



**ONLOW COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
June 9, 2022
Onslow County Government Center
Commissioners' Chambers
234 NW Corridor Blvd, Jacksonville, NC 28540**

BOARD MEMBERS PRESENT:

Jerome Shaw, Chairman
Roger Brown
Ricky Cannon
Cindy Edwards
Kyle Fountain

ONLOW COUNTY STAFF MEMBERS PRESENT:

Angie Manning, Land Use Administrator
Kendrick Stanton, Chief Zoning Enforcement Officer
Michael Montgomery, Administrative Assistant

I. MEETING CALLED TO ORDER

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

II. INVOCATION

Ms. Cindy Edwards pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Mr. Jerome Shaw led all present in the Pledge of Allegiance.

IV. SPECIAL USE APPLICATION

SUP-2022-00008 — Stanley and Tammy Pierce requested a Special Use Permit for Boat and RV storage on a 2.03-acre parcel on a property on 151 Ennett Lane, Stump Sound, NC known as Tax Parcel 773-61.62 & 61.73.

Applicant: John L. Pierce & Associates P.A.

Owner: Stanley and Tammy Pierce

Summary of proposal: To establish Boat and RV Storage

Mr. Stanton provided an overview of the application SUP-2022-00008.

John Pierce, 405 Johnson Blvd, Jacksonville, NC, spoke on behalf of the application. He stated that all TRC adjustments have been made and all conditions have been satisfied.

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. Fountain made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Fountain stated that this will 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. Ms. Edwards made a motion to approve the finding. Mr. Cannon seconded the motion. Ms. Edwards stated that it appears to meet all required special use standards and specifications. 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. Brown made a motion to approve the finding. Mr. Fountain seconded the motion. Mr. Brown stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to 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. Cannon made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Cannon stated that it appears to be in harmony with the surrounding area and in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

SUP-2022-00009 — Sherman Powell requested a Special Use Permit for a single RV on a .27-acre parcel on a property on 737 James Steet, Swansboro, NC known as Tax Parcel 1314-35.1.

Applicant/Owner: Sherman Powell

Summary of proposal: To establish a single RV on a .27-acre lot

Mr. Stanton provided an overview of the application SUP-2022-00009.

Mr. Fountain asked if this is approved will the shed need to be removed. Mr. Stanton said the shed would need to be permitted.

Mr. Shaw asked if the shed would need to be compliant. Mr. Stanton confirmed it would need to be compliant.

Tammy Powell, 157 Shady Grove Lane, Richlands NC, spoke on behalf of the application. She stated they moved the RV from an RV park to this lot. She said the lot has been subdivided and all TRC requirements have been met.

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. Fountain seconded the motion. Mr. Cannon stated that this will 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. Brown made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Brown stated that it appears to meet all required special use standards and specifications. 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. Edwards made a motion to approve the finding. Mr. Fountain seconded the motion. Ms. Edwards stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to 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. Fountain made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Fountain stated that it appears to be in harmony with the surrounding area and in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

SUP-2022-00010 — Sherman Powell requested a Special Use Permit for a single RV on a .50-acre parcel on a property on 739 James Steet, Swansboro, NC known as Tax Parcel 1314-35.2.

Applicant/Owner: Sherman Powell

Summary of proposal: To establish a single RV on a .50-acre lot

Mr. Stanton provided an overview of the application SUP-2022-00010.

Mr. Shaw asked if the septic systems services both lots. Mr. Stanton said that it does and is accommodated with an easement.

Mr. Shaw asked if the RV could stay as is. Mr. Kendrick said a new Special Use Permit would be needed and it would need to have a five-foot setback from the septic system area

Tammy Powell, 157 Shady Grove Lane, Richlands NC, spoke on behalf of the application. She stated the RV was set that way because it was the only way to get it into the lot. She has no problem getting a new survey. There are flags on the property that she believes shows where the septic is, but she is not sure. She said the lot has been subdivided and all TRC requirements have been met.

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. Edwards made a motion to approve the finding with a condition that a revised site plan is submitted meeting all setback requirements. Mr. Brown seconded the motion. Ms. Edwards stated that this will 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. Cannon made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Cannon stated that it appears to meet all required special use standards and specifications. 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. Fountain made a motion to approve the finding. Ms. Edwards seconded the motion. Mr. Fountain stated that based on the report provided by a licensed appraiser, the proposed structure will not substantially injure the value of the adjoining or abutting property. The motion passed by unanimous vote.

Fourth General Conclusion: That the location and character of the use, if developed according to 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. Fountain made a motion to approve the finding. Mr. Cannon seconded the motion. Mr. Fountain stated that it appears to be in harmony with the surrounding area and in general conformity with the Onslow County Comprehensive Plan. The motion passed by unanimous vote.

VI. COMMENTS

A. PUBLIC

There were no comments from the public.

B. BOARD OF ADJUSTMENT MEMBERS

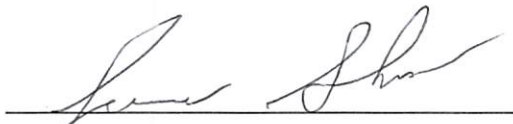
There were no comments from the Board

C. PLANNING DEPARTMENT STAFF

There were no comments from Planning and Development Staff.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:01 p.m.



Jerome Shaw, Chairman

ATTEST:



Michael Montgomery, Administrative Assistant