

PLANNING & DEVELOPMENT DEPARTMENT



May 05, 2022

Salty Turtle Beer Company
103 Triton Lane
Surf City, NC 28445

Re: Recorded SUP-2022-00003
Tax Parcel Number: 766-6.8
Address: 1065 Old Folkstone Road, Sneads Ferry, NC 28460

To whom it may concern:

At its meeting on March 22, 2022, after conducting a duly advertised evidentiary hearing and after considering the application materials, testimony, and evidence presented at the hearing or otherwise appearing in the record, and the criteria required by Ordinance, the Onslow County Board of Adjustment voted to APPROVE the application for a Special Use Permit based on the attached Order.

The Order was signed by the Board of Adjustment Chairman and has been recorded with the Onslow County Register of Deeds. Included is a copy of the recorded SUP Order which should be kept with your property records.

Please let me know if you have any questions; my direct phone line is 910-989-3075.

Cordially yours,

Kendrick L Stanton, CZO
Chief Zoning and Environmental Officer

Enclosure

②
Returned



Doc ID: 015867610002 Type: CRP
Recorded: 04/28/2022 at 11:08:17 AM
Fee Amt: \$26.00 Page 1 of 2
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 5740 PG 157-158

SPECIAL USE PERMIT

NORTH CAROLINA

BEFORE THE ONSLOW COUNTY
BOARD OF ADJUSTMENT
SUP-2022-00003

ONSLOW COUNTY

In The Matter Of:

The application of Salty Turtle Beer Company to :
establish a Brewery in the Rural Agriculture (RA) :
Zoning District at 1065 Old Folkstone Road, Sneads :
Ferry, North Carolina. :

DECISION

THIS MATTER came before the Onslow County Board of Adjustment on March 22, 2022, on the application of Salty Turtle Beer Company, requesting a Special Use Permit to establish a Brewery in the Rural Agriculture (RA) Zoning District at 1065 Old Folkstone Road, Sneads Ferry, North Carolina. The property is identified as Tax Map Number 766-6.8. Mr. Kendrick Stanton, Chief Zoning & Environmental Officer, presented the petition file and staff report. The Board accepted the staff report and attachments into evidence. No party spoke for or against the Special Use Permit.

Having heard all the evidence, testimony and arguments presented at the hearing, the Onslow County Board of Adjustment found and concluded as follows:

FINDINGS OF FACT

1. The application for a Special Use Permit at this location is complete and the Board of Adjustment has jurisdiction over the parties and the subject matter. The property consists of approximately 17 acres and is located in the Rural Agriculture (RA) Zoning District and is identified as Tax Map Number 766-6.8.
2. The revised site plan reflects all of the TRC recommendations.
3. That the use meets all required special uses and specifications of the Onslow County Zoning Ordinance.
4. That the use will not substantially injure the value of adjoining or abutting property. The use will not have a negative impact on property values based on the valuation provided by Suzanne H. Nelson, NC State Certified Appraiser, which the Board considers competent evidence.
5. 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 is to be located and in general conformity with the Onslow County Comprehensive Plan. The Comprehensive Plan, Future Land Use Map, shows the property as being within the High-Density Residential, Medium-Density Residential, and Conservation Category.

CONCLUSION AND DECISION

Based on the application, the evidence submitted, and the above findings, the Onslow County Board of Adjustment voted on the following four standards found in Article IV, Section 4.10 of the Onslow County Zoning Ordinance:

- a. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted and approved.

On a 5-0 vote, the Board found that the proposed use would not materially endanger the public health or safety if located where proposed and developed according to the plan submitted and approved.

- b. That the use meets all required special uses and specifications.

On a 5-0 vote, the Board found that the request complies with the standards set forth in the Zoning Ordinance.

- c. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

On a 5-0 vote, the Board found that the use will not have a negative impact on property values based on the valuation provided by an NC State licensed appraiser.

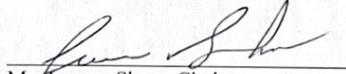
- d. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Onslow County Comprehensive Plan.

On a 5-0 vote, the Board found that the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Onslow County Comprehensive Plan.

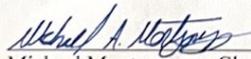
BASED ON THE FOREGOING FINDINGS OF FACT, AND CONCLUSIONS OF LAW, THE BOARD CONCLUDES AS A MATTER OF LAW that the Applicant has met the requirements of the Onslow County Zoning Ordinance and that this Application for a Special Use Permit should be and hereby is APPROVED.

This the 22nd day of March 2022.

Onslow County Board of Adjustment


Mr. Jerome Shaw, Chairman

ATTEST:


Michael Montgomery, Clerk to the Board