacksonville, NC 28540 stated that the screening would meet Onslow County's requirements. He stated that they would be required to obtain stormwater permits and erosion control permits for the runoff on the site. He stated that there would be no environmental concerns.

James Todd, 127 Racine Drive, Wilmington, NC 28401 came forth again to address the public's comments and questions. He stated that there are no campfires allowed on the site except for in the designated areas. They will be pre-planned built fire pits. The RV owners and guests will be required to check in with the office so that the property owners are aware of who is coming and going within the RV park. The

penalty to break any of the RV park's rules is eviction. There are two parking spots per RV lot. He explained that there is only one entrance, but NCDOT has reviewed it and required a driveway permit that they will obtain.

Mr. Smith asked if there would be an office on site.

Mr. Todd responded that there will be an office on site, but it will not be manned 24/7. Staff will be within 10 minutes away if needed.

Mr. Cannon stated that due to his mother's residence being within close proximity to this site, he feels as if his vote would be biased. Mr. Cannon recused himself from voting on this agenda item.

The Board of Adjustment's alternate member, Marilyn Bunce, came forth to vote on this item.

**First General Conclusion:** That the Special Use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Ms. Bunce made a motion to approve the finding. Mr. Smith seconded. Ms. Bunce stated that based on the rules, regulations, design layout and amenities, she does not believe this will constitute an issue for public. The motion passed by unanimous vote.

**Second General Conclusion:** That the use meets all special uses and specifications. Mr. Smith made a motion to approve the finding. Mr. Shaw seconded the motion. Mr. Smith stated that it appears to be compliant with the standards set forth in the zoning ordinance. The motion passed by unanimous vote.

**Third General Conclusion:** That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Ms. Bunce made a motion to approve the finding. Mr. Smith seconded the motion. Ms. Bunce stated that based on the appraisal report was provided by a NC licensed appraiser, it does not appear to have an adverse effect on the surrounding properties. The motion passed by unanimous vote.

**Fourth General Conclusion:** That the location and character of the use, if developed according with the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Roger Brown made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Roger Brown stated that the use will be in harmony because there are other RV parks within the area. The motion passed by unanimous vote.

**B. SUP-2019-00024— John L. Pierce & Associates is requesting to establish a 24 lot RV campground on property in Sneads Ferry, NC, Parcel ID 772-116 and 772-116.1:**

Mr. Stuart provided an overview of the application SUP-2019-00024.

**Applicant:** John L. Pierce & Associates

**Summary of proposal:** John L. Pierce & Associates is requesting a Special Use Permit to set-up a 24-lot RV Park on the property located at 179 Sneads Ferry Road in Sneads Ferry, NC. The property owner is Christopher Dale Harper. The property is within the Residential 8M (R-8M) Zoning District. The Future Land Use Map shows this property within Medium-Density Residential and High-Density Residential Land Use Categories. The Sneads Ferry Community Plan shows this property has lying within a Waterfront Living Area. TRC meeting was conducted on November 19, 2019 and all comments appear to have been addressed.

Brian Jarman, John L. Pierce & Associates, 405 Johnson Boulevard, Jacksonville, NC 28540 stated that he believes this use will fit in well with the surrounding area because there are other RV parks in the area. He stated that they have satisfied all of staff's requirements and the Zoning Ordinance requirements. A letter has been provided by a licensed NC state appraiser stating there will be no negative affect to surrounding properties. Mr. Jarman stated that he believes this use is in harmony with the Onslow County Comprehensive Plan.

Johnny Williams, 332 Mulberry Lane, Jacksonville, NC 28546 spoke against the Special Use Permit request. Mr. Williams is the pastor of Jenkins Chapel Missionary Baptist Church which is located across the road from the subject property. He stated that there is already an RV park beside the church. There are many seniors that attend this church and Mr. Williams stated that it is already difficult for them to enter and leave the property. He expressed his concerns about security, fires and stormwater runoff.

Marian Roddy, 402 Maplehurst Drive, Jacksonville, NC 28540 spoke against the proposed RV park. Ms. Roddy stated her concerns about drugs and crime if the RV park is allowed in this area. She also expressed her concern about the COVID-19 pandemic and not knowing the individuals coming in and out of the park. Ms. Roddy asked if the Board had considered the increase in the death rate if multiple people can come into the area to stay in RVs. She stated that she believed the property values will decrease if an RV park is constructed. Ms. Roddy asked why the members of the Board of Adjustment are allowing so many RV parks to come into this area, especially established near black property owners.

John Pierce, 405 Johnson Boulevard, Jacksonville, NC 28540 stated that he has done several RV parks in this area and he stated that he has not chosen any type of community to establish them in. He stated that there is an advantage to constructing an RV park instead of a mobile home park. He explained that people tend to take better care of their own stuff than something that they rent. Mr. Pierce stated that he believes this is a good area for an RV park because of the proximity to the water.

Mr. Shaw asked Mr. Pierce to address the public's concerns about stormwater runoff.

Mr. Pierce stated that they would be required to obtain a stormwater permit.

Mr. Cannon stated that due to the site's close proximity to his church, he feels as if his vote would be biased. Mr. Cannon recused himself from voting on this agenda item.

The Board of Adjustment's alternate member, Marilyn Bunce, came forth to vote on this item.

**First General Conclusion:** That the Special Use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Mr. Jeff Brown made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Jeff Brown stated that it appears that it will not materially endanger the public health or safety. The motion passed by unanimous vote.

**Second General Conclusion:** That the use meets all special uses and specifications. Mr. Smith made a motion to approve the finding. Ms. Bunce seconded the motion. Mr. Smith stated that it appears to be compliant with the standards set forth in the zoning ordinance. The motion passed by unanimous vote.

**Third General Conclusion:** That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Mr. Jeff Brown made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Jeff Brown stated that there is no evidence that the use will injure the value of the adjoining or abutting properties from the appraiser's report provided with the application. The motion passed by unanimous vote.

**Fourth General Conclusion:** That the location and character of the use, if developed according with the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Jeff Brown made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Jeff Brown stated that it appears to be in general conformity with the County Comprehensive Plan. The motion passed by unanimous vote.

**C. SUP-2020-00008— Eric Quinn is requesting to add an additional 10 RV lots to an existing 4 lot RV park on property in Swansboro, NC, Parcel ID 1314-10:**

Mr. Brinkley explained to the Board that the applicant for application SUP-2020-00008 is currently stationed in Japan. The applicant's daughter has come on the applicant's behalf to request the item to be continued to September.

Candace Quinn, 205 Royal Oaks Court, Cedar Point, NC 28584 came forth and requested that this request be continued to September 22, 2020.

Due to the applicant being out of the country and not able to provide testimony via telephone, the Board members voted to continue the item to the Board of Adjustment regular meeting scheduled for September 22, 2020.

**D. SUP-2020-00007— John L. Pierce & Associates is requesting the expansion of a nonconforming structure on property in Sneads Ferry NC, Parcel ID 1001-45.1:**

Mr. Brinkley provided an overview of the application SUP-2020-00007.

**Applicant:** John L. Pierce & Associates

**Summary of proposal:** John L. Pierce & Associates is requesting a Special Use Permit for the expansion of a non-conforming structure, addition of a 13'-6"X43'-10" canopy. The property is located at 119 Hall Point Road in Sneads Ferry and the property owner is John T. Terwilliger. The property is within the Community Business (CB) zoning district. The Future Land Use Map shows this property within the Community Growth Activity Center Land Use Designation. The Sneads Ferry Community Plan shows the property as within the Waterfront Living and Conservation Preferred Land Use Strategy Designation. A TRC meeting was conducted on March 17, 2020 and no comments were made that requested change to the site plan. There were questions to clarify the nature of the site/existing conditions of the structure presented at the TRC meeting.

Brian Jarman, John L. Pierce & Associates, 405 Johnson Boulevard, Jacksonville, NC 28540 stated that they would like to build a cover over the patio for customers to stand under while they are waiting to be seated. The Special Use Permit is required because the canopy will not meet the required setbacks.

Mr. Shaw asked if the canopy would only be used for customers to stand under while they wait to get in the restaurant or if it would be a dining area as well.

Mr. Jarman responded that to his knowledge, it would just be a waiting area.

Mr. Jeff Brown asked if the canopy was proposed to be on the front or the side.

Mr. Jarman responded that it is on the left side of the building.

John Pierce, 405 Johnson Boulevard, Jacksonville, NC 28540 stated that there used to be a parking lot where the canopy is proposed to be built. There will still be a driveway to access the water. The plan is to build the canopy for customers to wait under; however, in the future, the canopy may be used for extra seating as well.

**First General Conclusion:** That the Special Use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Mr. Roger Brown made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Roger Brown stated that the canopy is being built over a concrete pad and attached to a building that has been there for years and he does not see where it will cause any issues. The motion passed by unanimous vote.

**Second General Conclusion:** That the use meets all special uses and specifications. Mr. Cannon made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Smith stated that the application appears to be in compliance with the standards set forth in the zoning ordinance. The motion passed by unanimous vote.

**Third General Conclusion:** That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Mr. Jeff Brown made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Jeff Brown stated that there is no evidence that the use will injure the value of the adjoining or abutting properties as certified by the report provided by a NC licensed appraiser. The motion passed by unanimous vote.

**Fourth General Conclusion:** That the location and character of the use, if developed according with the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Jeff Brown made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Jeff Brown stated that it seems to be in character and in harmony with the surrounding area. The motion passed by unanimous vote.

**E. SUP-2019-00029— James Smith and Opal Barwick are requesting to set up to RVs on property in Hubert, NC, Parcel ID 1310-23:**

Mr. Brinkley provided an overview of the application SUP-2019-00029.

**Applicant:** James Smith and Opal Barwick

**Summary of proposal:** Mr. Smith and Ms. Barwick are requesting a Special Use Permit to set-up two RVs at 106 Murrill Lane in Hubert, NC. The property is within the Residential 8M (R-8M) zoning district. The Future Land Use Map shows this property within the Medium-Density Residential and Conservation Land Use Categories. A TRC meeting was conducted on January 21, 2020, and the following comments were received:

1. The site plan needs to provide detail as to where the RVs are located on the lot.
2. Valid septic permits need to be obtained from Onslow County Environmental Health.

Mr. Roger Brown asked what the existing building on the lot was.

Mr. Brinkley answered that it is a manufactured home. The shed shown on the site plan has been removed.

Mr. Smith asked if the RVs are on site now.

Mr. Brinkley responded that one of the RVs are currently on the site. They would like to add a second one.

**First General Conclusion:** That the Special Use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Mr. Cannon made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Cannon stated that this would not pose an immediate threat to the public health or safety. The motion passed by unanimous vote.

**Second General Conclusion:** That the use meets all special uses and specifications. Mr. Smith made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Smith stated that the application appears to be compliant with the standards set forth by the zoning ordinance. The motion passed by unanimous vote.

**Third General Conclusion:** That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Mr. Jeff Brown made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Jeff Brown stated that there is a certified appraiser's report stating that it will not affect the value of adjoining properties. The motion passed by unanimous vote.

**Fourth General Conclusion:** That the location and character of the use, if developed according with the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Jeff Brown made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Jeff Brown stated that it seems to be in harmony with the surrounding area. The motion passed by unanimous vote.

**F. SUP-2020-00005— Kimberly Steffenhagen is requesting to set up a single RV on property in Beulaville, NC, Parcel ID 18-59.4:**

Mr. Brinkley provided an overview of the application SUP-2020-00005.

**Applicant:** Kimberly Steffenhagen

**Summary of proposal:** Ms. Steffenhagen is requesting a Special Use Permit to set-up a single RV for a few weeks of each year at 1511 Beulaville Highway in Beulaville, NC. The property is within the Rural Agricultural (RA) zoning district. The Future Land Use Map shows this property within the Agriculture/Forestry Land Use Category. A TRC meeting was conducted on February 18, 2020 and the following comments were received:

1. A note was required to be added that addresses how many times per year the property will be utilized as an RV site.
2. A note has been required that addresses what measures the property owner will take to prevent squatters on the property.

Mr. Smith asked if the applicant just needed a place to park her RV for vacations.

Mr. Brinkley confirmed that is correct.

Matthew Swedberg, 128 Hunters Ridge Drive, Jacksonville, NC 28540 stated that he was the NC licensed appraiser that was hired to create the report for this Special Use Permit. Ms. Steffenhagen was driving to the meeting from New York and was running behind and asked Mr. Swedberg to speak on her behalf.

**First General Conclusion:** That the Special Use, if approved, will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved. Mr. Roger Brown made a motion to approve the finding. Mr. Jeff Brown seconded the motion. Mr. Roger Brown stated that the RV will be temporary and will not materially endanger the public health or safety. The motion passed by unanimous vote.

**Second General Conclusion:** That the use meets all special uses and specifications. Mr. Cannon made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Cannon stated that the application appears to be compliant with the standards set forth in the zoning ordinance. The motion passed by unanimous vote.

**Third General Conclusion:** That the use would not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity. Mr. Jeff Brown made a motion to approve the finding. Mr. Roger Brown seconded the motion. Mr. Jeff Brown stated that there is a certified appraiser's report stating that it will not affect the value of adjoining properties. The motion passed by unanimous vote.

**Fourth General Conclusion:** That the location and character of the use, if developed according with the plan as submitted and approved, will be in harmony with the area in which it was to be located and in general conformity with the Onslow County Comprehensive Plan and other Onslow County Ordinances. Mr. Jeff Brown made a motion to approve the finding. Mr. Smith seconded the motion. Mr. Jeff Brown stated that it appears to be in harmony and general conformity with the Onslow County Comprehensive Plan.

## **VI. COMMENTS**

### **A. PUBLIC**

There were no comments from the public.

### **B. BOARD OF ADJUSTMENT MEMBERS**

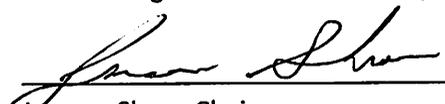
There were no comments from the Board of Adjustment.

### **C. PLANNING DEPARTMENT STAFF**

There were no comments from the Planning Department staff.

**VII. ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 7:51 p.m.

  
\_\_\_\_\_  
Jerome Shaw, Chairman

ATTEST:

  
\_\_\_\_\_  
Kourtney P. Lanier, Administrative Assistant