



**ONslow COUNTY PLANNING BOARD
MEETING MINUTES
July 2, 2020
Onslow County Government Center
Commissioners' Chambers
234 NW Corridor Blvd, Jacksonville, NC 28540**

BOARD MEMBERS WERE PRESENT:

Ms. Marilyn Bunce, Chairman
Ms. Melissa Kepes, Vice Chairman
Mr. Jerry Swain
Mr. Roger Brown
Mr. Marion Howard

PLANNING AND DEVELOPMENT DEPARTMENT MEMBERS PRESENT:

Angie Manning, Land Use Administrator
Matthew Stuart, Planner
Robert Gough, Planner
Kourtney Lanier, Administrative Assistant

I. MEETING CALLED TO ORDER

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

II. INVOCATION

Ms. Marilyn Bunce pronounced the invocation.

III. PLEDGE OF ALLEGIANCE

Mr. Jerry Swain led all present in the Pledge of Allegiance.

IV. APPROVAL OF June 4, 2020 MINUTES

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

V. ZONING

A. HOWARD REZONING

PREZ-2020-00009

Mr. Robert Gough explained that this rezoning request is to rezone a portion (4.273 acres) of Tax Parcel 62-9. The property is located on the southwest quadrant of the intersection of Gum Branch Road and Rhodestown Road. The owner of the property is Marion Howard. The petition is to rezone from Community Business (CB) to Highway Business (HB). The property is served by ONWASA water and individual septic. The Onslow County Comprehensive Plan classifies this site as being within a Local Commercial Activity Center. According to NCDOT traffic counts from 2018, Gum Branch Road averages 23,000 vehicle trips per day. Staff recommends approval of the proposed rezoning request based on the growth trends along Gum Branch Road and its consistency with the Onslow County Comprehensive Plan and Future Land Use Maps.

Mr. Howard recused himself from voting on this agenda item.

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

B. MORTON REZONING

PREZ-2020-00010

Mr. Matthew Stuart explained that this rezoning request is to rezone Tax Parcels 57-71.14 and 57-71.16. The property is located on the west side of Richlands Highway approximately 775 feet north of the intersection with Catherine Lake Road. The owners of the properties are BR Morton, LLC and Kimberly Franklin and Elizabeth McRoy. The properties consist of 3.09 acres. The petition is to rezone from Rural Agriculture (RA) to Highway Business (HB). The property is served by ONWASA water and sewer is available through a pump station. The Onslow County Comprehensive Plan classifies this site as being within the Agriculture/Forestry category. According to NCDOT traffic counts from 2016, Richlands Highway averages 18,000 vehicle trips per day and Catherine Lake Road averages 9,400 vehicle trips per day. Staff recommends approval of the proposed rezoning request based the presence of Highway Business Zoning on an adjacent parcel located on the opposite side of Richlands Highway and several other Highway Business zoned properties within 150 feet of the subject property.

Lori Morris, Parker & Associates, Inc., 306 New Bridge Street, Jacksonville, NC stated that she was available for any questions the Board may have.

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

VI. SUBDIVISION REVIEW

A. SKETCH

1. HORSE CREEK FARMS TOWNHOMES

SUB-2020-00038

Mr. Robert Gough stated that Horse Creek Farms Townhomes is located on Rocky Run Road in the White Oak Township and is owned by Diversified Investors, Inc. This property is zoned Residential 10

(R-10). The Developer proposes to subdivide 9.92 acres into 40 townhouse units. It will be served by ONWASA water sewer will be provided by Envirolink, Inc. During TRC review, there were minor revisions, and these have been included on the revised site plan. Staff is recommending approval of the sketch plan as it meets the requirements of the Subdivision Ordinance.

John Pierce, 405 Johnson Blvd., Jacksonville, NC 28540 stated that he was available for any questions the Board may have.

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

VII. COMMENTS

A. PLANNING BOARD MEMBERS

B. PLANNING DEPARTMENT STAFF

C. PUBLIC

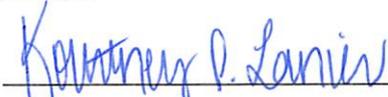
IX. ADJOURNMENT

The meeting adjourned at 6:50 p.m.



Marilyn Bunce, Chairman

ATTEST:



Kourtney Lanier, Administrative Assistant