

PROPOSED AGENDA
REGULAR COUNCIL MEETING
February 17, 2026
5:30 PM

CALL TO ORDER - Mayor Sammy Phillips

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF AGENDA

PUBLIC COMMENT

ADOPTION OF MINUTES AND CONSENT ITEMS

MINUTES: February 5, 2026 – Special Workshop Meeting

CONSENT

1. General Legislative Budget Amendment
2. Request to Waive Penalties for Jacksonville Occupancy Tax
3. NCDOT TIP Project U-5728 – Utility Relocation Agreement

PUBLIC HEARINGS (*Legislative*)

4. Satellite Annexation – Stallion Crossing – 6.668 +/- Acres
5. Map Amendment – Zoning Map Amendment – Corner of Burgaw Highway and Old Maplehurst Road – Establishing City Zoning, Conditional Corridor Commercial (CC-C)
6. Map Amendment – Zoning Map Amendment – Corner of Piney Green Road and Carver Drive - Rezoning of 3 Parcels from Residential Single Family 20 (RSF-20) to Corridor Commercial (CC)
7. Satellite Annexation – Blue Creek Road – 169.92 +/- Acres
8. Map Amendment – Zoning Map Amendment – Establish City Zoning for 169.92 Acres at the Intersection of Blue Creek and Pony Farm Road to Corridor Commercial (CC) and Residential Multifamily – High Density (RMF-HD)
9. Map Amendment – Zoning Map Amendment – Rezoning Property Located at the Intersection of Blue Creek and Pony Farm Road to Planned Development Residential (PD-R)
10. FY25 – Consolidated Annual Performance and Evaluation Report (CAPER) Mid-Year Performance

CLOSED SESSION

For the purpose of discussing land acquisition, pursuant to General Statute 143-318.11, subsection (a-5) and for the purpose of consulting with an attorney employed or retained by the public body in order to preserve the attorney-client privilege, pursuant to General Statute 143-318.11, subsection (a-3) and for existing litigation: namely, the lawsuit captioned Proctor v. the City of Jacksonville.

REPORTS

Mayor

City Council

City Attorney

City Manager

ONE CITY, OUR CITY, MY CITY MOMENT

ADJOURNMENT

COUNCIL MINUTES
SPECIAL WORKSHOP MEETING

February 5, 2026

A Special Workshop Meeting of the City Council of the City of Jacksonville was held Thursday, February 5, 2026, beginning at 5:30 PM in Meeting Rooms A and B of City Hall. Present were: Mayor Sammy Phillips, presiding; and Council Members: Mickey Smith, Logan Sosa, , and Michael Yaniero. Absent were Mayor Pro Tem Cindy Edwards and Council Members Dr. Angelia Washington and Jerome Willingham. Also, present were: Joshua Ray, City Manager; Ronald Massey, Deputy City Manager; Lorna Welch, City Attorney; and Rose Marshburn, City Clerk.

*A video of the Council Meeting is presently available for review on the City's website.

CALL TO ORDER

Mayor Sammy Phillips called the meeting to order at 5:32 PM.

ADOPTION OF AGENDA

A motion was made by Councilman Sosa, seconded by Councilwoman Smith, and unanimously approved to adopt the agenda as amended to remove the Water/Sewer Rate Model Discussion and the Closed Session.

ADOPTION OF MINUTES AND CONSENT ITEMS

A motion was made by Councilman Yaniero, seconded by Councilman Sosa, and unanimously approved to adopt the minutes of the January 20, 2026 Regular Meeting and the Consent Items as presented.

CONSENT ITEMS

GENERAL LEGISLATIVE BUDGET AMENDMENT

Budget amendment requests had been submitted since the last Legislative Budget Amendment.

This Budget Amendment decreased the use of appropriated fund balance in the General Fund by \$363,947, increased the use of appropriated fund balance in the ITS Fund by \$372,450, decreased the use of appropriated fund balance in the Stormwater Fund by \$125,191, increased the use of appropriated fund balance in the Water Sewer Fund by \$1,312,518, and increased the use of appropriated fund balance in the Solid Waste Fund by \$420,000.

Council approved the Budget Amendment.

Ordinance 2026-09, Bk. 14, Pg. 534

UNCOLLECTIBLE WATER, SEWER, AND SANITATION ACCOUNTS

This group of 301 uncollectible accounts from the City's utility receivables all had services terminated in 2020.

The total amount to be written off for utilities was \$53,376.85. The bad debt expense budgeted in the current budget for utilities, sanitation and stormwater was \$113,000.

Council authorized staff to write off the 301 utility accounts identified.

REQUEST TO WAIVE PENALTIES FOR JACKSONVILLE OCCUPANCY TAX

The agent with Studio 6 Suites made a Request to Waive Penalties for Occupancy Taxes collected in December 2025. The agent stated that he recently acquired the management position and was unaware of the due date for the tax. He had been informed that all future filings and payments must be made by the twentieth day of the month. The management company was making the request based on their good compliance record. They met the criteria for this request.

Council had authority to approve these requests pursuant to the authority granted to them by G.S. 160-215 and City Resolution 2010-14 which reads "The City Council has the same authority to waive the penalties for a room occupancy tax that the Secretary of Revenue has to waive the penalties for state sales and use taxes." There was no Financial Impact to the City.

Council approved the Request to Waive Penalties.

SATELLITE ANNEXATION – 1420 BLUE CREEK ROAD – 169.92 +/- ACRES

On behalf of B&M Developers, LLC, Tidewater Associates, submitted a petition for a voluntary satellite annexation of two tracts of land totaling 169.92 +/- acres (Tract 1 -152.232 +/- acres and Tract 2 – 17.689 +/- acres) that were not contiguous to the current City limit boundaries.

The property was located at 1420 Blue Creek Road. The developer proposed to build 34 Commercial Businesses and 494 Single Family Homes with an average value of \$357,500 each.

Pursuant to Resolution 2016-02, City Council authorized Voluntary Annexation petitions to be investigated for sufficiency upon receipt. The City Clerk conducted the required investigation and found as a fact that said petition was signed by all owners of real property in the area described.

As provided in North Carolina General Statute 160A-58.2, a Resolution had been prepared scheduling a Public Hearing for this annexation February 17, 2026, at the Regular City Council Meeting.

Council adopted the Resolution as presented.

Resolution 2026-04, Bk. 14, Pg. 550

SATELLITE ANNEXATION – STALLION CROSSING – 6.668 +/- ACRES

On behalf of Bobby R. Morton, Tidewater Associates, submitted a petition for a voluntary satellite annexation of two tracts of land totaling 6.668 +/- acres that were not contiguous to the current City limit boundaries.

The properties were located on Highway 53 and Old Maplehurst Road. The developer proposed to build 26 Commercial Businesses to be known as “Stallion Crossing.”

Pursuant to Resolution 2016-02, City Council authorized Voluntary Annexation petitions to be investigated for sufficiency upon receipt. The City Clerk had conducted the required investigation and found as a fact that said petition was signed by all owners of real property in the area described.

As provided in North Carolina General Statute 160A-58.2, a Resolution had been prepared scheduling a Public Hearing for this annexation February 17, 2026, at the Regular City Council Meeting.

Council adopted the Resolution as presented.

Resolution 2026-05, Bk. 14, Pg. 553

INTERGOVERNMENTAL SUPPORT AGREEMENT (IGSA) FOR WATER & SEWER
INFRASTRUCTURE AND EQUIPMENT

The authority for military installations to enter into Intergovernmental Support Agreements (IGSA) with State and local governments was authorized by the US Congress in Section 331 of the 2013 National Defense Authorization Act, in order to enhance mission effectiveness and/or create efficiency or economies of scale by sharing, providing, or receiving installation support services. Since 2014, City staff had been working with Marine Corps Base Camp Lejeune (MCBCL) staff to identify opportunities to establish IGSA’s that benefited both the City and the Base.

As a military host City, it was important to support our Marine Installations in accomplishing their mission as a warfighting platform from which our Marines and Sailors train, operate, launch, and recover while providing facilities, services and support that meet the needs of our warfighters and their families. The City achieved this with the support of Council by working closely with Base leadership using the Cooperative Planning Group.

A draft IGSA was prepared for the City to support MCBCL with water and sewer repair, maintenance, equipment, and infrastructure. Under this agreement, the City would provide quotes for work to be completed and MCBCL would pay the City for the total cost for each scope of work completed. This IGSA was discussed with Council at the January 6, 2026, Council Workshop Meeting. Since the Base would reimburse the City for the services provided, Public Services would require a Budget Amendment in order to provide the required service.

Council authorized the City Manager or his representative to sign the final agreement upon full review by the City Attorney and approval by MCBCL and approved the corresponding Budget Amendment.

Ordinance 2026-10, Bk. 14, Pg. 537

DISCUSSION ITEM (ACTION MAY OR MAY NOT BE TAKEN)

2026 PROPERTY TAX REVALUATION

Joshua Ray, City Manager, provided a detailed overview of the PowerPoint Presentation herein attached as Exhibit A. North Carolina General Statutes (NCGS) required that all NC counties reappraise real properties at least once every eight years. The statutes also provided that counties may revalue on a more frequent basis upon adoption of a resolution by the County Board of Commissioners.

The Onslow County Board of Commissioners adopted a resolution in 2001 requiring the County to conduct a revaluation effective January 1, 2006, and every four years thereafter. Revaluation was the process of updating property values so that they reflected current market conditions. The City of Jacksonville, and all other municipalities within Onslow County, were not involved in the revaluation process. The Tax Assessor's Office handled this function utilizing a system of review that included the condition of the property and the market value of the property as of a specific date.

Mr. Ray stated that NCGS required that all property, real and personal, be valued at market or retail value. Since personal property was valued at market value every year, periodic revaluations of real property were necessary to minimize inequities in the tax base over time. Property revaluation served to level the playing field and equalize the tax burden according to market value.

Councilman Willingham arrived at 5:35 PM.

The property tax was calculated utilizing two parts: taxable value and tax rate. Taxable value was the value determined by the Onslow County Tax Assessor's Office. This value was the property assessed value as of January 1, minus any exemptions or deferments someone may qualify for. The tax rate was set by the City of Jacksonville City Council during the annual budget process each year. The current tax rate for the City was \$0.60 per \$100 of valuation.

Mr. Ray provided an overview of the revaluation process which included Onslow County Tax Assessor's Office staff collecting data based on existing property values and recent sales, analyzing the data, updating values, and completing statistical testing, for the values to then be validated by the NC Department of Revenue. Once validated, the schedule of values would be delivered to the Board of Commissioners for review.

To understand the Market increase in values, Mr. Ray stated that currently, the Median Sales Ratio in Onslow County was 73%, the Median Assessed Value of properties in 2022 was \$215,878, and the Median Sales Price in 2025 was \$295,000, which created an overall Market Increase of 37%.

Mr. Ray also stated that the effective date of revaluations was January 1st, with notices being mailed around February 1st. Informal reviews would begin in March, the Board of Equalization and Review would convene for hearing formal tax appeals in May, and in June the Board of Commissioners would set the County tax rate using the new values.

Additional key information included that property values had increased approximately 35-40% countywide since 2022 and the growth was consistent across all areas, with no isolated spikes or inequities. Mr. Ray also noted that the schedule of values ensured fair, uniform application of the changes. He said the overall goal of the Onslow County Tax Assessor's Office was equity and transparency. More information would be presented to Council at the March 3, 2026 Council

Workshop Meeting.

A discussion was held regarding potential State Legislation to cap City and County tax rates above revenue-neutral levels. Legislative committees in both the House and possibly the Senate were reviewing tax reform, though no immediate action was expected in the upcoming short session. However, the issue could still advance depending on legislative focus.

Mr. Ray noted that tax rates varied across municipalities based on service costs rather than a uniform standard. Jacksonville continued to provide data to the North Carolina League of Municipalities and State Representatives demonstrating its higher public safety costs, with approximately 103% of ad valorem tax revenue supporting police and fire services. This investment resulted in high-performing public safety agencies and low crime rates. Consideration of these factors was important, particularly given that only about 46% of the City's land was taxable due to federal ownership.

Further discussion was held regarding replacement revenue for municipalities, particularly for the City, if legislation was to move forward with the cap on City and County tax rates.

ONE CITY, OUR CITY, MY CITY MOMENT

Mr. Ray stated that the community experienced a significant winter storm with approximately 8 to 12 inches of snow, and City staff responded effectively. Teams coordinated closely with county agencies and community partners to maintain roads, respond to emergencies, and keep the public informed with road safety advisories and adjusted operating schedules. Despite some challenges, the response was successful, prioritizing safety while allowing residents to enjoy the storm responsibly through activities like sledding and building snowmen. Overall, staff performed exceptionally well, and the event served as a positive test of the community's emergency response and teamwork.

Mr. Ray noted that he and Terrell Blackmon, Assistant City Manager, recently attended the North Carolina City and County Manager's Association Meeting in Winston-Salem. At this meeting, Ronald Massey, Deputy City Manager, was recognized as the 2025 Assistant Municipal Manager of the Year. While Mr. Massey was unable to attend the meeting, and receive the award in person, Mr. Ray commended Mr. Massey for his many years of guidance and mentoring Council Members, City Managers, and City staff and presented Mr. Massey with his award.

ADJOURNMENT

A motion was made by Councilman Sosa, seconded by Councilman Yaniero, and unanimously adopted to adjourn the meeting at 6:02 PM.

Exhibit "A"

Jacksonville City Council



Special Workshop Meeting
February 5, 2026

Discussion Item

2026 Property Tax Revaluation

Agenda Item 8

2026 Onslow County Revaluation

- Onslow County is currently in the process of completing the property revaluation for 2026.



NCGS 105-286

- North Carolina General Statutes require that all NC counties reappraise real properties at least once every eight years.
- The statutes also provide that counties may revalue on a more frequent basis upon adoption of a resolution by the County Board of Commissioners.



Onslow County Revaluations

- The Onslow County Board of Commissioners adopted a resolution in 2001 requiring the County to conduct a revaluation effective January 1, 2006, and every four years thereafter.
- Onslow County is currently in the process of completing the property revaluation for 2026.



What is Property Revaluation?

- NCGS requires that all property, real and personal, be valued at market or retail value.
- Since personal property is valued at market value every year, periodic revaluations of real property are necessary to minimize inequities in the tax base over time.
- The revaluation serves to level the playing field and equalize the tax burden according to market value.



How is Property Tax Calculated?

- The property tax bill is made up of two parts:
 - Taxable Value
 - Tax Rate



Taxable Value

- The taxable value is the value determined by the Onslow County Tax Assessor's Office.
- This value is the property's assessed value as of January 1, minus any exemptions or deferments you may qualify for.



Tax Rate

- The tax rate is set by the City of Jacksonville City Council during the annual budget process.
- The current tax rate for the City is:
 - \$0.60 per \$100 of valuation



What's the Process?

- County Tax Assessor's Office staff collects data based on existing property values and recent sales.
- They analyze the data, update values, complete statistical testing, and then the values are validated by the NC Department of Revenue.
- The schedule of values is delivered to the Board for review.

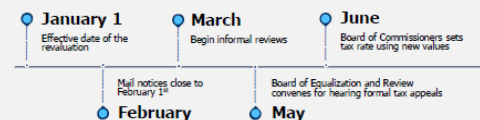


Understanding the Market Increase

Median Sales Ratio	=	73%
Median Assessed Value (2022)	=	\$215,878
Median Sales Price (2025)	=	\$295,000
Market Increase	=	37%



Timeline after Revaluation



Key Information

- Property Values have increased 35-40% countywide since 2022
- Growth has been consistent across all areas, no isolated spikes or inequities
- The Schedule of Values ensures fair, uniform application of those changes
- The goal of the Assessor's Office is equity and transparency



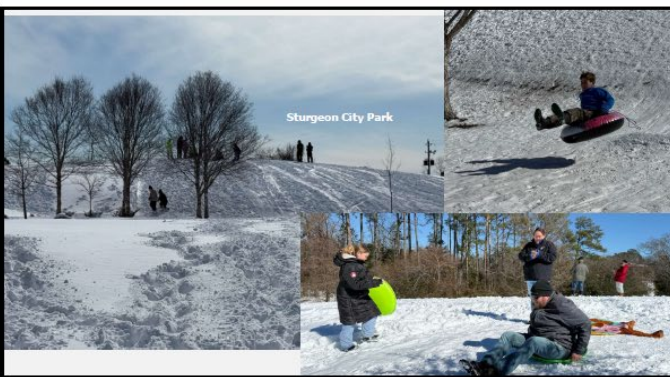
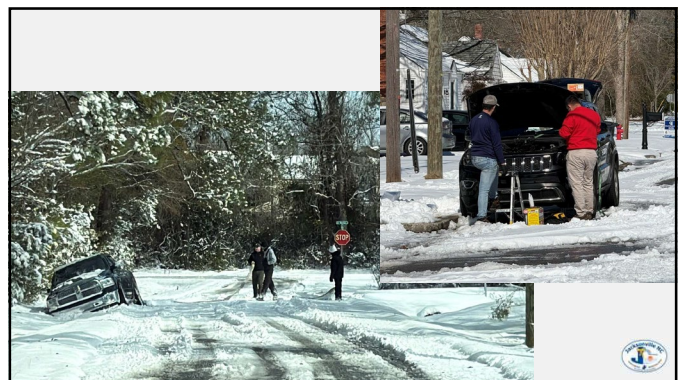
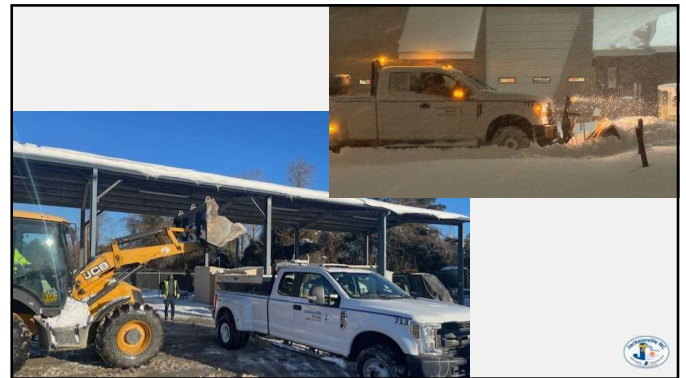
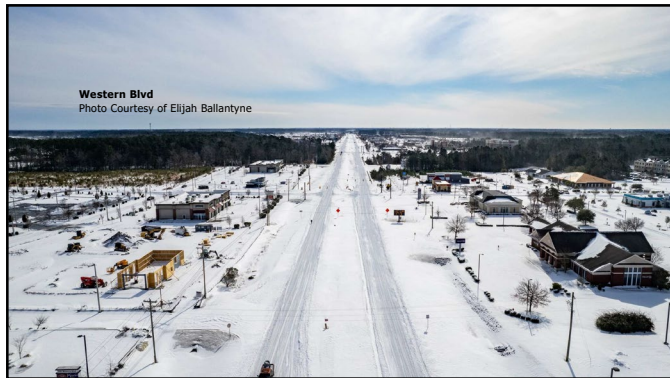
Next Steps

- Present additional information to Council at the March 3, 2026 Workshop Meeting



2026 Winter Snowstorm







North Carolina City & County
Management Association

2025 Assistant Municipal Manager of the Year:
Ron Massey, City Of Jacksonville





Request for City Council Action

**Consent
Agenda
Item:**
Date:

1

2/17/2026

Subject: General Legislative Budget Amendment
Department: Finance
Presented by: Sabrina Adams, Finance Director
Presentation: No

Issue Statement

Budget amendment requests have been submitted since the last legislative budget amendment. The details of the adjustments are shown in the staff report.

Financial Impact

This budget amendment increases the use of fund balance in the General Fund by \$13,646.

Action Needed

Consider the Budget Amendment.

Recommendation

Staff recommends Council approve the Budget Amendment.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

A Proposed Budget Amendment



Staff Report

Consent
Agenda
Item:

1

General Legislative Budget Amendment

This Budget Amendment seeks to:

- Appropriate General Fund fixed asset revenue (\$188,700) as local match for Jacksonville Station Phase 2 (TR2402).
- Appropriate General Fund balance (\$13,646) to 2nd annual Passport payment.
- Appropriate Capital Fund balance (\$327,000) to fully fund the Miracle Field project (GF2408).
- Appropriate Capital Fund balance (\$100,000) to fully fund the new Dog Park (GF2616).
- Appropriate revenue received from property damage repair (\$17,932) to the Utilities Maintenance Division.

Stakeholders

- The Citizens of the City of Jacksonville
- The City of Jacksonville

Options

Option 1: Approve the budget amendment. **STAFF RECOMMENDED**

Pros: Revenues will be appropriated and accurately adjusted, and funds will be provided for current City initiatives.

Cons: None

Option 2: Do not approve the budget amendment.

Pros: None

Cons: Revenues will not be reflected accurately, and projects and initiatives will not have sufficient funding for execution.

ORDINANCE (2026-)

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET

BE IT ORDAINED by the Council of the City of Jacksonville, North Carolina that the following amendments to the Fiscal Year 2026 General Fund, General Capital Reserve Fund, General Capital Project Funds, Water Sewer Fund, and Special Revenue Funds budgets are hereby enacted:

GENERAL FUND

REVENUES	BUDGET	CHANGE	TOTAL
APPROPRIATED FUND BALANCE	4,298,769	13,646	4,312,415
SALE OF FIXED ASSETS	150,000	188,700	338,700
TOTAL ADJUSTMENTS		202,346	
TOTAL FUND REVENUES	68,345,912	202,346	68,548,258

EXPENDITURES	BUDGET	CHANGE	TOTAL
TRANSFER OUT TO SPECIAL REVENUE FUNDS	1,482,736	188,700	1,671,436
PASSPORTS	43,266	13,646	56,912
TOTAL ADJUSTMENTS		202,346	
TOTAL FUND EXPENDITURES	68,345,912	202,346	68,548,258

Appropriate revenue received from sale of Fixed Assets (\$188,700) and transfer to TR2402 to serve as local match. Increase the use of appropriated fund balance (\$13,646) to fully fund the 2nd annual Passport payment.

CAPITAL RESERVE - GF7099

EXPENDITURES	BUDGET	CHANGE	TOTAL
COUNCIL INITIATIVES	16,338,134	(427,000)	15,911,134
TRANSFER OUT TO CAPITAL PROJECTS	10,612,646	427,000	11,039,646
TOTAL ADJUSTMENTS		-	
TOTAL PROJECT EXPENDITURES	79,401,460	-	79,401,460

Transfer funds appropriated for future Council initiatives to fully fund the Miracle Field Project (\$327,000 - GF2408) and provide initial funding for new Dog Park (GF2616 - \$100,000).

WATER SEWER FUND

REVENUES	BUDGET	CHANGE	TOTAL
MISCELLANEOUS REVENUES	311,914	17,932	329,846
TOTAL ADJUSTMENTS		17,932	
TOTAL FUND REVENUES	33,936,951	17,932	33,954,883

EXPENDITURES	BUDGET	CHANGE	TOTAL
UTILITIES MAINTENANCE EXPENDITURES	6,512,722	17,932	6,530,654
TOTAL ADJUSTMENTS		17,932	
TOTAL FUND EXPENDITURES	33,936,951	17,932	33,954,883

Appropriate revenue received from property damage repair (\$17,932) back to the Utilities Maintenance Division.

MIRACLE FIELD - GF2408

REVENUES	BUDGET	CHANGE	TOTAL
TRANSFER IN FROM CAPITAL RESERVE FUND	471,000	327,000	798,000
TOTAL ADJUSTMENTS		327,000	
TOTAL PROJECT REVENUES	971,000	327,000	1,298,000

EXPENDITURES	BUDGET	CHANGE	TOTAL
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PROJECT EXPENDITURES	971,000	327,000	1,298,000
TOTAL ADJUSTMENTS		327,000	
TOTAL PROJECT EXPENDITURES	971,000	327,000	1,298,000

Receive transfer in from Capital Reserve Fund (\$327,000) and appropriate to fully fund the project (GF2408).

DOG PARK - GF2616

REVENUES	BUDGET	CHANGE	TOTAL
TRANSFER IN FROM CAPITAL RESERVE FUND	-	100,000	100,000
TOTAL ADJUSTMENTS		100,000	
TOTAL PROJECT REVENUES	-	100,000	100,000
EXPENDITURES	BUDGET	CHANGE	TOTAL
PROJECT EXPENDITURES	-	100,000	100,000
TOTAL ADJUSTMENTS		100,000	
TOTAL PROJECT EXPENDITURES	-	100,000	100,000

Receive transfer in from Capital Reserve Fund (\$327,000) and appropriate to fully fund the project (GF2408).

JACKSONVILLE STATION PH 2 (TR2402)

REVENUES	BUDGET	CHANGE	TOTAL
TRANSFER IN FROM GENERAL FUND	832,840	188,700	1,021,540
TOTAL ADJUSTMENTS		188,700	
TOTAL PROJECT REVENUES	2,328,263	188,700	2,516,963
EXPENDITURES	BUDGET	CHANGE	TOTAL
PROJECT EXPENDITURES	2,328,263	188,700	2,516,963
TOTAL ADJUSTMENTS		188,700	
TOTAL PROJECT EXPENDITURES	2,328,263	188,700	2,516,963

Receive transfer in from General Fund (\$188,700) as the local match for TR2402 and to increase the expenditures.

This ordinance shall be effective upon its adoption.

ADOPTED by the Jacksonville City Council in regular session this 17th day of February, 2026.

ATTEST:

Sammy Phillips, Mayor

Rose R. Marshburn, City Clerk



Request for City Council Action

Consent
Agenda
Item:

2

Date: 2/17/2026

Subject: Request to Waive Penalties for Jacksonville Occupancy Tax
Department: Legal & Finance
Presented by: Lorna Welch, City Attorney and Sabrina Adams, Finance Director
Presentation: No

Issue Statement

The agent with Hilton Garden Inn has sent in a Request to Waive Penalties for Occupancy Taxes collected in December 2025. The agent filed the report on time, but had fraudulent activity on a bank account which caused the delay in payment. The agent is making the request based on their good compliance record and a bank letter explaining the late payment. They meet the criteria for this request.

Council has authority to approve these requests pursuant to the authority granted to them by G.S. 160-215 and City Resolution 2010-14 which reads "The City Council has the same authority to waive the penalties for a room occupancy tax that the Secretary of Revenue has to waive the penalties for state sales and use taxes."

Financial Impact

There is no Financial Impact to the City.

Action Needed

Consider the Request to Waive Penalties.

Recommendation

Staff recommends Council approve the Request to Waive Penalties.

Approved: ☒ City Manager ☒ City Attorney

Attachments: None



Request for City Council Action

Consent
Agenda
Item:

3

Date: 2/17/2026

Subject: NCDOT TIP Project U-5728 – Utility Relocation Agreement
Department: City Manager's Office
Presented by: Anthony Prinz, Assistant City Manager
Presentation: No

Issue Statement

In July 2026, NCDOT is expected to award a construction contract to widen the intersection of Marine Boulevard at Gum Branch Road/Bell Fork Road – commonly referred to as project U-5728. Due to the necessary redesign of the utility relocation, the City's cost increased from \$214,930 to \$540,122. This is 50% of the total cost for utility relocation associated with State Transportation Improvement Projects. Attached is the agreement that will allow NCDOT to complete the relocation on our behalf. Also attached are a Legislative Budget Amendment and a CIP Amendment to appropriate revenue to support the relocation.

Financial Impact

Total cost for these improvements is estimated at \$540,122. The Water and Sewer Fund is proposed to cover the increased expenses.

Action Needed

Consider approving the NCDOT Agreement, CIP Amendment, and Budget Amendment and authorizing the City Manager or his representative to sign the agreement on behalf of the City.

Recommendation

Staff recommends that Council approve the NCDOT Agreement, CIP Amendment, and Budget Amendment, and authorize the City Manager or his representative to sign the agreement.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A NCDOT Agreement
- B CIP Amendment
- C Legislative Budget Amendment

AGREEMENT OVERVIEW

NORTH CAROLINA
ONslow COUNTY

DATE: 2/6/2026

PARTIES TO THE AGREEMENT:

PROJECT NUMBERS:

NORTH CAROLINA DEPARTMENT
OF TRANSPORTATION

TIP #: U-5728

AND

WBS ELEMENTS: 54019.3.1

CITY OF JACKSONVILLE

The purpose of this Agreement is to identify the participation in project costs, project delivery and/or maintenance, by the other party to this Agreement, as further defined in this Agreement.

SCOPE OF PROJECT (“Project”): This Project consists relocating water lines impacted by improvements at the intersection of US 17 Business (Marine Boulevard) and SR 1308 (Bell Fork Road).

ESTIMATED COST TO OTHER PARTY: \$514,691.30

PAYMENT TERMS: The Department will invoice the City of Jacksonville in accordance with the terms defined herein. Reimbursement payments shall be made in full by the City of Jacksonville within sixty (60) days of the invoice date.

MAINTENANCE: The City of Jacksonville is responsible for all utility maintenance.

EFFECTIVE DATES OF AGREEMENT:

START: Upon Full Execution of this Agreement

END: When work is complete and all terms are met.

This **Agreement** is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the **Department**, and the City of Jacksonville, hereinafter referred to as the **Municipality**; and collectively referred to as the **Parties**.

The **Parties** to this Agreement, listed above, intend that this Agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this Agreement and refer to this Agreement, represents the entire understanding between the **Parties** with respect to its subject matter and supersedes any previous communication or agreements that may exist.

I. WHEREAS STATEMENTS

WHEREAS, this Agreement is made under the authority granted to the **Department** by the North Carolina General Assembly under General Statutes of North Carolina (NCGS), particularly Chapter 136-27.1 and 136-27.3; and,

WHEREAS, the **Department** has plans to make certain street and highway constructions and/or traffic control improvements; and,

WHEREAS, the **Municipality** has requested that the **Department** perform work or provide services; and,

WHEREAS, the **Parties** hereto wish to enter into an agreement for scoped work to be performed or provided by the **Department** (including construction, reviews, goods, or services) with reimbursement for the costs thereof by the **Municipality** as hereinafter set out; and,

WHEREAS, the **Department** and the **Municipality** have agreed that the jurisdictional limits of the **Parties**, as of the date of entering the agreement for the above-mentioned project, are to be used in determining the duties, responsibilities, rights, and legal obligations of the **Parties** hereto for the purposes of this Agreement; and,

NOW, THEREFORE, this Agreement states the promises and undertakings of each party as herein provided, and the **Parties** do hereby covenant and agree, each with the other, as follows:

II. RESPONSIBILITIES

A. DEPARTMENT

The **Department** shall be responsible for all phases of project delivery to include utility relocation, and construction, and/or maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS** Provision.

B. MUNICIPALITY

The **Municipality** shall be responsible for maintenance as shown in the **PROJECT DELIVERY REQUIREMENTS** Provision and payment as shown in the **COSTS AND FUNDING** Provision.

III. PROJECT DELIVERY REQUIREMENTS

A. CONSTRUCTION

- i. At the request of the **Municipality**, the **Department** shall place provisions in the construction contract for Project U-5728, for the contractor to adjust and relocate utility

lines and/or provide betterment. The work is described as follows: Waterline relocation withing TIP Project U-5728.

- ii. Said work shall be accomplished in accordance with plan sheets, attached hereto as Exhibit "A", cost estimate attached hereto as Exhibit "B", and project specific provisions, if applicable, attached hereto as Exhibit "C".
- iii. The Department's Standard Special Provisions binds the contractor to guarantee materials and workmanship against latent and patent defects arising from faulty materials, faulty workmanship or negligence for a period of twelve months following the date of final acceptance of the work for maintenance and shall replace such defective materials and workmanship without cost to the **Department**. The highway contractor will not be responsible for damage due to faulty design, normal wear and tear, for negligence on the part of the **Department**, and/or for use in excess of the design. Where items of material carry a manufacturer's guarantee for any period in excess of twelve months, then the manufacturer's guarantee shall apply to that particular piece of material. Appropriate provisions of the payment and/or performance bonds shall cover this guarantee for the project. Should any failure result from the conditions found in this section the **Department** would then enter into a contract with the **Municipality** for reimbursement to be made to the **Municipality** for necessary repairs performed by the **Municipality** and/or its contractor. The Utility Relocation Agreement would be issued by the NCDOT Utilities Unit and the repairs would be coordinated between the **Municipality** and the **Department's** assigned Resident Engineer.

B. MAINTENANCE AND OPERATIONS

- i. Upon satisfactory completion of the utility relocations and successful placement of the utility lines into service, the **Municipality** shall assume responsibility for the normal maintenance and operation of the utility lines. Upon completion of the construction of the highway project, the **Municipality** shall release the **Department** from any and all claims for damages in connection with adjustments made to its utility lines; and, further, the **Municipality** shall release the **Department** of any future responsibility for the cost of maintenance to said utility lines. The **Department** will invite the **Municipality** to the Final Inspection meeting with its contractor and will include the **Municipality** in the project acceptance notification. Said releases shall be deemed to be given by the **Municipality** upon completion of construction of the project and its acceptance by the **Department** from its contractor unless the **Municipality** notifies the **Department**, in writing, to the contrary prior to the **Department's** acceptance of the project.
- ii. The **Municipality** obligates itself to service and to maintain its facilities to be retained and installed over and along the highway within the **Department's** right-of-way limits in accordance with Paragraph B. i., the mandate of the North Carolina General Statutes and such other laws, rules, and regulations as have been or may be validly enacted or adopted, now or hereafter.

- iii. If at any time the **Department** shall require the removal of or changes in the location of the encroaching facilities, which are being relocated at the **Municipality's** expense, the **Municipality** binds itself, its successors and assigns, to promptly remove or alter said facilities, in order to conform to the said requirement (if applicable per G.S. 136-27.1), without any cost to the **Department**.

IV. COSTS AND FUNDING

A. PROJECT COSTS

- i. The **Municipality** shall be responsible for relocation, and/or betterment, costs for utility work as shown on the attached Exhibit "A". The estimated cost to the **Municipality** is \$514,691.3 as shown on the attached Exhibit "B". The estimated cost includes a 16% charge for Engineering and Incidentals ("E&I"). The E&I percentage charge may be negotiated at the **Department's** discretion if a valid extenuating circumstance is presented by the **Municipality** and agreed to by the **Department**.
- ii. E&I charges include but are not limited to: contract administration; project management; construction engineering and inspection (CE&I); in-field plan revisions; mobilization; stationary and portable work zone signs; traffic control flaggers; law enforcement; lane closure equipment; erosion control; grading, seeding, mulching and topdressing. E&I will be invoiced based upon the actual cost of utility work, not the cost of highway work.
- iii. Upon request by the **Municipality**, the **Department** will provide the **Municipality** with an updated estimate of the utility work based on the bid amounts in the awarded highway contract.
- iv. It is understood by both **Parties** that this is an estimated cost for the utility work described in this Agreement and is subject to change.

B. PAYMENT BY THE MUNICIPALITY

- i. Upon the satisfactory completion and the **Municipality's** acceptance of the relocations and adjustments of the utility lines covered under this Agreement, the **Department** may at its discretion submit an itemized invoice to the **Municipality** for partial costs incurred for the utility work. The partial cost invoice will not exceed 90% of the total utility work cost estimate. Upon completion of the highway work, the **Department** shall submit an itemized invoice to the **Municipality** for the balance of unpaid costs incurred for the utility work. Billings will be based upon the actual bid prices, the actual quantities used, and shall include the E&I charge described above.
- ii. Reimbursement payments shall be made in full by the **Municipality** within sixty (60) days of said invoices.

- iii. If the **Municipality** does not pay said invoices within sixty (60) days of the date of the invoice, the **Department** shall charge interest on any unpaid balance at a variable rate of the prime plus one percent (1%) in accordance with G.S. 136-27.3.
- iv. Any cost incurred due to additional utility work requested by the **Municipality** after award of the construction contract, shall be solely the responsibility of the **Municipality**. The **Municipality** shall reimburse the **Department** 100% of the additional utility cost.
- v. In the event the **Municipality** fails for any reason to pay the **Department** in accordance with the provisions for payment hereinabove provided, North Carolina General Statute 136-41.3 authorizes the **Department** to withhold so much of the **Municipality's** share of funds allocated to said **Municipality** by North Carolina General Statute, Section 136-41.1, until such time as the **Department** has received payment in full.

C. DOWN PAYMENT OR PRE-PAYMENT

At any time prior to final billing by the **Department**, the **Municipality** may prepay any portion of the estimated cost by sending payment in accordance with the attached "Remittance Guidance". The **Department** will provide a final billing based on the actual cost, less any previous payments that have been made.

V. STANDARD PROVISIONS

A. AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all **Parties** by means of a written supplemental agreement.

B. ASSIGNMENT OF RESPONSIBILITIES

The **Department** must approve any assignment or transfer of the responsibilities of the **Municipality** set forth in this Agreement to other parties or entities.

C. AGREEMENT FOR IDENTIFIED PARTIES ONLY

This Agreement is solely for the benefit of the identified **Parties** to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

D. OTHER AGREEMENTS

The **Municipality** is solely responsible for all agreements, contracts, and work orders entered into or issued by the **Municipality** to meet the terms of this Agreement. The **Department** is not responsible for any expenses or obligations incurred for the terms of this Agreement except those specifically eligible for the funds and obligations as approved by the **Department** under the terms of this Agreement.

E. TITLE VI

The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

F. AUTHORIZATION TO EXECUTE

The **Parties** hereby acknowledge that the individual executing this Agreement has read this Agreement, conferred with legal counsel, fully understands its contents, and is authorized to execute this Agreement and to bind the respective **Parties** to the terms contained herein.

G. DEBARMENT POLICY

It is the policy of the **Department** not to enter into any agreement with **Parties** that have been debarred by any government agency (Federal or State). By execution of this agreement, the **Municipality** certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

H. INDEMNIFICATION

To the extent authorized by state and federal statutes, the **Municipality** will indemnify and hold harmless the FHWA (if applicable), the **Department** and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability, including those that may be initiated by third parties, in connection with the Project activities performed pursuant to this Agreement including construction of the Project, except for those claims arising out of the errors, omissions, or negligence of the **Department**, its respective officers, directors, principals, employees, agents, successors, and assigns.

I. AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

J. COUNTERPARTS AND ELECTRONIC SIGNATURES

- i. This Agreement, and other documents to be delivered pursuant to this Agreement, may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document and will be effective when counterparts have been signed by each

of the **Parties**. An image of a manual signature on this Agreement, or other documents to be delivered pursuant to this Agreement, will constitute an original signature for all purposes. The delivery of copies of this Agreement or other documents to be delivered pursuant to this Agreement, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Agreement or such other document for all purposes.

- ii. The **Parties** hereto further acknowledge and agree that this Agreement may be signed and/or transmitted by email or a PDF document or using electronic signature technology (e.g. DocuSign, Adobe Sign, or other electronic signature technology), and that such signed record shall be valid and as effective to bind the **Party(ies)** so signing as a paper copy bearing a handwritten signature. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the electronic signature technology, the **Parties** consent to be legally bound by the terms and conditions of Agreement and that such act constitutes a signature as if actually signed in writing. The **Parties** also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature; however, each **Party** agrees to maintain certification records and will produce said records upon request. The **Parties** acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the electronic signature technology, will have the same effect as physical delivery of the paper document bearing an original written signature.

K. GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Adult Corrections, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

(DOCUSIGN ONLY)

CITY OF JACKSONVILLE

Authorized Signer: _____ Print Name: _____

Date Signed: _____ Title: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Finance Signer: _____ Print Name: _____

Date Signed: _____ Title: _____

Fed Tax ID No: _____

Remittance Address: _____

Purchase Order, Ref. No., etc.:

Accounts Payable Contact:

Name: _____

Email: _____

Phone Number: _____

DEPARTMENT OF TRANSPORTATION

By: _____ Print Name: _____

Date: _____ Title: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

SIGNATURE PAGE

IN WITNESS WHEREOF, this Agreement has been executed the day and year heretofore set out, on the part of the **Department** and the **Municipality** by authority duly given.

CITY OF JACKSONVILLE (INK SIGNATURES)

Attest:	Authorized Signer: _____
By: _____	Print Name: _____
Title: _____	Title: _____
	Date Signed: _____

If applicable, this Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act:

Fed Tax ID No: _____	Finance Signer: _____
Remittance Address: _____ _____ _____	Print Name: _____ Title: _____ Date Signed: _____

Purchase Order, Ref. No., etc.: _____	Accounts Payable Contact:
	Name: _____
	Email: _____
	Phone Number: _____

DEPARTMENT OF TRANSPORTATION (DOCUSIGN)

By: _____	Print Name: _____
Date: _____	Title: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (DATE)

Capital Improvement Plan

Jacksonville, NC

Project # DOT-19-002
Project Name U-5728 US 17B (Marine Blvd)

Total Project Cost	\$540,122	Contact	Transportation Services
Department	NCDOT	Type	Mandated
Category	Water - Distribution Lines	Priority	C Committed To
Status	Active	City Project #	WF 2502
Mandated	Y	Master Plan	N
Growth Related	Y	Service Related	N

Description/Scope of Work

NCDOT TIP U-5728 US 17B (Marine Blvd) consists of intersection improvements at Gum Branch Rd/Bell Fork Road and Marine Blvd. The City will be requesting NCDOT to include the engineering design for any conflicts involving City-owned water or sewer utilities related to the planned project. The City will also request that work to relocate City-owned water and sewer infrastructure be included as part of the NCDOT contract covering the improvements project. The project cost is based on the most recent NCDOT estimate for construction, design and oversight. The year of encumbrance is not the year of expense. Upon execution of agreements, funds are encumbered for the anticipated expense which will be paid in yearly payments once construction begins. This estimate is likely to change once NCDOT is able to provide the actual bid costs for this project.

Justification

By the City requesting that this work be included with their larger project, it will allow for a seamless transition from design through construction with one design firm and one contractor. Additionally, it minimizes the number of potential conflicts in the field as well as time delays.

Prior	Expenditures	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	Total	Future
0	Construction	25,430	475,192	0	0	0	0	0	0	0	0	500,622	0
	Engineering/Design	0	39,500	0	0	0	0	0	0	0	0	39,500	
	Total	25,430	514,692	0	0	0	0	0	0	0	0	540,122	

Prior	Funding Sources	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	FY 33	FY 34	FY 35	Total	Future
189,500	Water and Sewer Fund	325,192	0	0	0	0	0	0	0	0	0	325,192	0
	General Fund	25,430	0	0	0	0	0	0	0	0	0	25,430	
	Total	350,622	0	0	0	0	0	0	0	0	0	350,622	

Attachment

B

ORDINANCE (2026-)

AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET

BE IT ORDAINED by the Council of the City of Jacksonville, North Carolina that the following amendments to the Fiscal Year 2026 Water Sewer Capital Projects Fund budget are hereby enacted:

WATER SEWER FUND

REVENUES	BUDGET	CHANGE	TOTAL
APPROPRIATED FUND BALANCE	1,480,518	325,192	1,805,710
TOTAL ADJUSTMENTS		325,192	
TOTAL FUND REVENUES	33,954,883	325,192	34,280,075

EXPENDITURES	BUDGET	CHANGE	TOTAL
TRANSFER OUT TO WS CAPITAL PROJECTS	6,667,905	325,192	6,993,097
TOTAL ADJUSTMENTS		325,192	
TOTAL FUND EXPENDITURES	33,954,883	325,192	34,280,075

Increase the use of Appropriated Fund Balance and Transfer out to DOT-19-002/Proj #WF2502 Marine Blvd Water Line (\$325,192).

MARINE BLVD WATER LINE - WF2502

REVENUES	BUDGET	CHANGE	TOTAL
TRANSFER IN FROM WATER SEWER FUND	189,500	325,192	514,692
TOTAL ADJUSTMENTS		325,192	
TOTAL PROJECT REVENUES	214,930	325,192	540,122

EXPENDITURES	BUDGET	CHANGE	TOTAL
PROJECT EXPENDITURES	214,930	325,192	540,122
TOTAL ADJUSTMENTS		325,192	
TOTAL PROJECT EXPENDITURES	214,930	325,192	540,122

Receive transfer in (\$325,192) for necessary redesign of the utility relocation (WF2502).

This ordinance shall be effective upon its adoption.

ADOPTED by the Jacksonville City Council in regular session this 17th of February, 2026.

ATTEST:

Rose R. Marshburn, City Clerk

Sammy Phillips, Mayor

Attachment

C



Request for City Council Action

Agenda Item:	4
Date:	2/17/2026

Subject: Public Hearing – Satellite Annexation – Stallion Crossing – 6.668 +/- Acres

Department: City Manager's Office

Presented by: Ron Massey, Deputy City Manager

Presentation: Yes

Issue Statement

On behalf of Bobby R. Morton, Tidewater Associates, has submitted a petition for a voluntary satellite annexation of two tracts of land totaling 6.668 +/- acres that are not contiguous to the current City limit boundaries.

The property is located off Highway 53 and Old Maplehurst Road.

The developer proposes to build 26 Commercial Businesses to be known as "Stallion Crossing."

Financial Impact

Costs and Revenues are provided in the detailed Annexation Analysis Total Cost-Benefit Summary attached. The financial analysis shows a positive cash flow over the five-year review period.

Action Needed

Conduct Public Hearing

Consider Annexation Ordinance

Recommendation

Staff recommends that Council adopt the Annexation Ordinance as presented.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Proposed Ordinance
- B Total Cost Benefit Summary
- C Location Map

ORDINANCE (2026-XX)

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF JACKSONVILLE, NORTH CAROLINA**

BOBBY R. MORTON - 6.668 +/- ACRES

WHEREAS, the City Council has been petitioned under G. S. 160A-58.1, as amended, to annex the area described herein; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of the annexation was held at the Jacksonville City Hall at 5:30 P.M. on the 17th day of February 2026, after due notice of publication on the 7th day of February 2026, and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-58.1, as amended;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described territory is hereby annexed and made a part of the City of Jacksonville effective February 17, 2026:

Parcel #1

BOBBY R. MORTON

3.093 +/- ACRES – HIGHWAY 53/OLD MAPLEHURST ROAD

JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NC

A certain Tract of land on the South side of NC Highway 53, being about 0.04 miles West of the intersection with Old Maplehurst Road and being more particularly described as follows:

Beginning at an Iron Stake found in the center run of a branch on the Southern Right-of-Way line of NC Highway 53, said Iron Stake being the Northwest corner of the Bobby R. Morton Tract, as shown in Map Book 70, Page 11. Thence from said "Point and Place of Beginning", and along the Southern Right-of-Way line of NC Highway 53, North 58 degrees 23 minutes 22 seconds East 53.51 feet to a point; Thence North 55 degrees 36 minutes 16 seconds East 76.25 feet to a point; Thence North 54 degrees 04 minutes 20 seconds East 65.31 feet to a point; Thence North 53 degrees 07 minutes 58 seconds East 63 .63 feet to a point; Thence North 50 degrees 17 minutes 39 seconds East 23.23 feet to an Iron Stake; Thence leaving said Right-of-Way line of NC Highway 53, South 15 degrees 47 minutes 41 seconds East 221.53 feet to an existing nail; Thence South 62 degrees 30 minutes 33 seconds West 3.47 feet to an Iron Stake; Thence South 02 degrees 29 minutes 25 seconds East 97.74 feet to an Iron Pipe; Thence South 70 degrees 27 minutes 18 seconds West 86.18 feet to an Iron Pipe; Thence South 22 degrees 05 minutes 23 seconds East 47.32 feet to an Iron Pipe; Thence South 66 degrees 56 minutes

Attachment

A

44 seconds West 136.08 feet to an Iron Pipe; Thence South 12 degrees 00 minutes 42 seconds East 190.29 feet to an Iron Pipe; Thence South 73 degrees 34 minutes 27 seconds West 110.72 feet to an Iron Pipe found in center run of a Branch; Thence with said Branch North 71 degrees 50 minutes 19 seconds West 11.82 feet to a point; Thence North 52 degrees 04 minutes 45 seconds West 21.46 feet to a point; Thence North 35 degrees 46 minutes 18 seconds West 16.26 feet to a point; Thence North 22 degrees 13 minutes 23 seconds West 25.88 feet to a point; Thence North 21 degrees 03 minutes 35 seconds West 27.47 feet to a point; Thence North 24 degrees 14 minutes 08 seconds West 26.05 feet to a point; Thence North 22 degrees 35 minutes 00 seconds West 31.51 feet to a point; Thence North 23 degrees 55 minutes 23 seconds West 22.16 feet to a point; Thence North 12 degrees 57 minutes 24 seconds West 13.92 feet to a point; Thence North 22 degrees 44 minutes 14 seconds West 27.85 feet to a point; Thence North 36 degrees 26 minutes 35 seconds West 13.95 feet to a point; Thence North 17 degrees 51 minutes 41 seconds West 41.68 feet to a point; Thence North 21 degrees 35 minutes 42 seconds East 42.69 feet to a point; Thence North 19 degrees 24 minutes 59 seconds East 31.94 feet to a point; Thence North 21 degrees 28 minutes 46 seconds East 55.59 feet to a point; Thence North 35 degrees 34 minutes 03 seconds East 19.26 feet to a point; Thence North 26 degrees 02 minutes 06 seconds East 20.09 feet to a point; Thence North 22 degrees 07 minutes 24 seconds East 39.86 feet to a point; Thence North 05 degrees 50 minutes 12 seconds East 58.56 feet to the "Point and place of Beginning".

Said described Tract containing 3.093 acres and being the same property as described in the Deed Book 4315, Page 189. All bearings are correct and their angular relation to Map Book 70, Page 11. All distances are horizontal ground U.S. Survey. Area calculated by the coordinate method.

Parcel #2

BOBBY R. MORTON

**3.575 +/- ACRES – HIGHWAY 53/OLD MAPLEHURST ROAD
JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NC**

A certain Tract of land on the West side of Old Maplehurst Road, being about 0.06 miles Southeast of the intersection with NC Highway 53 and being more particularly described as follows:

Beginning at an Iron Stake found on the Western Right-of-Way line of Old Maplehurst Road, said Iron Stake being the Northeast corner of the Bobby R. Morton property, as described in Deed Book 3619, Page 849; Thence from said "Point and Place of Beginning" and along the Western Right-of-Way line of Old Maplehurst Road South 24 degrees 59 minutes 44 seconds East 48.72 feet to a point; Thence South 22 degrees 55 minutes 13 seconds East 46.74 feet to a point; Thence South 20 degrees 04 minutes 04 seconds East 68.19 feet to a point; Thence South 18 degrees 32 minutes 08 seconds East 102.00 feet to a point; Thence South 17 degrees 41 minutes 50 seconds East 100.38 feet to an Iron Stake; Thence leaving said Right-of-Way line South 69 degrees 53 minutes 50 seconds West 275.63 feet to an Iron Stake; Thence South 69 degrees 53 minutes 07 seconds West 269.16 feet to an Iron Pipe; Thence South 36 degrees 00 minutes 13 seconds West 19.64 feet to an Iron Pipe; Thence South 68 degrees 23 minutes 59 seconds West 89.50 feet to an Iron Pipe; Thence South 73 degrees, 09 minutes 14 seconds West 6.75 feet to an Iron Pipe found in the center run of a Branch; Thence with said Branch North 50 degrees 36 minutes 13 seconds West 16.87 feet to an Iron Pipe; Thence leaving said Branch North 73 degrees 34 minutes 27 seconds East 110.72 feet to an Iron Pipe; Thence North 12 degrees 00 minutes 42 seconds West 190.29 feet to an Iron Pipe; Thence North 66 degrees 56 minutes 44 seconds East 136.08 feet to an Iron Pipe; Thence North 22 degrees 05 minutes 23 seconds West 47.32 feet to an Iron Pipe; Thence North 70 degrees 27 minutes 18 seconds East 86.18 feet to an Iron Pipe; Thence North 02 degrees 29 minutes 25 seconds West 97.74 feet to an Iron Stake; Thence

North 62 degrees 30 minutes 33 seconds East 3.47 feet to an existing nail; Thence North 62 degrees 30 minutes 33 seconds East 278.03 feet to the "Point and Place of Beginning".

Said described Tract containing 3.575 Acres and being the same property as described in Deed Book 3619 Page 849. All bearings are correct and their angular relation to Map Book 70, Page 11. Distances are horizontal ground U.S. Survey Feet. Area calculated by the coordinate method. This Description being prepared by Tidewater Associates, Inc. for Annexation purposes only.

Section 2. Upon and after the 17th day of February 2026, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Jacksonville and shall be entitled to the same privileges and benefits as other parts of the City of Jacksonville. Said territory shall be subject to municipal taxes according to G. S. 160A-58.10.

Section 3. The Mayor of the City of Jacksonville shall cause to be recorded in the Office of the Register of Deeds of Onslow County, and in the Office of the Secretary of State, Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted by the City Council of the City of Jacksonville in regular session this 17th day of February 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I, _____, a Notary Public for the aforesaid State and Onslow County, hereby certify that Rose R. Marshburn personally came before me this date and acknowledged that she is the City Clerk of the City of Jacksonville, a municipal corporation, and that by authority duly given and as the fact of said corporation, the aforementioned instrument was signed in its name by Sammy Phillips, its Mayor, sealed with its corporate seal and attested by herself as its City Clerk.

Notary

My commission expires: _____

**City of Jacksonville
Annexation Analysis
Total Cost-Benefit Summary**

2/7/2026

Old Maplehurst Rd

Completion of project will have 26 businesses

	Fiscal Year* 2026	Fiscal Year* 2027	Fiscal Year* 2028	Fiscal Year* 2029	Fiscal Year* 2030	5 Year Total
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Section 1: Total Revenues

Property Taxes	\$14,755	\$102,616	\$120,366	\$209,115	\$209,115	\$655,968
Sales Tax	\$9,245	\$73,155	\$85,809	\$149,078	\$149,078	\$466,367
Water Revenues	\$81,529	\$277,147	\$123,647	\$319,266	\$156,065	\$957,654
Sewer Revenues	\$95,133	\$321,839	\$152,940	\$379,649	\$119,328	\$1,068,889
Solid Waste	\$9,474	\$41,054	\$50,528	\$82,108	\$82,108	\$265,272
Stormwater Revenues	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535	\$22,676
Total Estimated Revenues	\$214,672	\$820,346	\$537,825	\$1,143,752	\$720,230	\$3,436,825
Discounted Revenues	\$214,672	\$804,261	\$516,941	\$1,077,783	\$665,381	\$3,279,038

Section 2: Total Expenditures

Police	\$42,622	\$188,391	\$236,503	\$392,003	\$399,843	\$1,259,362
Fire	\$11,368	\$11,575	\$11,787	\$12,002	\$12,222	\$58,955
Water	\$1,808	\$1,844	\$1,880	\$1,917	\$1,953	\$9,402
Sewer	\$2,270	\$2,315	\$2,360	\$2,406	\$2,451	\$11,802
Transportation	\$200	\$200	\$200	\$200	\$200	\$1,001
Solid Waste	\$9,474	\$41,054	\$50,528	\$82,108	\$82,108	\$265,272
Stormwater	\$10,159	\$10,159	\$10,159	\$10,159	\$10,159	\$50,795
Streets, Streetlights, Mosquito Control	\$33	\$34	\$35	\$35	\$36	\$173
Total Estimated Expenditures	\$77,934	\$255,572	\$313,452	\$500,830	\$508,973	\$1,656,761
Discounted Expenditures	\$77,934	\$250,561	\$301,280	\$471,944	\$470,212	\$1,571,931

**Total Discounted Net Revenues
(Expenditures)**

\$136,737	\$553,700	\$215,661	\$605,839	\$195,169	\$1,707,107
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*Fiscal Year runs from July 1 through June 30 of the year listed.

Equivalent Police Officers Required

0.321	1.391	1.712	2.782	2.782	2.782
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The City's ISO Rating is Class 1 (91.54).

This annexation's potential affect on this rating:

Same	X	If New Station is not Built and Manned
Better	-	If New Station is not Built and Manned
Worse	-	If New Station is not Built and Manned

Attachment

B

**City of Jacksonville
Annexation Analysis
General Government Revenue Summary Sheet**

					2/1/2026	
Old Maplehurst Rd						
	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	5 Year
	2026	2027	2028	2029	2030	Total
<u>Revenue Source</u>						
Property Taxes	\$14,755	\$102,616	\$120,366	\$209,115	\$209,115	\$655,968
Sales Tax	\$9,245	\$73,155	\$85,809	\$149,078	\$149,078	\$466,367
Total Estimated Revenues	\$24,000	\$175,772	\$206,175	\$358,193	\$358,193	\$1,122,334

	City of Jacksonville Annexation Analysis					
						2/7/2026
Old Maplehurst Rd	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	5 Year Total
Section 1: Real Property Calculations						
	\$2,493,800	\$17,343,800	\$20,343,800	\$35,343,800	\$35,343,800	\$110,869,000
Section 2: Personal Property Calculations						
<i>Number of Dwellings</i>	0	0	0	0	0	
<i>Average Number of Cars Per Dwelling</i>	2	2	2	2	2	
<i>Number of Cars</i>	0	0	0	0	0	
<i>Average Value Per Car</i>	\$8,009	\$8,089	\$8,170	\$8,252	\$8,334	
Total Personal Property	\$0	\$0	\$0	\$0	\$0	\$0
Section 3: Total Tax Calculations						
Total Tax Value	\$ 2,493,800	\$ 17,343,800	\$ 20,343,800	\$ 35,343,800	\$ 35,343,800	
Tax Rate per \$100 valuation	0.6000	0.6000	0.6000	0.6000	0.6000	
<i>Total Tax Levy</i>	\$ 14,963	\$ 104,063	\$ 122,063	\$ 212,063	\$ 212,063	
Collection Rate	0.9861	0.9861	0.9861	0.9861	0.9861	
Total Estimated Tax Revenue	\$14,755	\$102,616	\$120,366	\$209,115	\$209,115	\$655,968

**City of Jacksonville
Annexation Analysis
Police Cost Worksheet**

2/7/2026

Old Maplehurst Rd

Section 1: Descriptive Data

Number of Authorized Sworn Officers	City Population	City Square Mileage	Average Personnel Costs	Average Operating Cost	Average Capital Cost	Total Officer Cost
144	72,867	57.2	\$89,613	\$32,162	\$8,421	\$130,196

Section 2: Ratios

Average Number of Square Miles Per Sworn Officer	0.40	Jacksonville Actual		0.42	National Standard	
Average Number of People Per Sworn Officer	506.02	Jacksonville Actual		313	National Standard	
Average Number of Calls for Service Per Sworn Officer	874.60	Jacksonville Actual		604.00	National Standard	
Average Number of Commercial Buildings Per Sworn Officer	9.35	Jacksonville Actual		12.70	National Standard	
Average Number Homes Per Sworn Officer	115.80	Jacksonville Actual		171.50	National Standard	

Section 3: Average Total Cost Per Officer

	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	5 Year Totals
Average Cost Per Officer	\$130,196	\$132,800	\$135,456	\$138,165	\$140,928	\$677,546
Factor for E-911 Employees (4%)	\$2,604	\$2,656	\$2,709	\$2,763	\$2,819	\$13,551
Average Total Cost Per Officer	\$132,800	\$135,456	\$138,165	\$140,928	\$143,747	\$691,097

Section 4: Five-Year Parcel Data

	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	
Square Mileage	0.010	0.010	0.010	0.010	0.010	
Commercial Buildings	3	13	16	26	26	
Population	0	0	0	0	0	
Complaints	0.00	0.00	0.00	0.00	0.00	
Homes	0	0	0	0	0	

Section 5: Five-Year Cost Projection

	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	5 Year Totals
Per Square Mile	\$3,484	\$3,554	\$3,625	\$3,698	\$3,771	\$18,132
Per Commercial Building	\$42,622	\$188,391	\$236,503	\$392,003	\$399,843	\$1,259,362
Per 1,000 Population	\$0	\$0	\$0	\$0	\$0	\$0
Per # Complaints	\$0	\$0	\$0	\$0	\$0	\$0
Per # Homes	\$0	\$0	\$0	\$0	\$0	\$0

Section 6: Total Police Estimate

<i>(Higher of Values in Section 5)</i>	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	5 Year Totals
Old Maplehurst Rd	\$42,622	\$188,391	\$236,503	\$392,003	\$399,843	\$1,259,362
Equivalent Officers Needed	0.321	1.391	1.712	2.782	2.782	2.782

City of Jacksonville Annexation Analysis Fire Cost Worksheet					
					2/7/2026
Old Maplehurst Rd		Infill Development No Cost		no	
Section 1: Descriptive Data					
Number of Fire Stations	City Population	City Square Mileage	Total Department Cost	ISO Max. Sq. Mi. to Service	Square Miles of Annexation Proposal
4	72,867	57.2	\$10,388,750	5	0.010
SCENARIO I	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030
1.) The City can enter into a contract with the VFD and allow them continue servicing the area with fire protection					
Total Cost to City if enter into contract with VFD	\$0	\$0	\$0	\$0	\$0
2.) The City can take over service of the annexation area with an existing station and pay a portion of the VFD's debt service.					
Portion of cost to operate existing station	\$1,893	\$1,931	\$1,969	\$2,009	\$2,049
Portion of the VFD's debt service owed by City	\$0	\$0	\$0	\$0	\$0
Total cost to City if servicing with existing station	\$1,893	\$1,931	\$1,969	\$2,009	\$2,049
3.) The City can take over service of the annexation area with a new station and pay a portion of the VFD's debt service.					
Portion of cost to build new station	\$10,368	\$10,575	\$10,787	\$11,002	\$11,222
Portion of the VFD's debt service owed by City	\$0	\$0	\$0	\$0	\$0
Total cost to City if servicing with new station	\$10,368	\$10,575	\$10,787	\$11,002	\$11,222
Total cost to City for in-kind contribution	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
SCENARIO II	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030
If no VFD in annexation area, then one of two things can happen:					
1.) The City can take over service of the area with an existing station.					
Total cost to City if servicing with existing station	\$1,893	\$1,931	\$1,969	\$2,009	\$2,049
2.) The City can take over service of the area with a new station.					
Total cost to City if servicing with new station	\$ 10,368	\$ 10,575	\$ 10,787	\$ 11,002	\$ 11,222
TOTAL FIRE COST FOR ANNEXATION	\$ 11,368	\$ 11,575	\$ 11,787	\$ 12,002	\$ 12,222
The City's ISO Rating is Class 1 (91.54).					
This annexation's potential affect on this rating:					
Same	X	If New Station is not Built and Manned			
Better		If New Station is not Built and Manned			
Worse		If New Station is not Built and Manned			

**City of Jacksonville
Annexation Analysis
Water Worksheet**

2/7/2026

Old Maplehurst Rd

Section 1: Descriptive Data	Cumulative Miles of Line Installed	Size of Meter	Parcel Acreage	Zoning	Average Cost/Sq Mile	Sq Mileage
	0.53	2.00	6.67	1	\$173,496	0.0104
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	
Section 2: Estimated Operating Expenses						
Average cost for annexation area	\$1,808	\$1,844	\$1,880	\$1,917	\$1,953	
Costs of reimbursement	\$0	\$0	\$0	\$0	\$0	
Debt Retirement for infrastructure improvements made by the City to support the annexation	\$0	\$0	\$0	\$0	\$0	
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	
Section 3: Revenues						
Fixed charges						
apply appropriate rate by meter size	\$1,867	\$1,905	\$1,943	\$1,982	\$2,021	
Volume charges						
volume rate x total per 1,000 gallons x 12 months	\$9,702	\$42,042	\$51,744	\$84,084	\$84,084	
Facility Charge (one time fee)	\$69,960	\$233,200	\$69,960	\$233,200	0	
Annexation Costs	\$1,808	\$1,844	\$1,880	\$1,917	\$1,953	
Annexation Revenues	\$81,529	\$277,147	\$123,647	\$319,266	\$156,065	
Net Gain (or Loss) from Annexation	79,721	275,302	121,766	317,349	154,112	

City of Jacksonville Annexation Analysis Sewer Worksheet						
						2/7/2026
Old Maplehurst Rd						
Section 1: Descriptive Data	Cumulative Miles of Line Installed	Size of Meter	Parcel Acreage	County	Average Cost/Sq Mile	Sq Mileage
	0.32	2.00	6.67	1	\$217,770	0.0104
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	
Section 2: Estimated Operating Expenses						
Average cost for annexation area	\$2,270	\$2,315	\$2,360	\$2,406	\$2,451	
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	
Section 3: Revenues						
Fixed charges						
apply appropriate rate by meter size	\$3,707	\$3,781	\$3,857	\$3,934	\$4,013	
Volume charges						
volume rate x total per 1,000 gallons x 12 months	\$13,306	\$57,658	\$70,963	\$115,315	\$115,315	
Facility Charge (one time fee)	\$78,120	\$260,400	\$78,120	\$260,400	\$0	
Annexation Costs	\$2,270	\$2,315	\$2,360	\$2,406	\$2,451	
Annexation Revenues	\$95,133	\$321,839	\$152,940	\$379,649	\$119,328	
Net Gain (or Loss) from Annexation	92,863	319,524	150,580	377,244	116,877	

**City of Jacksonville
Annexation Analysis
Transportation Cost Worksheet**

2/7/2026

Old Maplehurst Rd

		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	
	Total Acreage	2026	2027	2028	2029	2030	Total
Residential Development	0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Development	6.67	\$200	\$200	\$200	\$200	\$200	\$1,001
Industrial Development	0	\$0	\$0	\$0	\$0	\$0	\$0
TIA Estimated Costs		\$0	\$0	\$0	\$0	\$0	\$0
Computer Signal System Costs		\$0	\$0	\$0	\$0	\$0	\$0
FIVE YEAR TRANSPORTATION COSTS FOR ANNEXATION		\$200	\$200	\$200	\$200	\$200	\$1,001

**City of Jacksonville
Annexation Analysis
Solid Waste Cost Worksheet**

2/7/2026

Old Maplehurst Rd

Section 1: Descriptive Data

**Single
Dumpster
Cost/Year**

**Single
Family Trash
Removal
Cost/Year**

**Single
Family
Residential
Revenue per
Unit**

**Single
Family
Refuse
Container**

**Commercial
Unit Trash
Removal
Cost/Year**

\$3,158

\$167

\$216

\$129

\$167

**Fiscal Year
2026**

**Fiscal Year
2027**

**Fiscal Year
2028**

**Fiscal Year
2029**

**Fiscal Year
2030**

**Section 2: Estimated
Yearly Solid Waste Costs**

Commercial Units

\$9,474

\$41,054

\$50,528

\$82,108

\$82,108

TOTAL

\$9,474

\$41,054

\$50,528

\$82,108

\$82,108

**Fiscal Year
2026**

**Fiscal Year
2027**

**Fiscal Year
2028**

**Fiscal Year
2029**

**Fiscal Year
2030**

Section 3: Revenues

Fixed charges

Annual Charge

\$9,474

\$41,054

\$50,528

\$82,108

\$82,108

Annual Charge per Business

\$3,158

\$3,158

\$3,158

\$3,158

\$3,158

Annexation Costs

\$9,474

\$41,054

\$50,528

\$82,108

\$82,108

Annexation Revenues

\$9,474

\$41,054

\$50,528

\$82,108

\$82,108

**Net Gain (or Loss) from
Annexation**

0

0

0

0

0

Commercial Units use dumpsters which is a pass thru cost with no net impact to the City.

**City of Jacksonville
Annexation Analysis
Stormwater Cost Worksheet**

2/7/2026

Old Maplehurst Rd

Section 1: Descriptive Data	City Population	City Square Mileage	Square Mileage of Annexation Proposal	Parcel Acreage	Annual Residential Fee
	72,867	57.2	0.010	6.67	\$ 60
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030
Section 2: Stormwater Costs					
Commercial - Average cost per sq ft (ERU) streets/sidewalks	\$10,159	\$10,159	\$10,159	\$10,159	\$10,159
Residential - Average cost per sq ft (ERU)	\$0	\$0	\$0	\$0	\$0
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030
Section 3: Revenues					
Fixed charges					
Annual Charge per Home	\$0	\$0	\$0	\$0	\$0
Annual Charge for commercial impervious area	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535
Annexation Costs	\$10,159	\$10,159	\$10,159	\$10,159	\$10,159
Annexation Revenues	\$4,535	\$4,535	\$4,535	\$4,535	\$4,535
Net Gain (or Loss) from Annexation	(5,624)	(5,624)	(5,624)	(5,624)	(5,624)

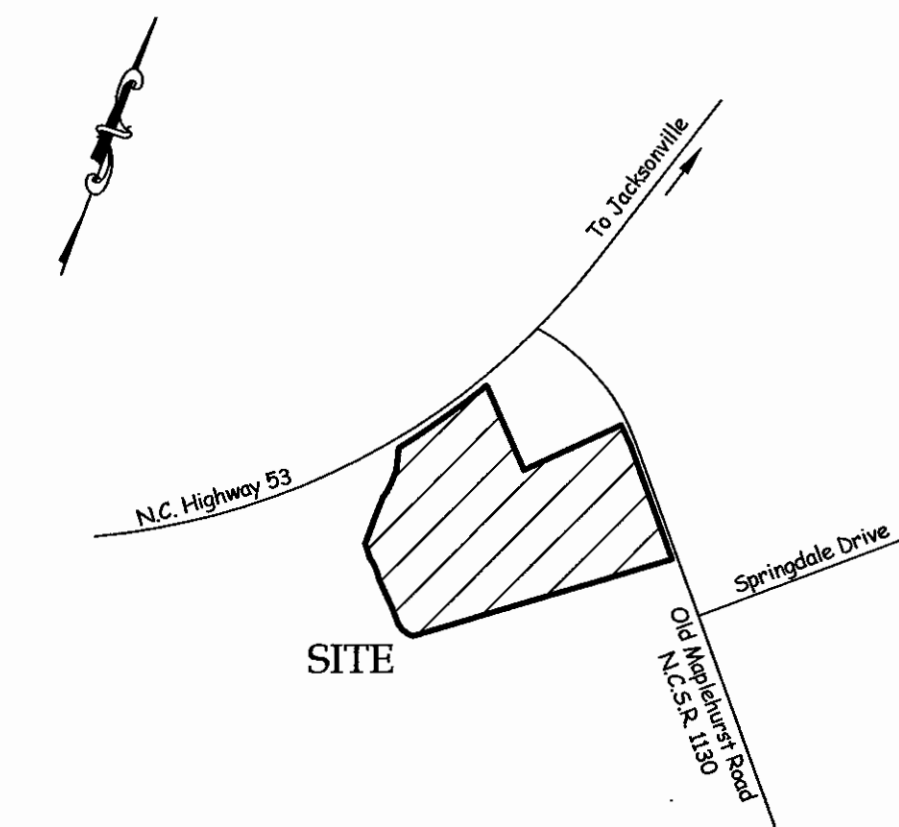
**City of Jacksonville
Annexation Analysis
Streets, Street Lighting, Mosquito Control Cost Worksheet**

2/7/2026

Old Maplehurst Rd

Section 1: Descriptive Data	City Population	City Square Mileage	Square Mileage of Annexation Proposal	Parcel Acreage	
	72,867	57.2	0.010	6.67	
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030
Section 2: Street Costs					
Miles of Streets Constructed	0	0	0	0	0
Average Cost of LF of Street	\$0	\$0	\$0	\$0	\$0
Stormwater Fees	\$0	\$0	\$0	\$0	\$0
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030
Section 3: Street Lighting Costs					
Number of Street Lights Installed	0	0	0	0	0
Average Cost of Street Lighting	\$0	\$0	\$0	\$0	\$0
	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030
Section 4: Mosquito Control					
Residential Average Cost Based On Acreage	\$0	\$0	\$0	\$0	\$0
Commercial Average Cost Based On Acreage	\$33	\$34	\$35	\$35	\$36
Annexation Costs	\$33	\$34	\$35	\$35	\$36

- Legend:**
- BG - Below Ground
 - CL - Centerline
 - Comp - Computed Point
 - D.B. - Deed Book
 - ex - Existing
 - GL - Ground Level
 - IPF - Iron Pipe Found
 - ISF - Iron Stake Found
 - M.B. - Map Book
 - N.C.S.R. - North Carolina Secondary Road
 - Pg. - Page
 - P.O.B. - Point of Beginning
 - R/W - Right-of-way
 - Adjoiner Lot Number



Vicinity Sketch

Not to Scale

I certify that this map was drawn under my supervision from an actual survey made under my supervision with reference source noted; that the boundaries not surveyed are indicated as dashed / computed from reference source; that this map meets the requirements of the standards of practice for Land Surveying in NC (21NAC05.1600). Ratio of precision / average positional accuracy is 0.08'.

Stacy L. Batchelor, PLS: L-4750 Date: 01/19/2026



Notes:

1. All distances are horizontal ground, U.S. survey feet.
2. All acreage calculated by coordinates.
3. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
4. Adjoining owner and street information per Onslow County Tax Records.
5. The existence of a utility may imply the existence of an easement.

* 6.668 Acres To Be Annexed

Annexation Map

**TRACTS ON N.C. HIGHWAY 53
AND OLD MAPLEHURST ROAD
TAX MAP #332-232 AND 332-234**
Jacksonville Twp., Onslow Co., North Carolina

Owner:

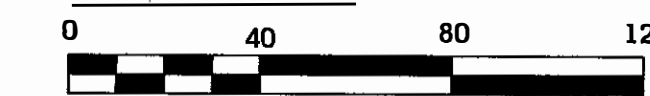
Bobby R. Morton

1212 Decatur Road
Jacksonville, North Carolina 28540

DATE: 11/06/2025

SCALE: 1"=40'

GRAPHIC SCALE: 1"=40'



TIDEWATER ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 306 New Bridge Street - 28540
Phone (910) 455-2414 - www.TidewaterENC.com
Firm License Number: F-0108



Attachment

C

Field Book: N/A
Disk Name: Acad #2352
Filename: Station Crossing - Annex Map.dwg KHW
Job No.: S210413-7707

Sheet 1 of 1



Request for City Council Action

Agenda Item:	5
Date:	2/17/2026

Subject: Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Corner of Burgaw Highway and Old Maplehurst Road – Establishing City Zoning, Conditional Corridor Commercial (CC-C)

Department: Planning & Inspections

Presented by: Jennifer Ansell, Planning & Zoning Manager

Presentation: Yes

Issue Statement

Tidewater Associates, Inc., on behalf of Bobby Morton, has submitted a request to establish City zoning as Corridor Commercial (CC) on two parcels of land located at 1513 Burgaw Highway and Old Maplehurst Road in conjunction with an annexation application. The parcels neighbor each other and share common ownership. They are both currently zoned Conditional, Highway Business (HB-CZ) under Onslow County. After the Planning Advisory Board meeting, the applicant revised the request to rezone both parcels to Conditional Corridor Commercial (CC-C). Parcel 1-A is approximately 3.09 acres, tax map ID#: 332-234, while parcel 1-B is 3.67 acres, tax map ID#: 332-232.

Financial Impact

None

Action Needed

Conduct Public Hearing

Consideration of the Proposed Request

Recommendation

The Planning Advisory Board and staff recommend that City Council approve the zoning map amendment accepting Findings of Facts A through J being affirmative. It is also recommended that Council direct staff to amend the CAMA Future Land Use Map accordingly.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Application (revised)
- D UDO Table of Uses
- E CC District Standards
- F Existing Zoning Map
- G County FLU Map
- H Proposed Zoning Map



Staff Report

Agenda Item:	5
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Corner of Burgaw Highway and Old Maplehurst Road – Establishing City Zoning, Conditional Corridor Commercial (CC-C)

Introduction

Tidewater Associates, Inc., on behalf of Bobby Morton, has submitted a request to establish City zoning as Corridor Commercial (CC) on two parcels of land located at 1513 Burgaw Highway and Old Maplehurst Road in conjunction with an annexation application. The parcels neighbor each other and share common ownership. They are both currently zoned Conditional, Highway Business (HB-CZ) under Onslow County. After the Planning Advisory Board meeting, the applicant revised the request to rezone both parcels to Conditional Corridor Commercial (CC-C). Parcel 1-A is approximately 3.09 acres, tax map ID#: 332-234, while parcel 1-B is 3.67 acres, tax map ID#: 332-232.

Should the properties be annexed into the City Limits (satellite annexation), they would be subject to the City's water and sewer extension policy.

Procedural History

- November 21, 2025 – Tidewater Associates, Inc. submitted a voluntary annexation petition for these two parcels.
- December 18, 2025 – Tidewater Associates, Inc. submitted a rezoning request for these two parcels.
- February 5, 2026 – City Council had their 1st reading of the proposed annexation request to adopt a resolution and schedule a public hearing for the 2nd reading and consideration of the annexation ordinance.
- February 9, 2026 – The Planning Advisory Board recommended approval of this request although they voiced concerns about buffering between the commercial uses and the adjoining residential properties. Since the PAB meeting, the applicant has amended the application to Conditional Corridor Commercial (CC-C) with a condition that the requirements of 5.2 Landscaping Standards F. Bufferyard of the City of Jacksonville Unified Development Ordinance shall only be applicable to the southern property line of the development. Furthermore, the buffer required to be constructed will be Type A 10' width.

- February 17, 2026 – City Council will conduct a public hearing and consider the annexation and subsequent rezoning request should the annexation be approved.

Stakeholders

- Bobby Morton – Applicant/Property Owner
- Tidewater and Associates – Surveyor
- Surrounding property owners – In accordance with the North Carolina General Statutes, all adjacent property owners will be notified of the proposed rezoning prior to the City Council Meeting. In addition, Public Hearing Notifications will both be posted on the property and within the Jacksonville Daily News advertising the public hearing.
- Notification of the public hearing on the rezoning request has been provided to MCB Camp Lejeune and MCAS New River pursuant to NC GS 160D-601 as the site is within five miles of the bases.

Transportation Assessment

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an analysis, which includes zoning map amendments. Typically, staff does not recommend that a TIA be prepared to establish City zoning for a parcel being annexed.

Zoning Assessment

All surrounding properties are within Onslow County's planning jurisdiction with County zoning designations.

Flight Path Overlay District Assessment

The proposed rezoning site is located within the Flight Path Overlay District (FPOD).

Buffer Assessment

Based on the proposed conditional zoning request, the buffering will meet the requirements of 5.2 Landscaping Standards F. Bufferyard of the City of Jacksonville Unified Development Ordinance, shall only be applicable to the southern property line of the development. Furthermore, the buffer required to be constructed will be Type A 10'width.

Map Amendment Standards

Amending the official zoning map is a matter committed to the legislative discretion of the City Council. In determining whether to adopt or deny a proposed amendment, the City Council shall consider and weigh the relevance of the following factors:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;*

Evaluation:

The proposed rezoning is inconsistent with the CAMA Land Use Plan as it will necessitate an amendment to the plan being that the parcels are presently outside of our planning jurisdiction.

If zoning request is approved, staff is recommending the CAMA Future Land Use Map be updated to classify this property as Regional Commercial (RC).

B. Whether and the extent to which there are changed conditions that require an amendment;

Evaluation:

The proposed CC zoning district is a similar district to Onslow County's Highway Business zone. The proposed CC zoning district allows for a variety of commercial development, such as medium to high-intensity retail, office and heavier commercial uses. Some residential is permissible, but it is more restrictive. For example, multi-family development is required to be setback 350 feet or more from a main roadway.

Staff believes the property is suitable for the types of land uses permitted in the CC zoning district.

C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;

Evaluation:

The proposed zoning will provide opportunities for the Development Team to address the commercial needs of the community.

D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Evaluation:

The surrounding properties are within Onslow County's Jurisdiction and are used for a multitude of uses that include but not limited to residential, educational, religious and commercial purposes.

Staff believes the proposed zoning is compatible with existing zoning in the area.

E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;

Evaluation:

The surrounding properties are within Onslow County's Jurisdiction and are used for a multitude of uses that include but not limited to residential, educational, religious and commercial purposes.

Staff believe the proposed zoning will allow for orderly development and is similar to the existing Onslow County Highway Business zoning.

F. Whether and the extent to which the proposed amendment would encourage premature development;

Evaluation:

Infrastructure including water, sewer and an adequate transportation network will be available to the site.

Staff has found there is an adequate infrastructure network in the area.

G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;

Evaluation:

Rezoning the property to Conditional Corridor Commercial could result in strip or ribbon commercial development, because the properties are not yet developed. Staff has determined the UDO allows strip or ribbon development; however, *5.8.C. General Standards of the UDO* requires some aesthetic variation for Commercial Uses. Specifically, any façade that is visible from a public or private right-of-way must meet certain architectural requirements. Examples of these variations include but are not limited to: vertical accents or focal points, protected and recessed entries, variations in roof form and parapet heights, raised corniced parapets, etc. These requirements, by ordinance, are meant to provide some aesthetic variation. Any proposed strip or ribbon development would be held to these requirements.

H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;

Evaluation:

The surrounding properties are within Onslow County's Jurisdiction and are used for a multitude of uses that include but not limited to residential, educational, religious and commercial purposes. Additionally, the current zoning classification is Conditional Highway Business (HB-CZ).

Staff believes the overall commercial nature of the intersection of Burgaw Highway and Old Maplehurst Road supports the proposed rezoning of this property to CC-C.

I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and

Evaluation:

Based on conversations with the County Tax Assessor, no evidence has been presented to suggest rezoning would adversely affect the property values of the surrounding land.

Staff believes zoning to CC should not have negative effects on the adjacent properties.

J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation:

Staff has not been presented with any evidence to suggest the zoning would adversely impact the natural environment.

Options

1) Approve the Zoning (**STAFF & PLANNING BOARD RECOMMENDED**)

- Pros: Approval of the zoning will create new development opportunities. The CAMA Land Use Plan will be updated to reflect the designation of Regional Commercial.
- Cons: None

2) Deny the Zoning Request.

- Pros: None
- Cons: The zoning will be consistent with the current zoning and also the zoning of the area, denial would appear arbitrary. Due to the recent voluntary annexation request, the City has to establish a City zoning designation should the annexation ordinance be approved.

3) Defer Consideration of the Zoning Request – Provide staff with direction on the specific information the City Council would like to receive.

- Pros: Would allow the property owner, staff and/or adjacent property owners to try and work out any concerns raised, if any.
- Cons: The City has to establish zoning within 60 days for this property due to the recent annexation and it would also delay the development process.



Draft Planning Advisory Board Minutes – February 9, 2026

Agenda Item:	5
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Corner of Burgaw Highway and Old Maplehurst Road – Establishing City Zoning, Conditional Corridor Commercial (CC-C)

Tidewater Associates, Inc., on behalf of Bobby Morton, has submitted a request to establish City zoning on two parcels of land located at 1513 Burgaw Highway and Old Maplehurst Road in conjunction with an annexation application. The parcels neighbor each other and share common ownership. They are both currently zoned Conditional, Highway Business (HB-CZ) under Onslow County. The request is to rezone both parcels to Corridor Commercial (CC). Parcel 1-A is approximately 3.09 acres, tax map ID#: 332-234, while parcel 1-B is 3.67 acres, tax map ID#: 332-232.

Should the properties be annexed into the City Limits (satellite annexation), they would be subject to the City's water and sewer extension policy.

Jennifer Ansell explained that Corridor Commercial (CC) is the closest City zoning classification to the current County zoning. There are differences, but the proposed zoning is the closest match. The rezoning is not consistent with the CAMA Land Use Plan, because the parcel is currently not included in the Land Use Plan. Staff believes that the appropriate future land use, should the property be annexed into the City, is Regional Commercial.

Chase Popkin asked about the surrounding uses.

Jennifer Ansell explained that the predominate surrounding uses are schools, single-family residential and highway business.

Chase Popkin asked about buffers for future development.

Ryan King answered that only perimeter lawn would be required, because the surrounding zoning is not addressed in the City's ordinances.

Jason Houston asked to provide context for the discussion. The conditional zoning with the County spoke to driveway location and turn lanes. There may have been a buffer requirement. The developer needs a sewer permit, and with the current terms and conditions in place between the City and Onwasa, the City may consider annexation. The developer is not opposed to annexation and is completing the process so that the City can make a determination.

Ryan King added that if the annexation petition is denied, the developer can still obtain services via an out of City water/sewer agreement.

Chase Popkin asked if adjoining properties are notified even if they are not City residents.

Ryan King answered that State Statute requires all adjoining properties receive notice, regardless of jurisdiction.

Chase Popkin expressed a concern for the residential lots that will now be located next to commercial development without a buffer.

When asked to explain the basis for staff's recommendation, Ryan King explained that municipal services, such as sewer, is available. The land is also close to corporate limits and other annexed property. This is also a voluntary annexation.

Anthony Prinz observed that the commercial use is not the concern. The concern seems to be the abutting residential and the lack of buffering requirements. To summarize the options that allow the commercial use but also address concerns, the Board could recommend the rezoning with a suggestion that Council also review the current UDO buffering standards for an amendment or request the Applicant apply for a conditional rezoning that specifically addresses buffering at this location.

Jason Houston believed his client would be agreeable to buffering.

Chase Popkin asked Ryan King what type of buffer the UDO would require for a commercial site to abut residential in City limits. Ryan King answered that a Type A, 30' buffer and fence would likely be required in the hypothetical presented. Mr. King suggested a note in the UDO that directs staff to find equivalent zoning in the case of abutting properties outside of Jacksonville's jurisdiction.

Jerry March asked about the timing and if an amendment could be approved prior to the site plan approval.

Ryan King answered that it is possible but not guaranteed; there are too many factors.

Grace Haubrich moved to recommend that City Council approve the zoning map amendment accepting the evaluation found within the staff report based on Findings of Facts A through J being found in the affirmative and to direct staff to amend the CAMA Future Land Use Map. The proposed map amendment is reasonable, however, inconsistent with the CAMA Land Use Plan as it will necessitate an amendment to the plan being that the parcels are presently outside of our planning jurisdiction. Ms. Haubrich included in her motion a recommendation to review buffering standards in the UDO for parcels abutting properties outside of the City's jurisdiction.

Dr. Lesan seconded the motion.

The motion was unanimously approved by the Board Members present.

WORKSHEET FOR REZONING REQUESTS

Applicant: Bobby Morton

Property Location: 1513 Burgaw Highway and Old Maplehurst Road

Tax Map ID: 332-232 and 332-234

Existing zoning designation: Conditional, Highway Business (HB-CZ) – Onslow County

Proposed zoning designation: Conditional Corridor Commercial (CC-C)

Proposed Conditions: The requirements of 5.2 Landscaping Standards F. Bufferyard of the City of Jacksonville Unified Development Ordinance shall only be applicable to the southern property line of the development. Furthermore, the buffer required to be constructed will be Type A 10'width.

REASONABLENESS FINDINGS OF FACT:

A. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
B. There are changed conditions that require an amendment;	Yes	No
C. The proposed amendment addresses a demonstrated community need;	Yes	No
D. The proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;	Yes	No
E. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
F. The proposed amendment would not encourage premature development;	Yes	No
G. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
H. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
I. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
J. The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Yes	No

Attachment

A

GRANTING THE REZONING REQUEST

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J being found in the affirmative and that the rezoning advances the public interest.

DENYING THE REZONING REQUEST

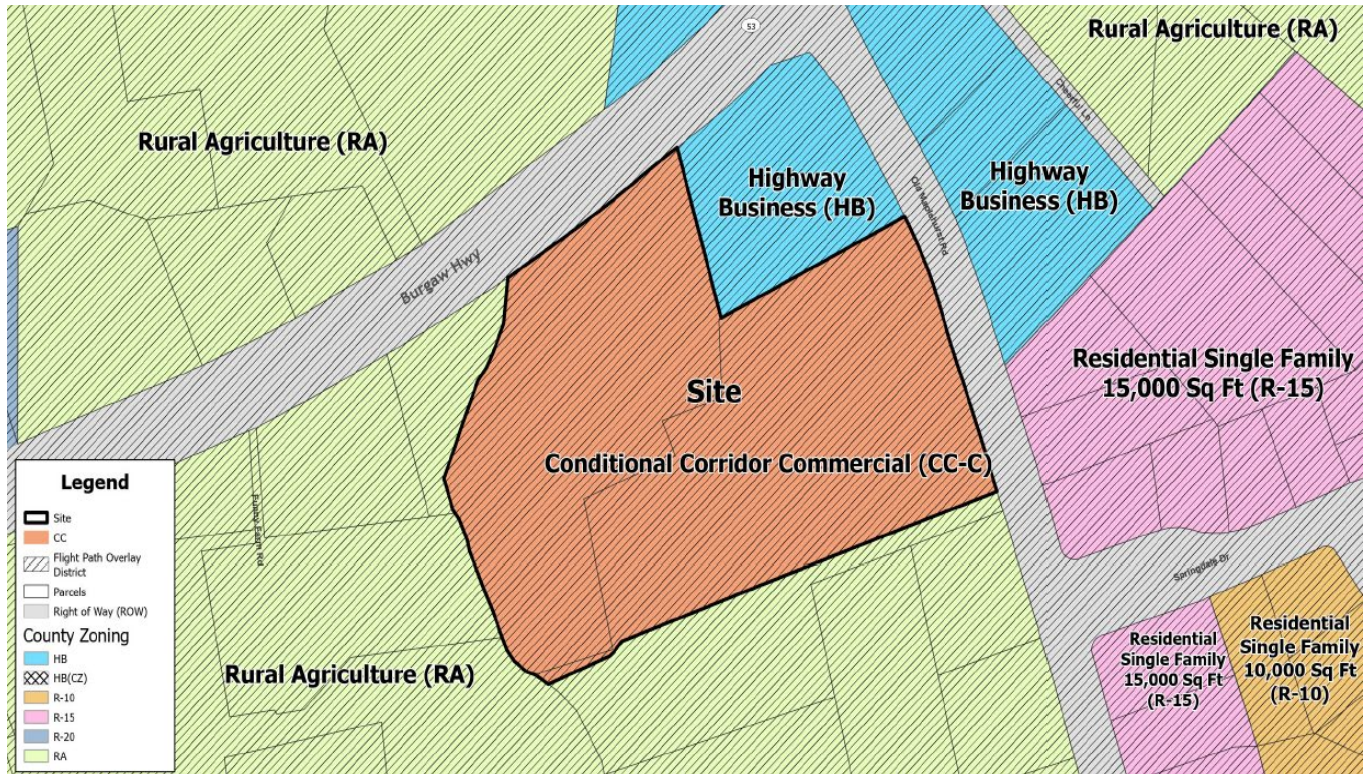
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;
- B. Whether and the extent to which there are changed conditions that require an amendment;
- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- F. Whether and the extent to which the proposed amendment would encourage premature development;
- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;
- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

ORDINANCE (2026-)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Unified Development Ordinance, is hereby amended to reflect the zoning of the subject parcels to Conditional Corridor Commercial (CC-C) as shown on the below map (Tax Map ID: 332-232 and 332-234). Applicant imposed condition(s): The requirements of 5.2 Landscaping Standards F. Bufferyard of the City of Jacksonville Unified Development Ordinance shall only be applicable to the southern property line of the development. Furthermore, the buffer required to be constructed will be Type A 10' width.



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 17th day of February 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

Attachment

B



RECEIVED

FEB 11 2026

DEVELOPMENT PLAN APPLICATION
(Incomplete applications may result in project delay)

Project Name: Stallion CrossingProject #: 2570000008
(Staff will insert)

Please check appropriate project box(es):

☐ Development Agreement \$2,000☐ Subdivisions

- ☐ Exempt Plat \$125
- ☐ Preliminary Plan (Minor) \$150
- ☐ Sketch Plan (major) \$300
- ☐ Preliminary Plan (Major) \$500
- ☐ Sketch & Preliminary Plan (Major) \$600
- ☐ Final Plat \$250
- ☐ Sketch and/or Preliminary Plan Extension \$500
- ☐ Sketch and Preliminary Plan Modification \$300

☐ Site Plans (1st two review are included. Subsequent reviews \$150 each)

- ☐ Type I Site \$1000
- ☐ Type II Site Plan \$1100
- ☐ Special Use Permit/Type III Site Plan* \$1300
- ☐ Site Plan Extension \$250
- ☐ Site Plan Modification \$250
- ☐ Plot Plan*** \$50

☒ Map Amendments☒ Rezoning** \$550☐ TIA (Fee: please see note below)

\$1000 non-refundable scoping fee.

TIA fee will be determined as a result

ALL REVIEW FEES INCLUDE 2 REVIEW CYCLES, EACH ADDITIONAL REVIEW IS \$150

*Includes those seeking a SUP Permit in conjunction with a site plan

**All Conditional Rezoning Applications shall be signed by the property owner(s).

*** Plot plans not associated with a subsequent building permit

ALL of the following information is required in order for your application to be processed:Property Owner's Name: Bobby R MortonAddress: 1212 Decatur Rd, Jacksonville NC 28540Phone Number: 803-673-3191Email Address: raymorton01@gmail.comDeveloper's Name: Bobby R MortonAddress: 1212 Decatur Rd, Jacksonville NC 28540Phone Number: 803-673-3191Email Address: raymorton01@gmail.comSurveyor's Name: Tidewater Associates IncAddress: 306 New Bridge St, Jacksonville NC 28540Phone Number: 910-455-2414Email Address: jedmondson@tidewaterenc.comEngineer's Name: Tidewater Associates Inc

Attachment

C



Address: 306 New Bridge St, Jacksonville NC 28540

Phone Number: 910-455-2414

Email Address: jedmondson@tidewaterenc.com

Architect's Name: NA

Address: NA

Phone Number: NA

Email Address: NA

ePlan Point of contact for this application: Josh Edmondson

Phone Number: 252-393-6101

Email Address: jedmondson@tidewaterenc.com

Project Site Address: 1513 Burgaw Hwy & Old Maplehurst Rd

Map Book/Page #: 70-11

Tax Map & Parcel #: 332-234; 435611552665

Deed Book/Page #: 4315/189

Map Book/Page #: 00NO-Subdiv

Tax Map & Parcel #: 332-232; 435611556605

Deed Book/Page #: 3619/849

If there are more than 2 parcels involved in your project, please attach a separate sheet with all parcel information.

Existing # of lots: 2

Proposed # of lots: 2

Existing & Proposed # of lots: 2

Current Zoning Designation: County - HB(CZ)

Proposed Zoning Designation: CC-C

Existing Sq Ft: NA
(All buildings on site)

Proposed Sq Ft: 42,400
(including canopies, accessory buildings)

Existing & proposed square footage: 42,400

(including canopies, accessory buildings)

City Limits (Yes/No) Circle One

ETJ (Yes/No) Circle One

Electric Utility Provider: Jones Onslow

of Existing Units: 0

of Proposed Units: 26

Average Lot Size: NA

Value of Land: _____

Total Acreage: _____

(Subdivision Only) Please provide a current assessed tax value, contract/purchase price or appraised value
(attach a copy from qualified appraiser)

Proposed Use: Commercial

Existing Use: Vacant

Current Land Use Designation: County - Suburban Growth

Proposed Land Use Designation: RC - Regional Commercial

Applicant's Signature

Date 2-11-26

STALLIONS CROSSING TERMS AND CONDITIONS

The intent of the terms and conditions is to allow for the development of a project that meets the policies, goals and objectives as outlined in the City of Jacksonville's CAMA Land Use Plan and Code of Ordinances.

- 1. The requirements of 5.2 Landscaping Standards F. Bufferyard of the City of Jacksonville Unified Development Ordinance shall only be applicable to the southern property line of the development. Furthermore, the buffer required to be constructed will be Type A 10' ~~30'~~ width.**

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

B. Use Table**Table 4.1.1: Use Table**

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

/ = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
AGRICULTURAL USES																			
Agriculture	Bona Fide Farms within the ETJ	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	A.1
	Livestock	S	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Plant nursery	P	P	/	/	/	/	/	/	/	/	P	/	/	P	P	/	MP	MP
Agricultural Support and Services	Horse stable	P	P	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	A.2
RESIDENTIAL USES																			
Household Living	Dwelling, duplex	/	/	/	/	/	P	P	/	/	/	/	P	/	/	MP	MP	MP	B.1.a
	Dwelling, live/work	/	/	/	/	/	/	P	/	P	P	P	P	P	S	MP	MP	MP	B.1.b
	Dwelling, mansion apartment	/	/	/	/	S	S	S	/	S	S	/	S	/	/	MP	MP	MP	B.1.c
	Dwelling, mobile home	P	P	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	P	/	/	/	/	/	/	/	/	/	B.1.e
	Dwelling, multi-family*	/	/	/	/	/	/	P	/	/	/	/	P	/	/	MP	MP	MP	B.1.f
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	N A	N A	N A	/	P	P	NA	MP	MP	MP	B.1.f
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	/	/	P	P	/	/	MP	MP	MP	B.1.g
	Dwelling, townhouse	/	/	/	/	/	/	P	/	/	/	S	P	/	/	MP	MP	MP	B.1.f
	Dwelling, upper story	/	/	/	/	/	/	P	/	P	P	/	P	P	S	MP	MP	MP	
	Mobile home park or subdivision	S	S	/	/	/	S	/	S	/	/	/	/	/	/	MP	/	/	B.1.h
Group Living	Family Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	B.2.a
	Group home	/	/	/	/	/	S	S	/	/	/	S	S	S	/	MP	MP	MP	B.2.a
	Oxford House Home or Similar	P	P	P	P	/	/	P	/	/	/	/	/	/	/	MP	MP	MP	B.2.b
	Rooming or boarding house	/	/	/	/	/	S	S	/	/	/	/	S	S	/	MP	MP	MP	B.2.c
PUBLIC AND INSTITUTIONAL USES																			
Community Services	Community center*	S	S	S	S	S	S	S	S	P	S	S	P	P	/	MP	MP	MP	
	Cultural facilities*	/	/	/	/	S	S	/	/	P	P	S	P	/	/	MP	MP	MP	
	Library*	S	S	S	S	S	S	S	/	P	P	/	P	P	P	MP	MP	MP	
	Museum*	S	S	S	S	S	S	S	/	P	P	/	P	P	/	MP	MP	MP	

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Senior center*	S	S	S	S	S	S	S	/	P	P	/	P	P	/	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	/	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	/	P	/	/	P	P	/	MP	/	MP	
	School, middle*	P	P	P	P	P	P	/	/	P	/	/	P	P	/	MP	/	MP	
	School, high*	S	S	S	S	S	S	/	/	P	/	/	P	P	/	/	MP	MP	
	Vocation or trade school*	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	
Governmental Facilities	Government maintenance or distribution	S	S	S	S	S	S	S	S	P	S	S	S	P	P	MP	MP	MP	
	Offices*	S	S	S	S	S	S	S	S	P	P	S	S	P	P	MP	MP	MP	
	Post office	/	/	/	/	/	/	S	/	P	P	/	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	Drug/alcohol treatment facility	/	/	/	/	/	/	/	/	S	/	/	S	P	S	/	MP	/	
	Hospital*	/	/	/	/	/	/	/	/	P	/	/	S	P	/	/	MP	MP	C.3.a
	Medical/dental clinic*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	
	Medical treatment facility*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	/	/	S	P	/	P	P	/	P	P	/	MP	MP	MP	
	Auditorium*	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	/	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	/	/	/	/	/	/	/	/	S	/	/	P	P	S	/	MP	/	
	Halfway house	/	/	/	/	/	/	/	/	/	/	/	/	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	C.3.B
	Nursing home*	S	S	/	/	/	/	P	/	P	P	/	P	P	/	MP	MP	MP	
Parks and Open Areas	Religious institution*	S	S	S	S	S	S	P	/	P	P	S	P	P	S	MP	MP	MP	
	Arboretum or garden	P	P	P	P	P	P	P	/	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	/	/	/	/	/	/	S	/	S	P	/	/	MP	MP	/	C.4.a
	Community dock, major	S	S	S	S	S	S	S	S	/	/	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T		
	Marina	/	/	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/		
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP		
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	P	MP	MP	MP		
Public Safety	Correctional facility*	/	/	/	/	/	/	/	/	/	/	/	S	/	S	/	/	/	C.5.a	
	Fire or EMS facility	S	S	S	S	S	S	S	S	P	P	/	P	P	P	MP	MP	MP		
	Police station	S	S	S	S	S	S	S	S	P	P	/	P	P	P	MP	MP	MP		
Transportation	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Helicopter landing facility	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Passenger terminal*	/	/	/	/	/	/	/	/	S	S	/	P	P	P	MP	MP	MP		
	Private landing strip	S	S	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
Utilities	Wireless Eligible Facilities*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	C.6	
	Wireless Telecommunication s Tower*	S	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP		
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	C.7	
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP		
COMMERCIAL USES																				
Adult Establishments	All	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	D.1	
Animal Care	Animal Crematorium	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	MP	D.2	
	Animal Grooming	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP		
	Animal Shelter	/	/	/	/	/	/	/	/	P	S	/	/	P	P	/	MP	MP		
	Kennel, indoor	S	/	/	/	/	/	/	/	P	P	/	/	P	P	/	MP	MP		
	Kennel, outdoor	S	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP		
	Veterinary clinic with outdoor kennel	/	/	/	/	/	/	/	S	/	P	S	/	S	P	P	/	MP		MP
	Veterinary clinic without outdoor kennel	/	/	/	/	/	/	/	S	/	P	S	/	P	P	P	/	MP		MP
Billboards	All	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	D.3	
Eating Establishme nt	Restaurant, with indoor or outdoor seating	/	/	/	/	/	/	S	/	S	P	/	P	P	P	MP	MP	MP	D.4.a	
	Restaurant, with drive-through service	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	MP	MP	D.4.b	
	Specialty eating	/	/	/	/	/	/	/	S	/	P	P	/	P	P	P	MP	MP		MP

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	establishment, with or without drive-through service																		
Offices	Business, financial, professional services*	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	
Murals	All	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	D.5
Parking	Vehicular use area	/	/	/	/	/	/	/	/	P	P	P	P	P	P	MP	MP	MP	D.6.a
	Parking structure	/	/	/	/	/	/	/	/	P	P	/	S	P	P	MP	MP	MP	D.6.b
	Vehicle storage	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	/	
Personal Services Establishment	Financial institution (without drive-through)	/	/	/	/	/	/	/	/	P	P	/	P	P	S	MP	MP	MP	D.7.b
	Financial institution (with drive-through)	/	/	/	/	/	/	/	/	S	S	/	/	P	P	/	MP	MP	
	Funeral home	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	D.7.a
	Laundromat	/	/	/	/	/	/	S	/	P	P	/	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	/	/	/	/	/	/	/	/	/	/	/	/	P	S	/	MP	MP	
	Repair establishment	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	MP	MP	
	Tattoo parlor/piercing establishment	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
	Personal services establishment	/	/	/	/	/	/	/	/	S	P	/	P	P	S	MP	MP	MP	
Recreation/ Entertainment	Arcade	/	/	/	/	/	/	/	/	/	S	/	P	P	/	/	MP	MP	
	Arcade, Adult	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Arena, stadium, or coliseum*	S	S	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	D.8.a
	Athletic field or court*	P	P	P	P	P	P	P	P	P	/	S	P	/	/	MP	MP	MP	D.8.c
	Golf course	P	P	P	P	P	P	P	P	/	/	/	S	S	/	MP	MP	MP	
	Indoor commercial recreation*	/	/	/	/	/	/	/	/	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	/	/	/	/	/	/	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Swimming pool	S	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.8.b
	Theatre, Indoor*	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	/	/	/	/	/	/	/	/	/	S	/	S	S	S	/	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table

P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan / = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Billiard/pool hall (with alcohol sales)	/	/	/	/	/	/	/	/	/	S	/	P	S	S	/	MP	MP	
	Billiard/pool hall (without alcohol sales)	/	/	/	/	/	/	/	/	/	P	/	P	P	P	/	MP	MP	
	Convenience store (without gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	S	S	MP	MP	MP	D.9.a
	Convenience store (with gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	P	P	MP	MP	MP	
	Convenience Store with made-to-order restaurant (with gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	P	S	MP	MP		D.9.a
	Drug store (without drive-through)	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	D.9.b
	Drug store (with drive-through)	/	/	/	/	/	/	/	/	P	S	/	/	P	P	/	MP	MP	
	Flea market	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	MP	MP	
	Gasoline sales	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	D.9.c
	General	/	/	/	/	/	/	/	/	/	S	/	P	P	P	/	MP	MP	
	Grocery store*	/	/	/	/	/	/	/	/	S	S	/	P	P	S	MP	MP	MP	
	Hookah, Vape, Tobacco & Similar Retail Establishments	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	MP	MP	D.9.d
	Liquor store	/	/	/	/	/	/	/	/	S	S	/	P	P	P	/	MP	MP	
	Outdoor Sales (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Shopping center*	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	MP	MP	
Self-Service Storage	All	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	MP	D.10
Vehicles Sales and Services	Automotive sales or rentals	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	D.11.d
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP		D.11.a
	Automotive parts/installation	/	/	/	/	/	/	/	/	/	S	/	S	P	P	/	MP	MP	D.11.b
	Automotive repair and servicing (without painting/bodywork)	/	/	/	/	/	/	/	/	/	S	/	S	P	P	/	MP	MP	D.11.c
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	D.11.e
	Automotive Preservation and	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	D.11.g

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Restoration																		
	Boat and marine rental/sales	/	/	/	/	/	/	/	/	/	/	S	S	P	P	/	MP	/	D.11.f
	Boat repair and servicing	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	
	Recreational vehicle rental/sales	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Taxicab operation	/	/	/	/	/	/	/	/	/	/	/	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
Visitor Accommodations	Bed & breakfast	/	/	/	/	S	P	P	/	P	P	P	P	P	/	MP	MP	MP	D.12.a
	Hotel/motel*	/	/	/	/	/	/	/	/	S	S	/	P	P	/	/	MP	MP	
INDUSTRIAL USES																			
Extractive Industry	All	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.1
Industrial Services	Building, heating, plumbing, or electrical contractor (without outdoor storage)	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	E.2.a
	Building, heating, plumbing, or electrical contractor (with outdoor storage)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	E.2.b
	Concrete / asphalt plant	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	MP	E.2.c
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Flex space	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.2.d
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.2.e
	Machine shop	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	S	S	/	S	P	P	/	MP	MP	
	Research and development	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Develop ment			Additional Standards 4.2.	
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T		
	Tool repair	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP		
Manufacturing & Production	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	E.3.a	
	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/		
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Parcel services (less than 2,500 square feet)	/	/	/	/	/	/	/	/	p	p	/	p	P	P	/	MP	MP	E.4.a	
	Parcel Services (greater than 2,500 square feet)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	MP	MP	E.4.a	
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	E.4.a
Waste-Related Services	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Land application of wastes	S		/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Landfill, construction debris	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	E.5.b	
	Landfill, land clearing and inert debris	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Landfill, sanitary	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.5.c	
	Public convenience center/transfer station	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	E.5.d	
	Recycling and salvage center	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.5.e	
	Recycling drop-off center	S	S	S	S	S	S	S	S	S	P	/	S	P	P	MP	MP	MP	E.5.f	
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.5.g	
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/		
	Waste composting	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/		
Wholesale Sales	All	/	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	E.6

*Subject to Flight Path Overlay (See Section 3.9.F).

Article 3: Zoning districts**SECTION 3.6: Nonresidential and Mixed Use Zoning Districts****Subsection F: Corridor Commercial (CC) District****F. Corridor Commercial (CC) District**

CC Corridor Commercial	Dimensional Standards	
	Lot Size, min. (square feet) [1]	N/A
	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
Purpose	Lot Width, min. (feet)	25
The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	As required per landscaping
	Side Setback, min. (feet)	As required per landscaping
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping (prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Height, max. (feet)	75
[1] Multi-family uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.4).		

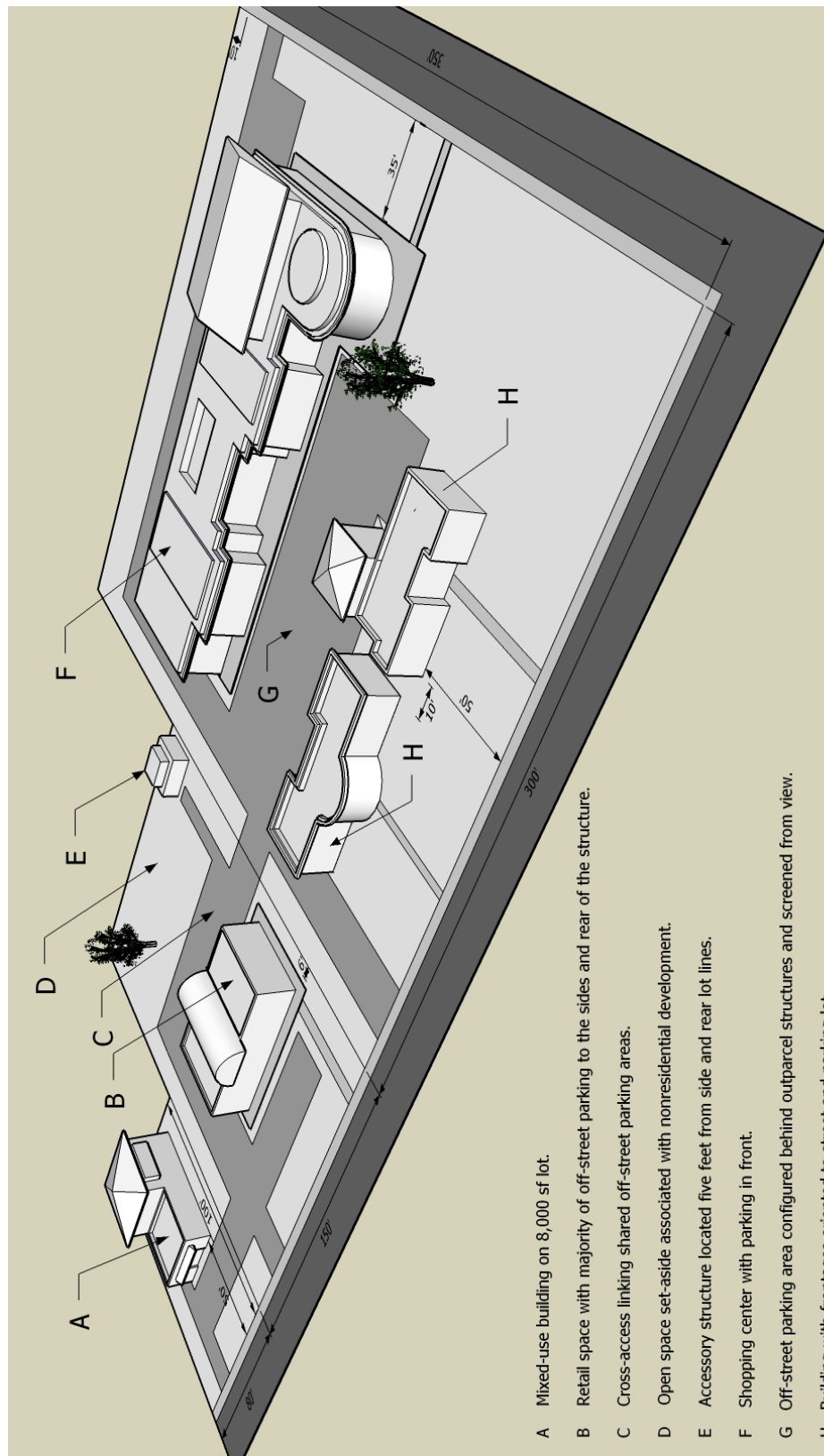
CC Typical Building Form	CC Typical Lot Pattern
	
	

Article 3: Zoning districts

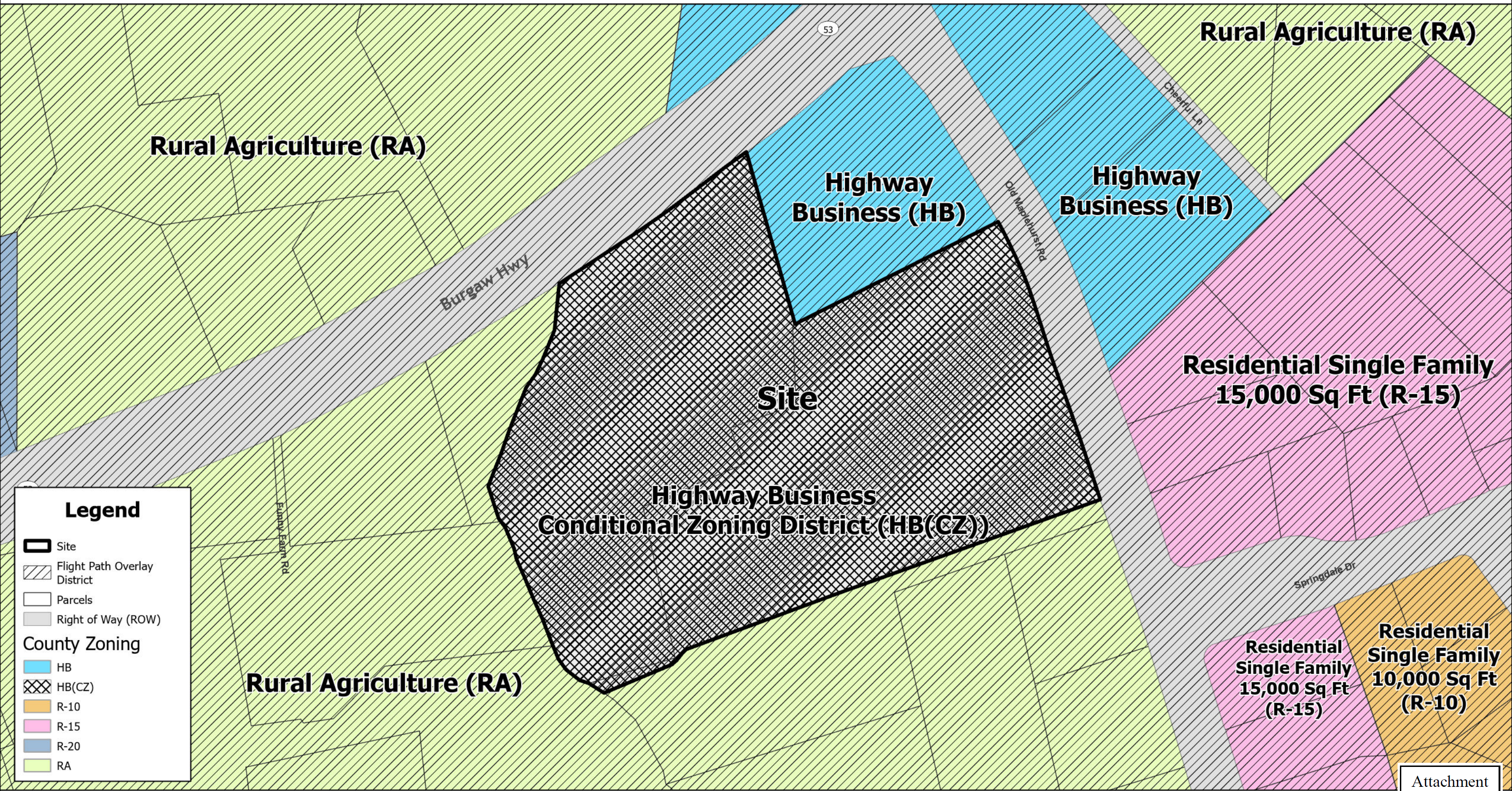
SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection F: Corridor Commercial (CC) District

CC Typical Lot Configuration

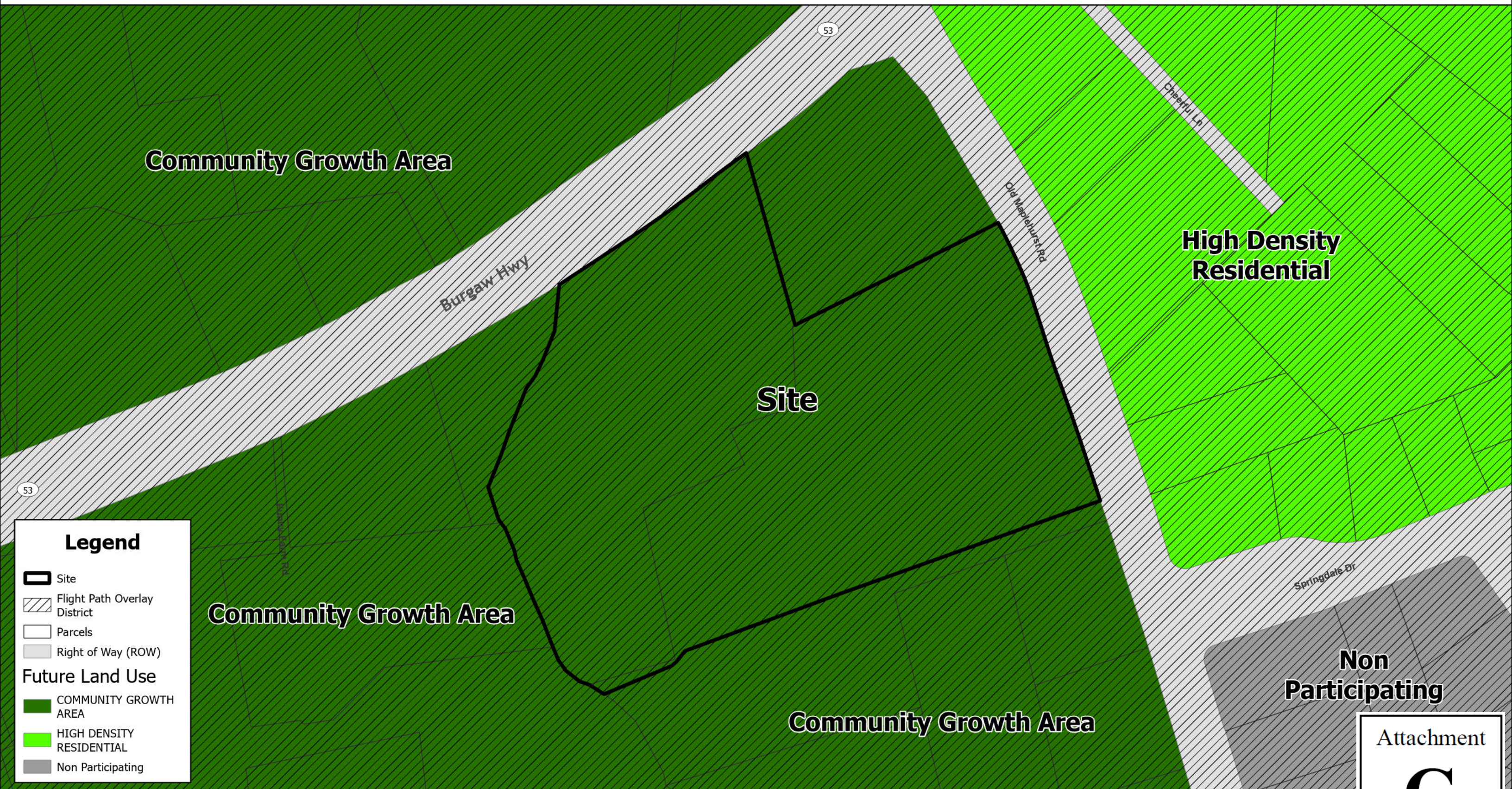


Burgaw Hwy & Old Maplehurst Rd - County Existing Zoning



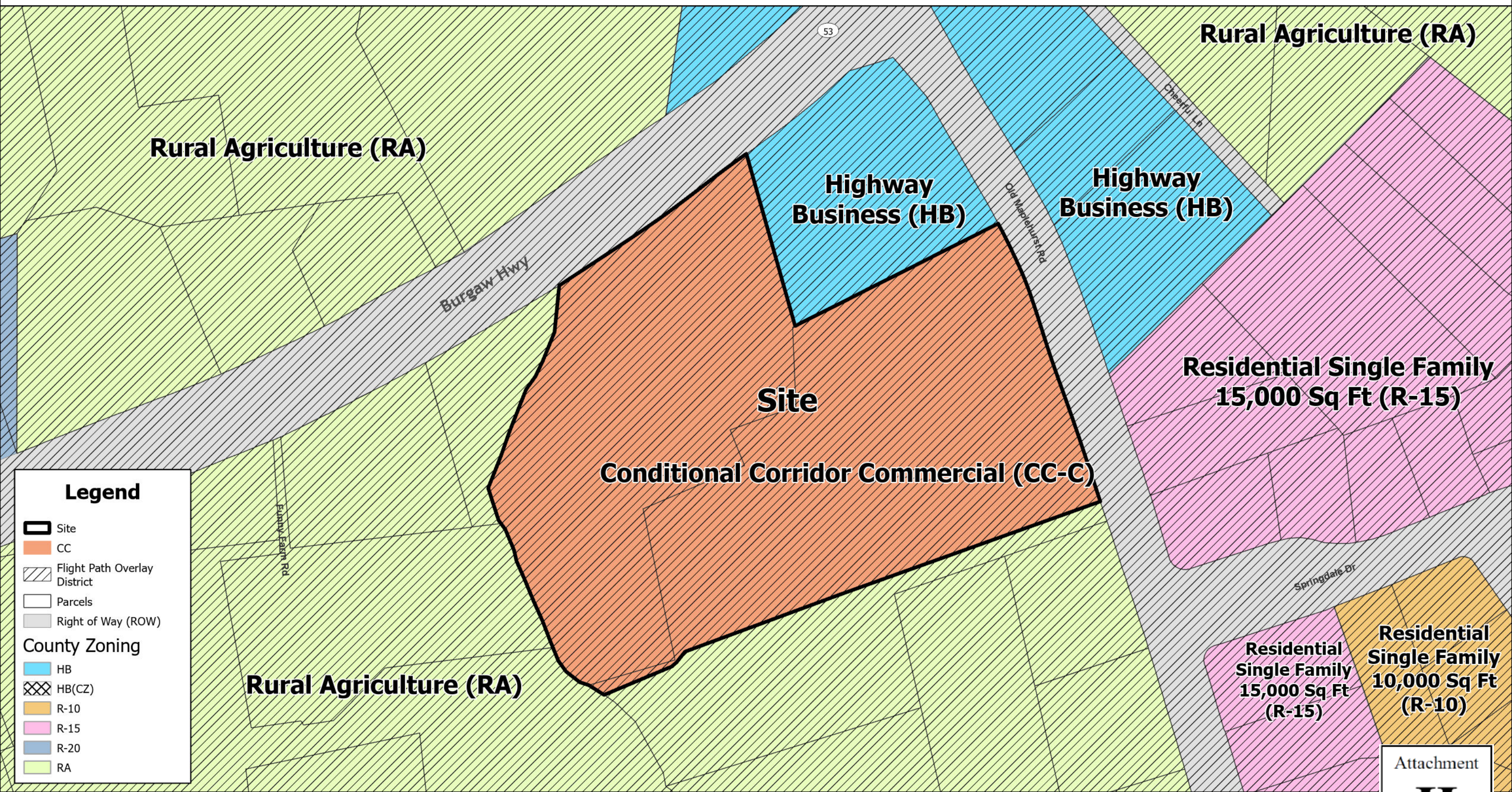
Disclaimer: This map is intended for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. This map should not be used for any legal boundary determinations. Data displayed on this map is collected from various different sources.

Burgaw Hwy & Old Maplehurst Rd - County Future Land Use



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Burgaw Hwy & Old Maplehurst Rd - County to City Proposed Zoning



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Request for City Council Action

Agenda	6
Item:	
Date:	2/17/2026

Subject: Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Corner of Piney Green Road and Carver Drive - Rezoning of 3 Parcels from Residential Single Family 20 (RSF-20) to Corridor Commercial (CC)

Department: Planning & Inspections

Presented by: Ryan King, Director of Planning & Inspections

Presentation: Yes

Issue Statement

Jacksonville Planning staff has initiated this request to rezone three (3) parcels of land located at the intersection of Piney Green Road and Carver Drive. The 3 parcels total 6.78 acres and are currently zoned Residential Single Family 20 (RSF-20). The request is to rezone the property to Corridor Commercial (CC). The owners of the parcels have agreed to this rezoning and the signed applications in support of this official map amendment can be found in Attachments C, D and E.

Financial Impact

None

Action Needed

Conduct Public Hearing

Consideration of the Proposed Request

Recommendation

The Planning Advisory Board and staff recommend that City Council approve the rezoning request based on Findings of Facts A through J being affirmative. The proposed map amendment is reasonable and consistent with the CAMA Land Use Plan.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Applications
- D UDO Table of Uses
- E RSF-20 & CC District Standards
- F Existing Zoning Map
- G Existing CAMA FLU Map
- H Proposed Zoning Map



Staff Report

Agenda Item:	6
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Corner of Piney Green Road and Carver Drive - Rezoning of 3 Parcels from Residential Single Family 20 (RSF-20) to Corridor Commercial (CC)

Introduction

Jacksonville Planning staff has initiated this request to rezone three (3) parcels of land located at the intersection of Piney Green Road and Carver Drive. The 3 parcels total 6.78 acres and are currently zoned Residential Single Family 20 (RSF-20). The request is to rezone to Corridor Commercial (CC).

The property is located within the City Limits Extraterritorial Jurisdiction and would not be subject to the City's water and sewer extension policy, unless annexed.

Procedural History

- December 2025 – Planning staff initiated this rezoning request.
- December 11, 2025 – Representatives from Onslow County signed the map amendment application in support of this rezoning.
- January 5, 2026 – Representatives from Piney Green Volunteer Fire Department Inc., signed the map amendment application in support of this rezoning.
- January 22, 2026 – John & Donna Smith signed the map amendment application in support of this rezoning.
- February 9, 2026 – the Planning Advisory Board recommended approval on this request.
- February 17, 2026 – City Council will conduct a public hearing and consider the rezoning request.

Stakeholders

- Jacksonville Planning Staff – Applicant
- Onslow County – Property Owner
- Piney Green Volunteer Fire Department Inc. – Property Owner
- John & Donna Smith – Property Owner
- Surrounding property owners – In accordance with the North Carolina General Statutes, all adjacent property owners will be notified of the proposed rezoning prior

to the City Council Meeting. In addition, Public Hearing Notifications will both be posted on the property and within the Jacksonville Daily News advertising the public hearing.

- Notification of the public hearing on the rezoning request has been provided to MCB Camp Lejeune and MCAS New River pursuant to NC GS 160D-601 as the site is within five miles of the bases.

Transportation Assessment

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an analysis, which includes zoning map amendments (rezoning). Typically, staff does not recommend that a TIA be prepared with a rezoning, especially since this is a staff-initiated request and incorporates separate parcels that are not currently proposed to be developed.

Zoning Assessment

The parcels proposed for rezoning are located at 2700 and 2720 Piney Green Road and 122 Carver Drive, respectively, all are currently zoned RSF-20 and located within the City's Extraterritorial Jurisdiction (ETJ). Property to the north is undeveloped, zoned Corridor Commercial (CC); two properties to the east across Piney Green Road are undeveloped, and one is an auto repair business, all of which are zoned Corridor Commercial (CC). Two properties to the west are zoned Residential Multi-Family High Density (RMF-HD) and are occupied by residential structures but appear vacant. Three properties to the south across Carver Drive are undeveloped, zoned Residential Multi-Family High Density (RMF-HD), Residential Single-Family 10 (RSF-10) and Corridor Commercial (CC). Additionally, to the south, within Onslow County's zoning jurisdiction, one parcel is occupied by Gus' Warehouse (bar, tavern, night club). Staff is unsure of the specific zoning designation for these three parcels.

Flight Path Overlay District Assessment

The proposed rezoning site is not located within the Flight Path Overlay District (FPOD).

Buffer Assessment

Article 5 Development Standards, Section 5.2 Landscaping Standards specifies the type of buffer that new development shall provide between it and the adjacent property. Should these properties be rezoned, a Type A buffer will be required between the property and those not zoned Corridor Commercial (CC).

Map Amendment Standards

Amending the official zoning map (rezoning) is a matter committed to the legislative discretion of the City Council. In determining whether to adopt or deny a proposed amendment, the City Council shall consider and weigh the relevance of the following factors:

A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;

Evaluation:

The CAMA Future Land Use Plan identifies the three parcels proposed for rezoning as Mixed Use. Property to the north, east and west are also identified as mixed use. Properties to the south across Carver Drive are identified as Conservation and Mixed Use.

The Mixed Use (MX) land use designation is intended for development that blends two or more of the following uses: residential, commercial, cultural and/or institutional. Mixed-use development should allow for greater variety and density, reduce distances between housing, workplaces, retail businesses and other destinations, encourage more compact development, strengthen neighborhood character, and promote pedestrian and bicycle friendly environments.

The proposed rezoning is consistent with CAMA Goal 8, to "Protect critical neighborhood (local business) commercial and regional (highway) commercial corridors and gateways to encourage land use compatibility and improve corridor function and appearance".

The purpose of the Corridor Commercial (CC) zoning district is to accommodate a diverse range of medium to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors.

Staff believes the proposed Corridor Commercial (CC) zoning is an appropriate zoning designation for this property and the CAMA Future Land Use Plan supports the proposed rezoning.

B. Whether and the extent to which there are changed conditions that require an amendment;

Evaluation:

The proposed Corridor Commercial (CC) zoning district allows a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services to the community at large.

Staff believes the property is suitable for the types of land uses permitted in the CC zoning district.

C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;

Evaluation:

The rezoning to CC is better suited for this property than the existing residential single-family classification.

Staff believes the proposed CC zoning is consistent with development in the area.

- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*

Evaluation:

The parcels proposed for rezoning are zoned Residential Single-Family 20 (RSF-20). Surrounding properties are zoned Corridor Commercial (CC) and Residential Multi-Family High Density (RMF-HD) and three (3) properties that are currently within Onslow County's zoning jurisdiction. Staff is unsure of the specific zoning designation for these three parcels.

Staff believes the proposed rezoning is compatible with existing zoning in the area and more appropriate due to the properties' location on Piney Green Road.

- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;*

Evaluation:

The parcels proposed for rezoning are zoned Residential Single-Family 20 (RSF-20). Surrounding properties are zoned Corridor Commercial (CC) and Residential Multi-Family High Density (RMF-HD).

Staff believes the proposed rezoning will allow for orderly development to occur and is consistent with surrounding zoning.

- F. Whether and the extent to which the proposed amendment would encourage premature development;*

Evaluation:

Infrastructure including water, sewer and an adequate transportation network is available to the site.

Staff has found there is adequate infrastructure network in the area.

- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;*

Evaluation:

Rezoning these 3 properties will not result in strip or ribbon commercial development.

Staff has determined the UDO will limit strip or ribbon development based on current development standards.

H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;

Evaluation:

The parcels proposed for rezoning are zoned Residential Single Family 20 (RSF-20). Surrounding properties are zoned Corridor Commercial (CC) and Residential Multi-Family High Density (RMF-HD).

Staff believes the existing CC zoning in the area supports the proposed rezoning of these properties to CC.

I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and

Evaluation:

Based on conversations with the County Tax Assessor, no evidence has been presented to suggest rezoning would adversely affect the property values of the surrounding land.

Staff believes rezoning to CC should not have a negative effect on adjacent property values.

J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation:

The three parcels have already been developed to some degree for many years now.

Staff has not been presented with any evidence to suggest the rezoning would adversely impact the natural environment.

Options

1) Approve the Rezoning (STAFF RECOMMENDED)

- Pros: Approval of the rezoning would allow future development/redevelopment along Piney Green Road.
- Cons: Would render the existing public convenience center/transfer station non-conforming.

2) Deny the Rezoning Request.

- Pros: None
- Cons: None

3) Defer Consideration of the Rezoning Request – Provide staff with direction on the specific information the City Council would like to receive.

- Pros: Would allow the property owner, staff and/or adjacent property owners to try and work out any concerns raised, if any.
- Cons: Public Hearing notices have already been mailed/published/posted.



Draft Planning Advisory Board Minutes – February 9, 2026

Agenda Item:	6
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Corner of Piney Green Road and Carver Drive - Rezoning of 3 Parcels from Residential Single Family 20 (RSF-20) to Corridor Commercial (CC)

Jacksonville Planning staff has initiated this request to rezone three (3) parcels of land located at the intersection of Piney Green Road and Carver Drive. The 3 parcels total 6.78 acres and are currently zoned Residential Single Family 20 (RSF-20). The request is to rezone to Corridor Commercial (CC). The owners of the parcels have agreed to this rezoning and the signed applications in support of this official map amendment. The properties are located within the City Limits Extraterritorial Jurisdiction and would not be subject to the City's water and sewer extension policy, unless annexed.

Ryan King emphasized that State Statute would not allow the City to initiate the rezoning without the consent of all property owners. The existing conditions of the properties are: an Onslow County transfer site, a former volunteer fire department (but no longer in operation) and a small, non-conforming apartment complex.

As a point of clarification, Mr. King noted that the advertisements (the mailed notices, postings at properties and legal advertisement in the local newspaper) are for next week's hearing at City Council's Regularly Scheduled Meeting.

Dr. Lesan asked Ryan King to elaborate on the reason for the request.

Ryan King explained that discussions with Onslow County led to the decision for the government properties to consider a rezoning. Because the City is processing this request, it seemed efficient to rezoning other similarly situated properties in that area to streamline the process.

Dr. Lesan asked if the City could rezone without the property owners' consent. Ryan King explained that the request would not move forward without owner consent.

Anthony Prinz added to the discussion. The County is considering improvements to the site. The current zoning is inconsistent with the current use and proposed future uses.

Grace Haubrich moved to recommend that City Council approve the zoning map amendment accepting the evaluation found within the staff report based on Findings of Facts A through J being found in the affirmative and

given the property owners agreed. Staff is directed to amend the CAMA Future Land Use Map. The proposed map amendment is reasonable, however, inconsistent with the CAMA Land Use Plan as it will necessitate an amendment to the plan being that the parcels are presently outside of our planning jurisdiction n. Dr. Lesan seconded the motion.

The motion was unanimously approved by the Board Members present.

WORKSHEET FOR REZONING REQUESTS

Applicant: City of Jacksonville with Owner Signatures

Property Location: 2700 & 2720 Piney Green Road and 122 Carver Drive

Tax Map ID: 1116-30, 1116-30.1 and 1116-30.2

Existing zoning designation: Residential Single Family 20 (RSF-20)

Proposed zoning designation: Corridor Commercial (CC)

Proposed Conditions: None

REASONABLENESS FINDINGS OF FACT:

A. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
B. There are changed conditions that require an amendment;	Yes	No
C. The proposed amendment addresses a demonstrated community need;	Yes	No
D. The proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;	Yes	No
E. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
F. The proposed amendment would not encourage premature development;	Yes	No
G. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
H. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
I. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
J. The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Yes	No

Attachment

A

GRANTING THE REZONING REQUEST

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J being found in the affirmative and that the rezoning advances the public interest.

DENYING THE REZONING REQUEST

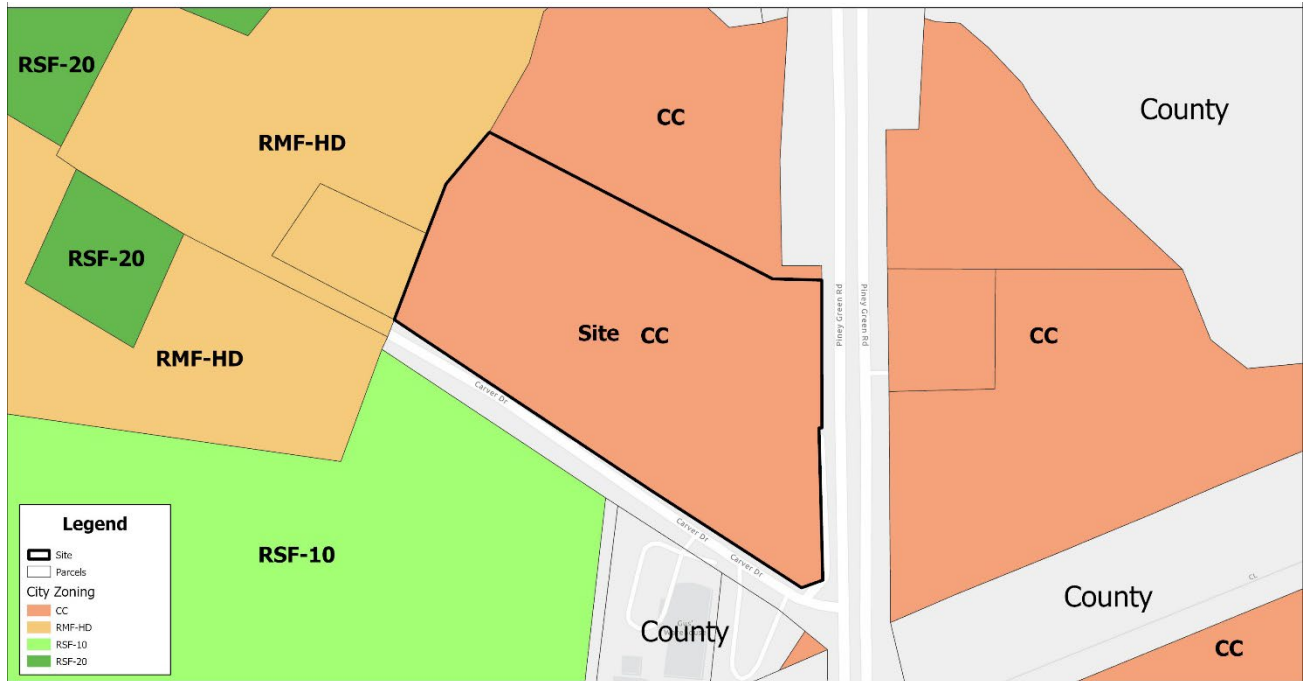
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;
- B. Whether and the extent to which there are changed conditions that require an amendment;
- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- F. Whether and the extent to which the proposed amendment would encourage premature development;
- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;
- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

ORDINANCE (2026-)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Unified Development Ordinance, is hereby amended to reflect the rezoning of the subject parcels to Corridor Commercial (CC) as shown on the below map (Tax Map ID: 1116-30, 1116-30.1 and 1116-30.2)



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 17th day of February 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

Attachment

B

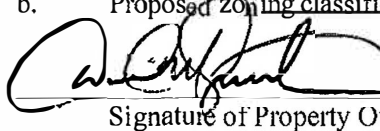


CITY OF JACKSONVILLE
APPLICATION FOR MAP AMENDMENT (REZONING)

☐ Application Fee (\$550.00)

I/we, the undersigned, do hereby make application and/or support and petition the Jacksonville City Council to change the Official Zoning Map of the City of Jacksonville.

1. Owner(s) of property Onslow County
Owner(s) Address 234 NW Corridor Blvd
Owner(s) Phone number _____
2. Description of property to be amended:
 - a. Location description: Carver Drive & Piney Green Road ☐ City Limits ☒ ETJ
 - b. Onslow County Deed Book 460 Page Number 107
 - d. Onslow County Tax Map No. 1116 Tax Parcel(s) 30.2
 - e. Acreage 4.92
 - f. Current use of property Public Convenience Center/Transfer Station
3. Zoning map amendment being sought:
 - a. Current zoning classification of property: Residential Single Family 20 (RSF-20)
 - b. Proposed zoning classification: Corridor Commercial (CC)



Signature of Property Owner

12/11/25

Date

Signature of Property Owner

Date

Signature of Property Owner

Date

*If there are additional property owners, include an additional signature sheet.

Signature for map amendments initiated by City staff:

City Manager or their designee

Date

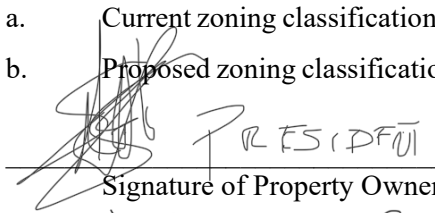
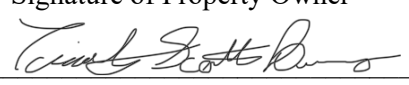


CITY OF JACKSONVILLE
APPLICATION FOR MAP AMENDMENT (REZONING)

☐ Application Fee (\$550.00)

I/we, the undersigned, do hereby make application and/or support and petition the Jacksonville City Council to change the Official Zoning Map of the City of Jacksonville.

1. Owner(s) of property Piney Green Volunteer Fire Department Inc
Owner(s) Address 1105 Rocky Run Road
Owner(s) Phone number _____
2. Description of property to be amended:
 - a. Location description: Carver Drive & Piney Green Road ☐ City Limits ☒ ETJ
 - b. Onslow County Deed Book 3631 Page Number 745
 - d. Onslow County Tax Map No. 1116 Tax Parcel(s) 30.1
 - e. Acreage 1.2
 - f. Current use of property Former Fire Department
3. Zoning map amendment being sought:
 - a. Current zoning classification of property: Residential Single Family 20 (RSF-20)
 - b. Proposed zoning classification: Corridor Commercial (CC)

<u></u> Signature of Property Owner	<u>1/5/26</u> Date
<u></u> Signature of Property Owner	<u>January 5, 2026</u> Date
_____ Signature of Property Owner	_____ Date

*If there are additional property owners, include an additional signature sheet.

Signature for map amendments initiated by City staff:

City Manager or their designee

Date



26-200000001

CITY OF JACKSONVILLE
APPLICATION FOR MAP AMENDMENT (REZONING)

☐ Application Fee (\$550.00) *staff initiated*

I/we, the undersigned, do hereby make application and/or support and petition the Jacksonville City Council to change the Official Zoning Map of the City of Jacksonville.

1. Owner(s) of property John & Donna Smith
Owner(s) Address 240 Webster Lane Jacksonville, NC 28546
Owner(s) Phone number 910-581-4628
2. Description of property to be amended:
 - a. Location description: 2700 Piney Green Road ☐ City Limits ☒ ETJ
 - b. Onslow County Deed Book 3623 Page Number 734
 - d. Onslow County Tax Map No. 1116 Tax Parcel(s) 30
 - e. Acreage .66
 - f. Current use of property Dwelling, multi-family (apartments)
3. Zoning map amendment being sought:
 - a. Current zoning classification of property: Residential Single Family 20 (RSF-20)
 - b. Proposed zoning classification: Corridor Commercial (CC)

John & Donna Smith
Signature of Property Owner

1-22-24
Date

Donna K Smith
Signature of Property Owner

1-22-24
Date

Signature of Property Owner

Date

*If there are additional property owners, include an additional signature sheet.

Signature for map amendments initiated by City staff:

[Signature]
City Manager or their designee

1/23/24
Date

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

B. Use Table**Table 4.1.1: Use Table**

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

/ = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
AGRICULTURAL USES																			
Agriculture	Bona Fide Farms within the ETJ	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	A.1
	Livestock	S	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Plant nursery	P	P	/	/	/	/	/	/	/	/	P	/	/	P	P	/	MP	MP
Agricultural Support and Services	Horse stable	P	P	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	A.2
RESIDENTIAL USES																			
Household Living	Dwelling, duplex	/	/	/	/	/	P	P	/	/	/	/	P	/	/	MP	MP	MP	B.1.a
	Dwelling, live/work	/	/	/	/	/	/	P	/	P	P	P	P	P	S	MP	MP	MP	B.1.b
	Dwelling, mansion apartment	/	/	/	/	S	S	S	/	S	S	/	S	/	/	MP	MP	MP	B.1.c
	Dwelling, mobile home	P	P	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	P	/	/	/	/	/	/	/	/	/	B.1.e
	Dwelling, multi-family*	/	/	/	/	/	/	P	/	/	/	/	P	/	/	MP	MP	MP	B.1.f
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	N A	N A	N A	/	P	P	NA	MP	MP	MP	B.1.f
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	/	/	P	P	/	/	MP	MP	MP	B.1.g
	Dwelling, townhouse	/	/	/	/	/	/	P	/	/	/	S	P	/	/	MP	MP	MP	B.1.f
	Dwelling, upper story	/	/	/	/	/	/	P	/	P	P	/	P	P	S	MP	MP	MP	
	Mobile home park or subdivision	S	S	/	/	/	S	/	S	/	/	/	/	/	/	MP	/	/	B.1.h
Group Living	Family Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	B.2.a
	Group home	/	/	/	/	/	S	S	/	/	/	S	S	S	/	MP	MP	MP	B.2.a
	Oxford House Home or Similar	P	P	P	P	/	/	P	/	/	/	/	/	/	/	MP	MP	MP	B.2.b
	Rooming or boarding house	/	/	/	/	/	S	S	/	/	/	/	S	S	/	MP	MP	MP	B.2.c
PUBLIC AND INSTITUTIONAL USES																			
Community Services	Community center*	S	S	S	S	S	S	S	S	P	S	S	P	P	/	MP	MP	MP	
	Cultural facilities*	/	/	/	/	S	S	/	/	P	P	S	P	/	/	MP	MP	MP	
	Library*	S	S	S	S	S	S	S	/	P	P	/	P	P	P	MP	MP	MP	
	Museum*	S	S	S	S	S	S	S	/	P	P	/	P	P	/	MP	MP	MP	

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Senior center*	S	S	S	S	S	S	S	/	P	P	/	P	P	/	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	/	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	/	P	/	/	P	P	/	MP	/	MP	
	School, middle*	P	P	P	P	P	P	/	/	P	/	/	P	P	/	MP	/	MP	
	School, high*	S	S	S	S	S	S	/	/	P	/	/	P	P	/	/	MP	MP	
	Vocation or trade school*	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	
Government al Facilities	Government maintenance or distribution	S	S	S	S	S	S	S	S	P	S	S	S	P	P	MP	MP	MP	
	Offices*	S	S	S	S	S	S	S	S	P	P	S	S	P	P	MP	MP	MP	
	Post office	/	/	/	/	/	/	S	/	P	P	/	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	Drug/alcohol treatment facility	/	/	/	/	/	/	/	/	S	/	/	S	P	S	/	MP	/	
	Hospital*	/	/	/	/	/	/	/	/	P	/	/	S	P	/	/	MP	MP	C.3.a
	Medical/dental clinic*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	
	Medical treatment facility*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	/	/	S	P	/	P	P	/	P	P	/	MP	MP	MP	
	Auditorium*	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	/	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	/	/	/	/	/	/	/	/	S	/	/	P	P	S	/	MP	/	
	Halfway house	/	/	/	/	/	/	/	/	/	/	/	/	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	C.3.B
	Nursing home*	S	S	/	/	/	/	P	/	P	P	/	P	P	/	MP	MP	MP	
	Religious institution*	S	S	S	S	S	S	P	/	P	P	S	P	P	S	MP	MP	MP	
Parks and Open Areas	Arboretum or garden	P	P	P	P	P	P	P	/	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	/	/	/	/	/	/	S	/	S	P	/	/	MP	MP	/	C.4.a
	Community dock, major	S	S	S	S	S	S	S	S	/	/	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	

ARTICLE 4: USE STANDARDS

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Marina	/	/	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	P	MP	MP	MP	
Public Safety	Correctional facility*	/	/	/	/	/	/	/	/	/	/	/	S	/	S	/	/	/	C.5.a
	Fire or EMS facility	S	S	S	S	S	S	S	S	P	P	/	P	P	P	MP	MP	MP	
	Police station	S	S	S	S	S	S	S	S	P	P	/	P	P	P	MP	MP	MP	
Transportation	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Helicopter landing facility	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Passenger terminal*	/	/	/	/	/	/	/	/	S	S	/	P	P	P	MP	MP	MP	
	Private landing strip	S	S	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
Utilities	Wireless Eligible Facilities*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	C.6
	Wireless Telecommunication s Tower*	S	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP	
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	C.7
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USES																			
Adult Establishments	All	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	D.1
Animal Care	Animal Crematorium	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	MP	D.2
	Animal Grooming	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	
	Animal Shelter	/	/	/	/	/	/	/	/	P	S	/	/	P	P	/	MP	MP	
	Kennel, indoor	S	/	/	/	/	/	/	/	P	P	/	/	P	P	/	MP	MP	
	Kennel, outdoor	S	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
	Veterinary clinic with outdoor kennel	/	/	/	/	/	/	S	/	P	S	/	S	P	P	/	MP	MP	
	Veterinary clinic without outdoor kennel	/	/	/	/	/	/	S	/	P	S	/	P	P	P	/	MP	MP	
Billboards	All	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	D.3
Eating Establishme nt	Restaurant, with indoor or outdoor seating	/	/	/	/	/	/	S	/	S	P	/	P	P	P	MP	MP	MP	D.4.a
	Restaurant, with drive-through service	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	MP	MP	D.4.b
	Specialty eating	/	/	/	/	/	/	S	/	P	P	/	P	P	P	MP	MP	MP	

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	establishment, with or without drive-through service																		
Offices	Business, financial, professional services*	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	
Murals	All	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	D.5
Parking	Vehicular use area	/	/	/	/	/	/	/	/	P	P	P	P	P	P	MP	MP	MP	D.6.a
	Parking structure	/	/	/	/	/	/	/	/	P	P	/	S	P	P	MP	MP	MP	D.6.b
	Vehicle storage	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	/	
Personal Services Establishment	Financial institution (without drive-through)	/	/	/	/	/	/	/	/	P	P	/	P	P	S	MP	MP	MP	D.7.b
	Financial institution (with drive-through)	/	/	/	/	/	/	/	/	S	S	/	/	P	P	/	MP	MP	
	Funeral home	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	D.7.a
	Laundromat	/	/	/	/	/	/	S	/	P	P	/	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	/	/	/	/	/	/	/	/	/	/	/	/	P	S	/	MP	MP	
	Repair establishment	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	MP	MP	
	Tattoo parlor/piercing establishment	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
	Personal services establishment	/	/	/	/	/	/	/	/	S	P	/	P	P	S	MP	MP	MP	
Recreation/Entertainment	Arcade	/	/	/	/	/	/	/	/	/	S	/	P	P	/	/	MP	MP	
	Arcade, Adult	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Arena, stadium, or coliseum*	S	S	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	D.8.a
	Athletic field or court*	P	P	P	P	P	P	P	P	P	/	S	P	/	/	MP	MP	MP	D.8.c
	Golf course	P	P	P	P	P	P	P	P	/	/	/	S	S	/	MP	MP	MP	
	Indoor commercial recreation*	/	/	/	/	/	/	/	/	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	/	/	/	/	/	/	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Swimming pool	S	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.8.b
	Theatre, Indoor*	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	/	/	/	/	/	/	/	/	/	S	/	S	S	S	/	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table

P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan / = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Billiard/pool hall (with alcohol sales)	/	/	/	/	/	/	/	/	/	S	/	P	S	S	/	MP	MP	
	Billiard/pool hall (without alcohol sales)	/	/	/	/	/	/	/	/	/	P	/	P	P	P	/	MP	MP	
	Convenience store (without gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	S	S	MP	MP	MP	D.9.a
	Convenience store (with gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	P	P	MP	MP	MP	
	Convenience Store with made-to-order restaurant (with gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	P	S	MP	MP		D.9.a
	Drug store (without drive-through)	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	D.9.b
	Drug store (with drive-through)	/	/	/	/	/	/	/	/	P	S	/	/	P	P	/	MP	MP	
	Flea market	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	MP	MP	
	Gasoline sales	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	D.9.c
	General	/	/	/	/	/	/	/	/	/	S	/	P	P	P	/	MP	MP	
	Grocery store*	/	/	/	/	/	/	/	/	S	S	/	P	P	S	MP	MP	MP	
	Hookah, Vape, Tobacco & Similar Retail Establishments	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	MP	MP	D.9.d
	Liquor store	/	/	/	/	/	/	/	/	S	S	/	P	P	P	/	MP	MP	
	Outdoor Sales (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Shopping center*	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	MP	MP	
Self-Service Storage	All	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	MP	D.10
Vehicles Sales and Services	Automotive sales or rentals	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	D.11.d
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP		D.11.a
	Automotive parts/installation	/	/	/	/	/	/	/	/	/	S	/	S	P	P	/	MP	MP	D.11.b
	Automotive repair and servicing (without painting/bodywork)	/	/	/	/	/	/	/	/	/	S	/	S	P	P	/	MP	MP	D.11.c
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	D.11.e
	Automotive Preservation and	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	D.11.g

ARTICLE 4: USE STANDARDS

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Restoration																		
	Boat and marine rental/sales	/	/	/	/	/	/	/	/	/	/	S	S	P	P	/	MP	/	D.11.f
	Boat repair and servicing	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	
	Recreational vehicle rental/sales	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Taxicab operation	/	/	/	/	/	/	/	/	/	/	/	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
Visitor Accommodations	Bed & breakfast	/	/	/	/	S	P	P	/	P	P	P	P	P	/	MP	MP	MP	D.12.a
	Hotel/motel*	/	/	/	/	/	/	/	/	S	S	/	P	P	/	/	MP	MP	
INDUSTRIAL USES																			
Extractive Industry	All	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.1
Industrial Services	Building, heating, plumbing, or electrical contractor (without outdoor storage)	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	E.2.a
	Building, heating, plumbing, or electrical contractor (with outdoor storage)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	E.2.b
	Concrete / asphalt plant	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	MP	E.2.c
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Flex space	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.2.d
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.2.e
	Machine shop	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	S	S	/	S	P	P	/	MP	MP	
	Research and development	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	

ARTICLE 4: USE STANDARDS

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Develop ment			Additional Standards 4.2.	
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T		
	Tool repair	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP		
Manufacturing & Production	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	E.3.a	
	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/		
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Parcel services (less than 2,500 square feet)	/	/	/	/	/	/	/	/	p	p	/	p	P	P	/	MP	MP	E.4.a	
	Parcel Services (greater than 2,500 square feet)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	MP	MP	E.4.a	
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	E.4.a
Waste-Related Services	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Land application of wastes	S		/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Landfill, construction debris	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	E.5.b	
	Landfill, land clearing and inert debris	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Landfill, sanitary	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.5.c	
	Public convenience center/transfer station	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	E.5.d	
	Recycling and salvage center	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.5.e	
	Recycling drop-off center	S	S	S	S	S	S	S	S	S	P	/	S	P	P	MP	MP	MP	E.5.f	
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.5.g	
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/		
	Waste composting	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/		
Wholesale Sales	All	/	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	E.6

*Subject to Flight Path Overlay (See Section 3.9.F).

C. Residential Single-Family 20 (RSF-20) District

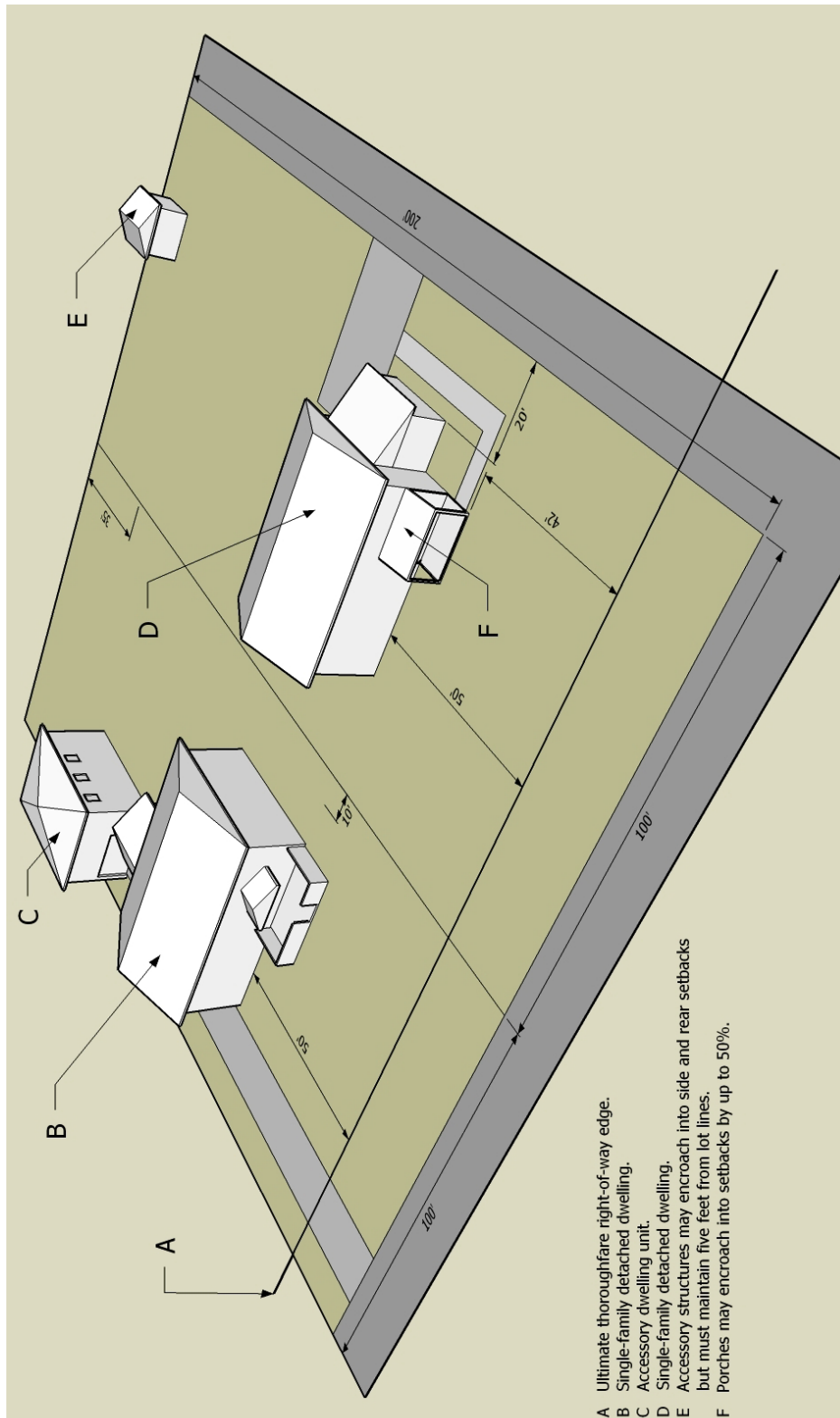
RSF-20 Residential Single-Family 20	Dimensional Standards	
	Number of Dwelling Units per Lot, max.	1 principal
Purpose The RSF-20 district is established to accommodate primarily single-family detached residential development at low densities on lots of 20,000 square feet. District regulations are intended to discourage any use that substantially interferes with the development of single-family detached dwellings or that is detrimental to the quiet residential nature of the district. The district accommodates complementary uses usually found in residential zoning districts such as parks, open space, and minor utilities. Major utilities, religious institutions, and manufactured home parks are allowed subject to a Special Use Permit (see Section 2.3.C).	Lot Size, min. (square feet)	20,000
	Net Density, max. (units/acre)	2.18
	Lot Coverage, max. (% of lot area)	40
	Lot Width, min. (feet)	50; 25 at street
	Front Setback from ROW, min. (feet)	35; 50 from Thoroughfare Streets
	Corner Side Setback, min. (feet)	20; 50 from Thoroughfare Streets
	Side Setback, min. (feet)	10
	Rear Setback, min. (feet)	35
	Accessory Use Setback, min. (feet)	5 (prohibited in front or corner side setbacks)
	Height, max. (feet)	35
RSF-20 Typical Building Form	RSF-20 Typical Lot Pattern	
		

Article 3: Zoning districts

SECTION 3.5: Residential Base Zoning Districts

Subsection C: Residential Single-Family 20 (RSF-20) District

RSF-20 Typical Lot Configuration



Article 3: Zoning districts**SECTION 3.6: Nonresidential and Mixed Use Zoning Districts****Subsection F: Corridor Commercial (CC) District****F. Corridor Commercial (CC) District**

CC Corridor Commercial	Dimensional Standards	
	Lot Size, min. (square feet) [1]	N/A
	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
Purpose	Lot Width, min. (feet)	25
The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	As required per landscaping
	Side Setback, min. (feet)	As required per landscaping
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping (prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Height, max. (feet)	75
[1] Multi-family uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.4).		

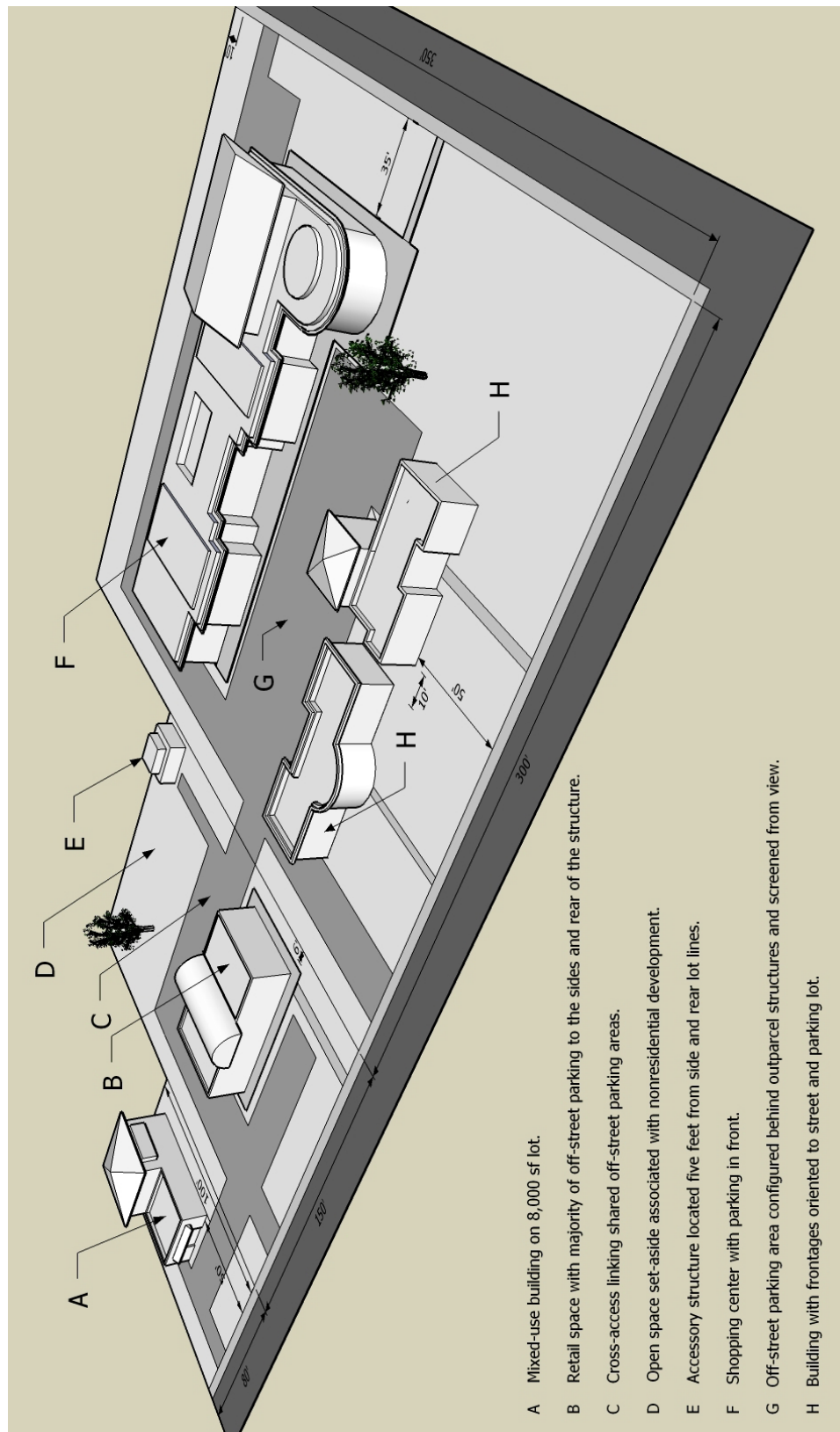
CC Typical Building Form	CC Typical Lot Pattern
	
	

Article 3: Zoning districts

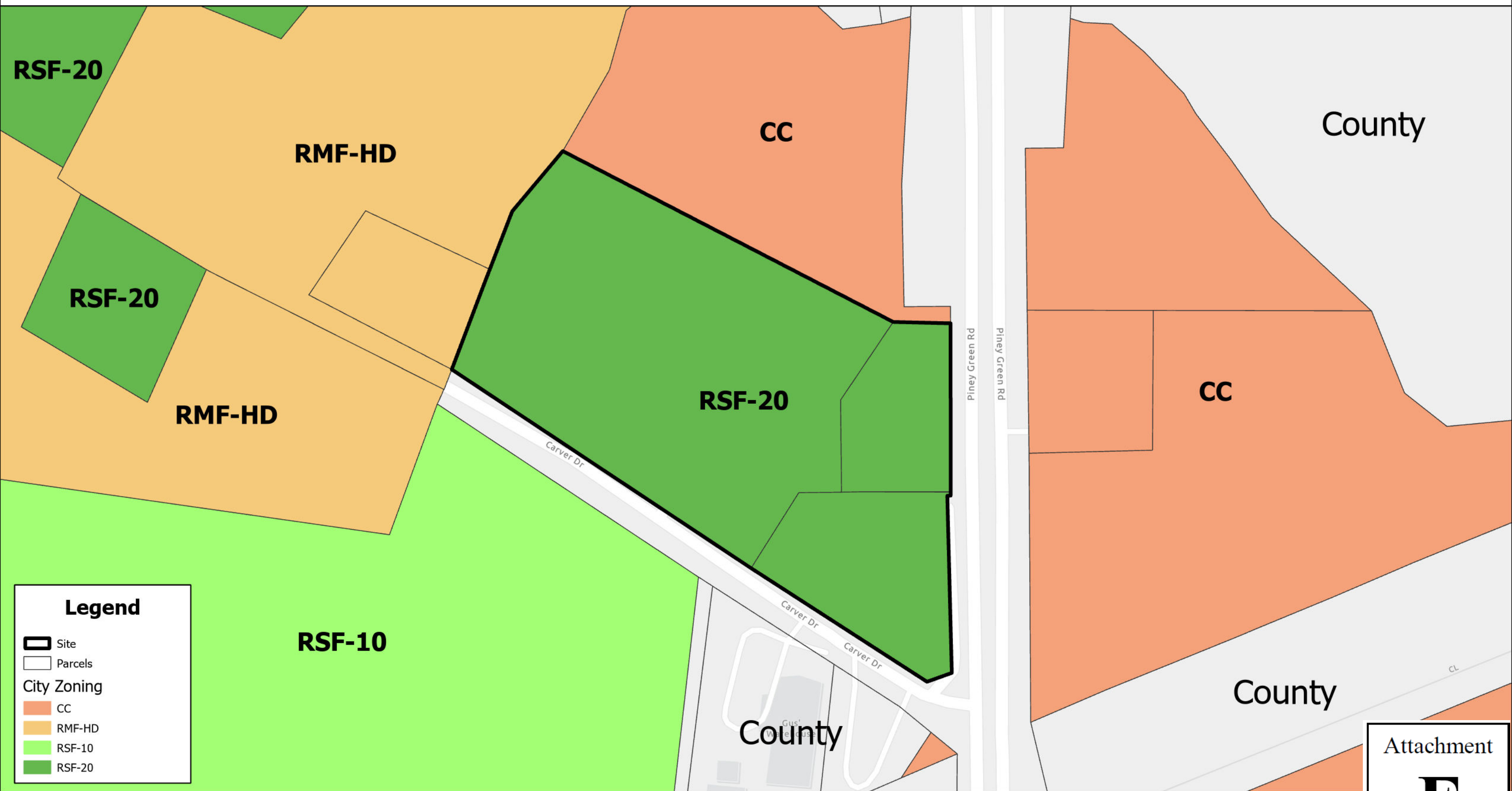
SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection F: Corridor Commercial (CC) District

CC Typical Lot Configuration

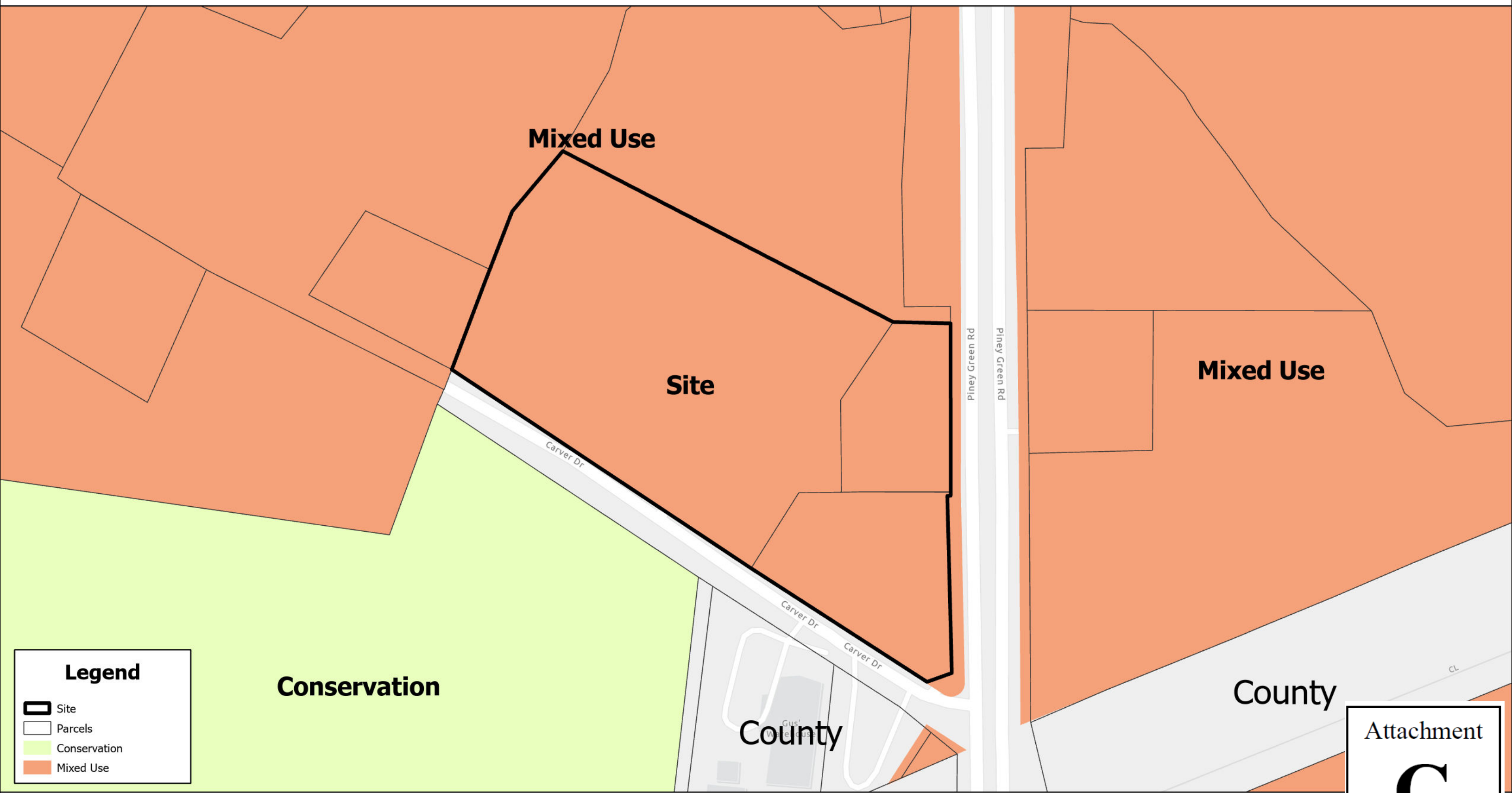


Carver Dr & Piney Green Rd - City Existing Zoning

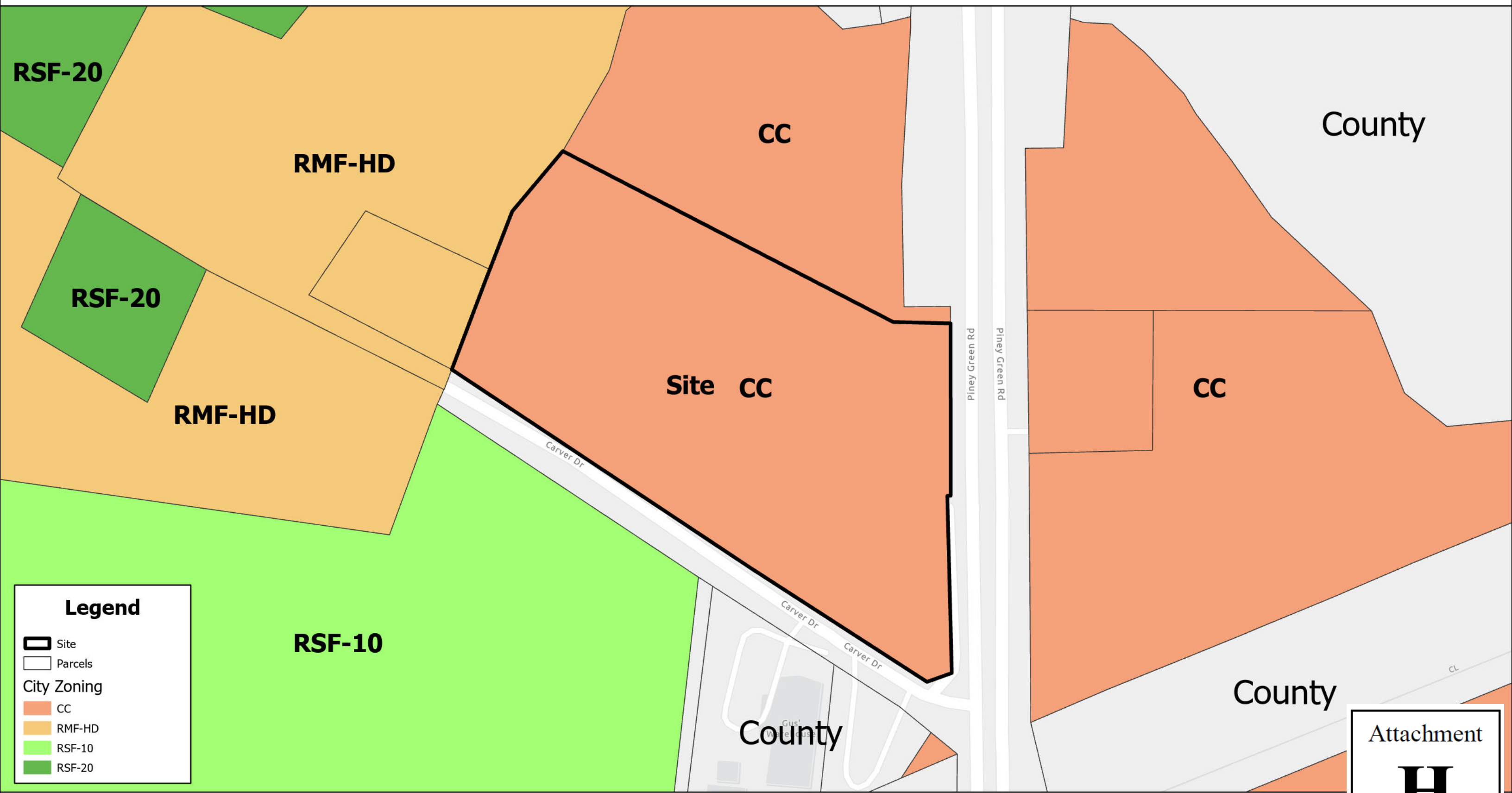


Disclaimer: This map is intended for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. This map should not be used for any legal boundary determinations. Data displayed on this map is collected from various different sources.

Carver Dr & Piney Green Rd - CAMA Land Use



Carver Dr & Piney Green Rd - Proposed Zoning



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Request for City Council Action

Agenda Item:	7
Date:	2/17/2026

Subject: Public Hearing – Satellite Annexation – Blue Creek Road – 169.92 +/- Acres

Department: City Manager's Office

Presented by: Ron Massey, Deputy City Manager

Presentation: Yes

Issue Statement

On behalf of B&M Developers, LLC, Tidewater Associates, has submitted a petition for a voluntary satellite annexation of two tracts of land totaling 169.92 +/- acres that are not contiguous to the current City limit boundaries.

The property is located at 1420 Blue Creek Road.

The developer proposes to build 34 Commercial Businesses and 494 Single Family Homes with an average value of \$357,500 each.

Financial Impact

Costs and Revenues are provided in the detailed Annexation Analysis Total Cost-Benefit Summary attached. The financial analysis shows a positive cash flow over the five-year review period.

Action Needed

Conduct Public Hearing

Consider Annexation Ordinance

Recommendation

Staff recommends that Council adopt the Annexation Ordinance as presented.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Proposed Ordinance
- B Total Cost Benefit Summary
- C Location Map

ORDINANCE (2026-XX)

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF JACKSONVILLE, NORTH CAROLINA**

**B&M DEVELOPERS, LLC – 169.92 +/- ACRES
1420 BLUE CREEK ROAD**

WHEREAS, the City Council has been petitioned under G. S. 160A-58.1, as amended, to annex the area described herein; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of the annexation was held at the Jacksonville City Hall at 5:30 P.M. on the 17th day of February 2026, after due notice of publication on the 7th day of February 2026, and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-58.1, as amended;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described territory is hereby annexed and made a part of the City of Jacksonville effective February 17, 2026:

(Tract 1)

B&M DEVELOPERS, LLC

152.232 +/- ACRES – 1420 BLUE CREEK ROAD

JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NC

A certain Tract of land on the North side of Blue Creek Road (NCSR 1213) located at the intersection with Pony Farm Road (NCSR 1212) and being more particularly described as follows:

Beginning at an Iron Stake found on the Northern Right-of-Way line of Blue Creek Road, said Iron Stake being the Southwest corner of Tract B1 (M.B. 41, Pg. 201) Joe W. Morton Estate. Thence from said "Point and Place of Beginning", and along said Right-of-Way line North 78 degrees 16 minutes 08 seconds West 285.25 feet to a point; Thence North 78 degrees 17 minutes 40 seconds West 600.16 feet to a point; Thence North 78 degrees 12 minutes 07 seconds West 200.04 feet to a point; Thence North 78 degrees 16 minutes 17 seconds West 182.99 feet to a point; Thence North 78 degrees 18 minutes 55 seconds West 410.24 feet to a point; Thence North 78 degrees 36 minutes 21 seconds West 63.87 feet to a point; Thence North 78 degrees 13 minutes 33 seconds West 96.69 feet to a point; Thence North 78 degrees 37 minutes 56 seconds West 108.13 feet to a point; Thence North 78 degrees 26 minutes 03 seconds West 109.90 feet to a point; Thence North 78 degrees 36 minutes 58 seconds West 146.63 feet to a point; Thence North 79 degrees 00 minutes 58 seconds West 64.80 feet to a point; Thence North 79 degrees 30 minutes 06 seconds West 59.93 feet to a point; Thence North 80

Attachment

A

degrees 05 minutes 56 seconds West 59.71 feet to a point; Thence North 83 degrees 06 minutes 46 seconds West 79 .31 feet to a point; Thence North 86 degrees 55 minutes 40 seconds West 83.68 feet to a point; Thence North 89 degrees 46 minutes 12 seconds West 69.92 feet to a point; Thence South 88 degrees 09 minutes 24 seconds West 74.99 feet to a point; Thence South 87 degrees 26 minutes 02 seconds West 61.21 feet to a point; Thence South 87 degrees 02 minutes 02 seconds West 99 .95 feet to a point; Thence South 86 degrees 34 minutes 3 7 seconds West 51.22 feet to a point; Thence North 53 degrees 03 minutes 50 seconds West 127.36 feet to a point on the Eastern Right-of-Way line of Pony Farm Road; Thence along said Right-of-Way line North 15 degrees 37 minutes 06 seconds West 46.58 feet to a point; Thence leaving said Right-of-Way line North 88 degrees 27 minutes 38 seconds East 185.01 feet to an Iron Stake; Thence North 16 degrees 51 minutes 32 seconds East 232.24 feet to a point; Thence North 16 degrees 32 minutes 26 seconds East 282.87 feet to an Iron Stake; Thence North 17 degrees 46 minutes 40 seconds East 114.02 feet to an Iron Pipe; Thence North 16 degrees 45 minutes 39 seconds East 198.53 feet to a Pinched Pipe; Thence North 16 degrees 58 minutes 51 seconds East 129.28 feet an Iron Pipe; Thence North 16 degrees 40 minutes 52 seconds East 183.96 feet to an Iron Stake; Thence North 18 degrees 10 minutes 31 seconds East 403. 7 4 feet to an Iron Stake; Thence North 17 degrees 13 minutes 47 seconds East 267.24 feet to an Axle; Thence North 04 degrees 55 minutes 41 seconds West 325.17 feet to an Iron Stake; Thence North 02 degrees 52 minutes 16 seconds West 37.71 feet to a Pinched Pipe; Thence North 04 degrees 44 minutes 36 seconds West 614.52 feet to an Iron Pipe; Thence North 04 degrees 43 minutes 40 seconds West 1 05.42 feet to an Iron Pipe found on top of bank at run of Branch; Thence with said Branch North 55 degrees 18 minutes 33 seconds East 81.00 feet to a point; Thence North 14 degrees 34 minutes 14 seconds East 96.66 feet to a point; Thence North 34 degrees 16 minutes 31 seconds East 36. 71 feet to a point; Thence South 89 degrees 24 minutes 24 seconds East 68.75 feet to a point; Thence South 75 degrees 08 minutes 34 seconds East 142.26 feet to a point; Thence South 70 degrees 05 minutes 48 seconds East 113.51 feet to a point; Thence South 74 degrees 51 minutes 32 seconds East 147.18 feet to a point; Thence North 56 degrees 16 minutes 27 seconds East 55.62 feet to a point; Thence North 83 degrees 40 minutes 59 seconds East 86.83 feet to a Iron Pipe; Thence North 76 degrees 35 minutes 58 seconds East 156.23 feet to a point; Thence North 72 degrees 07 minutes 16 seconds East 102.62 feet to a point; Thence North 23 degrees 12 minutes 56 seconds East 37.33 feet to a point; Thence North 30 degrees 59 minutes 11 seconds East 299.94 feet to a point; Thence North 31 degrees 22 minutes 22 seconds East 249.96 feet to a point; Thence South 87 degrees 10 minutes 28 seconds East 105.52 feet to a point; Thence South 09 degrees 44 minutes 30 seconds East 25.23 feet to a point; Thence South 61 degrees 24 minutes 52 seconds West 51.04 feet to a point; Thence South 49 degrees 33 minutes 17 seconds East 110.88 feet to a point; Thence leaving said Branch South 12 degrees 17 minutes 25 seconds East 62.32 feet to an Iron Stake; Thence South 12 degrees 02 minutes 42 seconds East 350.03 feet to a point; Thence South 12 degrees 04 minutes 31 seconds East 728.55 feet to an Iron Stake; Thence South 12 degrees 05 minutes 02 seconds East 41.37 feet to an Iron Stake; Thence South 12 degrees 03 minutes 17 seconds East 1973.57 feet to an Iron Stake; Thence South 23 degrees 44 minutes 46 seconds East 572.16 feet to an Iron Stake; Thence South 78 degrees 17 minutes 01 seconds East 124.72 feet to an Iron Stake; Thence South 11 degrees 40 minutes 02 seconds West 330.05 feet to the "Point and Place of Beginning".

Said described tract containing 152.232 acres and being a portion of the property as described in the Deed Book 6390, Page 353, and as shown on Map Book 41, Pg. 241. All bearings are correct and their angular relation to GPS Grid North NAD '83 (2011). All distances are horizontal ground U.S. Survey Feet. Area calculated by the coordinate method.

(Tract 2)
B&M DEVELOPERS, LLC
17.689 +/- ACRES – 1420 BLUE CREEK ROAD
JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NC

A certain Tract of land on the South side of Blue Creek Road (NCSR 1213) located at the intersection with Pony Fann Road (NCSR 1212) and being more particularly described as follows:

Beginning at an Iron Stake found on the Southern Right-of-Way line of Blue Creek Road, said Iron Stake being the Northwest corner of tract described in D.B. 1555, Pg. 786 (Jeffery D. & Donna K. Swinson); Thence from said "Point and Place of Beginning" and leaving said Right-of-Way line South 12 degrees 01 minutes 33 seconds West 389.99 feet to a point in the run of Bridge Branch Creek (As shown on Map Book 59, Page 122); Thence with run of said Bridge Branch Creek South 80 degrees 00 minutes 17 seconds West 63.67 feet to a point; Thence South 17 degrees 46 minutes 30 seconds West 22.79 feet to a point; Thence South 40 degrees 38 minutes 11 seconds West 46.78 feet to a point; Thence South 50 degrees 24 minutes 12 seconds West 23.21 feet to a point; Thence South 11 degrees 20 minutes 25 seconds East 8.59 feet to a point; Thence South 23 degrees 21 minutes 42 seconds West 18.55 feet to a point; Thence South 82 degrees 48 minutes 08 seconds West 17.09 feet to a point; Thence South 11 degrees 36 minutes 15 seconds West 15.54 feet to a point; Thence South 62 degrees 23 minutes 15 seconds West 11.18 feet to a point; Thence North 45 degrees 52 minutes 12 seconds West 13.66 feet to a point; Thence North 80 degrees 01 minutes 30 seconds West 22.87 feet to a point; Thence North 80 degrees 18 minutes 38 seconds West 56.91 feet to a point; Thence North 77 degrees 11 minutes 32 seconds West 50.80 feet to a point; Thence North 74 degrees 40 minutes 02 seconds West 47.89 feet to a point; Thence South 77 degrees 32 minutes 59 seconds West 19.69 feet to a point; Thence South 55 degrees 50 minutes 34 seconds West 119.76 feet to a point; Thence South 34 degrees 21 minutes 58 seconds West 89.81 feet to a point; Thence South 11 degrees 32 minutes 01 seconds West 23.43 feet to a point; Thence South 22 degrees 32 minutes 38 seconds West 19.28 feet to a point; Thence South 3 7 degrees 07 minutes 25 seconds West 28.30 feet to a point; Thence South 45 degrees 58 minutes 39 seconds West 42.47 feet to a point; Thence South 68 degrees 33 minutes 41 seconds West 69.96 feet to a point; Thence South 50 degrees 10 minutes 47 seconds West 19.62 feet to a point; Thence South 78 degrees 53 minutes 15 seconds West 100.08 feet to a point; Thence South 36 degrees 10 minutes 41 seconds West 28.28 feet to a point; Thence South 08 degrees 06 minutes 13 seconds West 21.37 feet to a point; Thence South 77 degrees 24 minutes 26 seconds West 76.89 feet to a point on the Eastern Right-of-Way line of Pony Farm Road; Thence along said Right-of-Way line North 23 degrees 05 minutes 23 seconds West 473.69 feet to a point; Thence North 20 degrees 59 minutes 46 seconds West 162.12 feet to a point; Thence North 16 degrees 29 minutes 57 seconds West 146.81 feet to a point; Thence North 14 degrees 43 minutes 52 seconds West 138.24 feet to a point; Thence North 32 degrees 04 minutes 39 seconds East 116.94 feet to a point on the Southern Right-of-Way line of Blue Creek Road; Thence along said Right-of-Way line North 86 degrees 34 minutes 37 seconds East 30.89 feet to a point; Thence North 87 degrees 02 minutes 02 seconds East 99.50 feet to a point; Thence North 87 degrees 26 minutes 02 seconds East 60.62 feet to a point; Thence North 88 degrees 09 minutes 24 seconds East 73.52 feet to a point; Thence South 89 degrees 46 minutes 12 seconds East 67.35 feet to a point; Thence South 86 degrees 55 minutes 40 seconds East 80.19 feet to a point; Thence South 83 degrees 06 minutes 46 seconds East 75.73 feet to a point; Thence South 80 degrees 05 minutes 56 seconds East 57.82 feet to a point; Thence South 79 degrees 30 minutes 06 seconds East 59.36 feet to a point; Thence South 79 degrees 00 minutes 58 seconds East 64.34 feet to a point; Thence South 78 degrees 36 minutes 58 seconds East 146.32 feet to a point; Thence South 78 degrees 26 minutes 03 seconds East 109.90 feet to a point; Thence South 78 degrees 37 minutes 56

seconds East 108.02 feet to a point; Thence South 78 degrees 13 minutes 33 seconds East 96.67 feet to a point; Thence South 78 degrees 36 minutes 21 seconds East 64.07 feet to the "Point and Place of Beginning".

Said described tract containing 17.689 acres and being a portion of the property as described in Deed Book 6390, Page 353, and as shown on Map Book 41, Pg. 241. All bearings are correct and their angular relation to GPS Grid North NAD '83 (2011). All distances are horizontal ground U.S. Survey Feet. Area calculated by the coordinate method.

Section 2. Upon and after the 17th day of February 2026, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Jacksonville and shall be entitled to the same privileges and benefits as other parts of the City of Jacksonville. Said territory shall be subject to municipal taxes according to G. S. 160A-58.10.

Section 3. The Mayor of the City of Jacksonville shall cause to be recorded in the Office of the Register of Deeds of Onslow County, and in the Office of the Secretary of State, Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

Adopted by the City Council of the City of Jacksonville in regular session this 17th day of February 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I, _____, a Notary Public for the aforesaid State and Onslow County, hereby certify that Rose R. Marshburn personally came before me this date and acknowledged that she is the City Clerk of the City of Jacksonville, a municipal corporation, and that by authority duly given and as the fact of said corporation, the aforementioned instrument was signed in its name by Sammy Phillips, its Mayor, sealed with its corporate seal and attested by herself as its City Clerk.

Notary

My commission expires: _____

City of Jacksonville						
	1420 Blue Creek School Rd					
Completion of project will have 494 single family dwellings and 34 commercial units						
	Fiscal Year*	Fiscal Year*	Fiscal Year*	Fiscal Year*	Fiscal Year*	5 Year
	2027	2028	2029	2030	2031	Total
Section 1: Total Revenues						
Property Taxes	\$114,216	\$235,863	\$357,616	\$479,476	\$751,299	\$1,938,470
Sales Tax	\$30,649	\$64,363	\$98,077	\$131,791	\$200,445	\$525,325
Powell Bill (Gas Tax)	\$4,372	\$9,223	\$14,267	\$19,509	\$27,132	\$74,503
Utility FranchiseTax	\$6,678	\$14,305	\$22,235	\$30,475	\$47,278	\$120,971
Sewer Revenues	\$210,474	\$273,695	\$320,087	\$366,478	\$652,810	\$1,823,544
Solid Waste	\$12,000	\$25,200	\$38,400	\$51,600	\$110,057	\$237,257
Stormwater Revenues	\$6,418	\$13,136	\$19,854	\$26,572	\$33,292	\$99,273
Total Estimated Revenues	\$384,808	\$635,787	\$870,536	\$1,105,902	\$1,822,313	\$4,819,345
Discounted Revenues	\$384,808	\$623,320	\$836,732	\$1,042,116	\$1,683,535	\$4,570,511
Section 2: Total Expenditures						
Police	\$87,022	\$120,365	\$187,082	\$256,420	\$397,796	\$1,048,686
Fire	\$48,221	\$49,185	\$50,169	\$51,172	\$52,195	\$250,941
Sewer	\$57,818	\$58,974	\$60,131	\$61,287	\$62,443	\$300,653
Transportation	\$14,443	\$14,443	\$14,443	\$14,443	\$14,443	\$72,216
Solid Waste	\$14,817	\$24,649	\$33,834	\$43,019	\$100,672	\$216,990
Parks and Recreation	\$12,075	\$25,358	\$38,641	\$51,924	\$78,973	\$206,971
Stormwater	\$2,112	\$4,323	\$6,534	\$8,745	\$10,956	\$32,671
	\$26,943	\$46,311	\$65,746	\$85,248	\$78,952	\$303,201
Total Estimated Expenditures	\$263,451	\$343,609	\$456,580	\$572,258	\$796,431	\$2,096,457
Discounted Expenditures	\$263,451	\$336,872	\$438,850	\$539,251	\$735,779	\$2,314,203
Total Discounted Net Revenues (Expenditures)	\$121,357	\$286,449	\$397,882	\$502,865	\$947,756	\$2,256,308
*Fiscal Year runs from July 1 through June 30 of the year listed.						
Equivalent Police Officers Required	0.668	0.906	1.381	1.856	2.823	2.823
The City's ISO Rating is Class 1 (91.54).						
This annexation's potential affect on this						
Same	-	If New Station is not Built and Manned				
Better	-	If New Station is not Built and Manned				
Worse	x	If New Station is not Built and Manned				

City of Jacksonville Annexation Analysis						
1420 Blue Creek School Rd						
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031	5 Year Total
Revenue Source						
Property Taxes	\$114,216	\$235,863	\$357,616	\$479,476	\$751,299	\$1,938,470
Sales Tax	\$30,649	\$64,363	\$98,077	\$131,791	\$200,445	\$525,325
Powell Bill (Gas Tax)	\$4,372	\$9,223	\$14,267	\$19,509	\$27,132	\$74,503
Utility FranchiseTax	\$6,678	\$14,305	\$22,235	\$30,475	\$47,278	\$120,971
Total Estimated Revenues	\$155,916	\$323,755	\$492,195	\$661,251	\$1,026,153	\$2,659,270

	City of Jacksonville					
1420 Blue Creek School Rd	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031	Total
Section 1: Real Property Calculations						
	\$18,503,440	\$38,165,940	\$57,828,440	\$77,490,940	\$121,530,940	\$313,519,700
Section 2: Personal Property Calculations						
<i>Number of Dwellings</i>	50	105	160	215	327	
<i>Average Number of Cars Per Dwelling</i>	2	2	2	2	2	
<i>Number of Cars</i>	100	210	320	430	654	
<i>Average Value Per Car</i>	\$8,009	\$8,089	\$8,170	\$8,252	\$8,334	
Total Personal Property	\$800,900	\$1,698,709	\$2,614,394	\$3,548,223	\$5,450,565	\$14,112,791
Total Tax Value	\$ 19,304,340	\$ 39,864,649	\$ 60,442,834	\$ 81,039,163	\$ 126,981,505	
Tax Rate per \$100 valuation	0.6000	0.6000	0.6000	0.6000	0.6000	
<i>Total Tax Levy</i>	\$ 115,826	\$ 239,188	\$ 362,657	\$ 486,235	\$ 761,889	
Collection Rate	0.9861	0.9861	0.9861	0.9861	0.9861	
Total Estimated Tax Revenue	\$114,216	\$235,863	\$357,616	\$479,476	\$751,299	\$1,938,470

City of Jacksonville						
	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	
1420 Blue Creek School Rd	2027	2028	2029	2030	2031	Total
Section 1: Sales Tax Calculations						
Sales Tax Revenue Per 1,000 Residents	\$244,216	\$244,216	\$244,216	\$244,216	\$244,216	
Parcel Population	126	264	402	540	821	
Total Sales Tax Revenue	\$30,649	\$64,363	\$98,077	\$131,791	\$200,445	\$525,325
Section 2: Gas Tax Calculations (Powell Bill)						
75% Allocation Based on Per Capita Population						
Per Capita Reimbursement Rate	\$24	\$24	\$25	\$25	\$26	
Parcel population	126	264	402	540	821	
Subtotal for Per Capita	\$2,983	\$6,390	\$9,932	\$13,613	\$21,118	\$54,035
25% Allocation Based on Non-State Street Miles						
Number of Non-State Street Miles	1	2	2	3	3	
Subtotal for Street Miles	\$1,389	\$2,834	\$4,335	\$5,896	\$6,014	\$20,468
Total Gas Tax Calculations	\$4,372	\$9,223	\$14,267	\$19,509	\$27,132	\$74,503
Section 3: Utility Tax Calculations						
Utility Tax Per 1000 Residents	\$53,215	\$54,279	\$55,365	\$56,472	\$57,602	
Parcel Population	126	264	402	540	821	
Total Utility Tax Calculations	\$6,678	\$14,305	\$22,235	\$30,475	\$47,278	\$120,971
Total Revenues	\$41,700	\$87,892	\$134,579	\$181,775	\$274,855	\$720,800

	City of Jacksonville Annexation Analysis					
<u>Section 1: Descriptive Data</u>						
Number of Authorized Sworn Officers	City Population	City Square Mileage	Average Personnel Costs	Average Operating Cost	Average Capital Cost	Total Officer Cost
144	72,867	57.2	\$89,613	\$32,162	\$8,421	\$130,196
<u>Section 2: Ratios</u>						
Average Number of Square Miles Per Sworn Officer	0.40	Jacksonville Actual		0.42	National Standard	
Average Number of People Per Sworn Officer	506.02	Jacksonville Actual		415	National Standard	
Average Number of Calls for Service Per Sworn Officer	539.40	Jacksonville Actual		604.00	National Standard	
Average Number of Commercial Buildings Per Sworn Officer	10.42	Jacksonville Actual		12.70	National Standard	
Average Number of Homes Per Sworn Officer	115.85	Jacksonville Actual		171.50	National Standard	
<u>Section 3: Average Total Cost Per Officer</u>	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	5 Year
	2027	2028	2029	2030	2031	Totals
Average Cost Per Officer	\$130,196	\$132,800	\$135,456	\$138,165	\$140,928	\$677,546
Average Total Cost Per Officer	\$130,196	\$132,800	\$135,456	\$138,165	\$140,928	\$677,546
<u>Section 4: Five-Year Parcel Data</u>	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	
	2027	2028	2029	2030	2031	
Square Mileage	0.266	0.266	0.266	0.266	0.266	
Commercial Buildings	0	0	0	0	10	
Population	126	264	402	540	821	
Complaints	94.13	197.66	301.20	404.74	615.58	
Homes	50	105	160	215	327	
<u>Section 5: Five-Year Cost Projection</u>	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	5 Year
	2027	2028	2029	2030	2031	Totals
Per Square Mile	\$87,022	\$88,762	\$90,538	\$92,348	\$94,195	\$452,866
Per Commercial Building	\$0	\$0	\$0	\$0	\$135,291	\$135,291
Per 1,000 Population	\$32,290	\$69,166	\$107,504	\$147,347	\$228,587	\$584,895
Per # Homes	\$56,193	\$120,365	\$187,082	\$256,420	\$397,796	\$1,017,857
Equivalent Officers Needed	0.668	0.906	1.381	1.856	2.823	2.823

	City of Jacksonville Annexation Analysis				
					2/7/2026
1420 Blue Creek School Rd		Infill Development No Cost	no	no	
Section 1: Descriptive Data					
Number of Fire Stations	City Population	City Square Mileage	Total Department Cost	ISO Max. Sq. Mi. to Service	Square Miles of Annexation Proposal
4	72,867	57.2	\$10,388,750	5	0.266
SCENARIO I	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2027	2028	2029	2030	2031
<i>If VFD present in annexation area, then one of four things can</i>					
a contract with the VFD and allow them continue servicing the area with fire					
Total Cost to City if enter into contract with VFD	\$0	\$0	\$0	\$0	\$0
service of the annexation area with an existing station and pay a portion					
<i>Portion of cost to operate existing station</i>	\$48,221	\$49,185	\$50,169	\$51,172	\$52,195
<i>Portion of the VFD's debt service owed by City</i>	\$0	\$0	\$0	\$0	\$0
Total cost to City if servicing with existing station	\$48,221	\$49,185	\$50,169	\$51,172	\$52,195
3.) The City can take over service of the annexation area with a new station					
<i>Portion of cost to build new station</i>	\$556,174	\$567,297	\$578,643	\$590,216	\$602,020
<i>service owed by City</i>	\$0	\$0	\$0	\$0	\$0
Total cost to City if servicing with new station	\$556,174	\$567,297	\$578,643	\$590,216	\$602,020
4.) No Fire District Tax Exists and the City can					
kind contribution	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
SCENARIO II	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2027	2028	2029	2030	2031
<i>If no VFD in annexation area, then</i>					
1.) The City can take over service of the area with an existing station.					
Total cost to City if servicing with existing station	\$48,221	\$49,185	\$50,169	\$51,172	\$52,195
2.) The City can take over service of the area with a new station.					
Total cost to City if servicing with new station	\$ 556,174	\$ 567,297	\$ 578,643	\$ 590,216	\$ 602,020
TOTAL FIRE COST FOR ANNEXATION	\$ 48,221	\$ 49,185	\$ 50,169	\$ 51,172	\$ 52,195
The City's ISO Rating is Class 1 (91.54).					
This annexation's potential affect on this rating:					
Same		If New Station is not Built and Manned			
Better		If New Station is not Built and Manned			
Worse	x	If New Station is not Built and Manned			

City of Jacksonville Annexation Analysis						
Section 1: Descriptive Data	Cumulative Miles of Line Installed	Size of Meter	Parcel Acreage	County	Average Cost/Sq Mile	Sq Mileage
	3.00	0.62	169.92	3	\$217,770	0.2655
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031	
Section 2: Estimated Operating Expenses						
Average cost for annexation area	\$57,818	\$58,974	\$60,131	\$61,287	\$62,443	
	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	
Section 3: Revenues						
Fixed charges						
apply appropriate rate by meter size	\$23,166	\$48,649	\$74,131	\$99,614	\$151,506	
Volume charges						
volume rate x total per 1,000 gallons x 12 months	\$19,008	\$39,917	\$60,826	\$81,734	\$124,312	
Industrial Surcharges						
BOD Charges	\$0	\$0	\$0	\$0	\$0	
SS Charges	\$0	\$0	\$0	\$0	\$0	
Facility Charge (one time fee)	\$168,300	\$185,130	\$185,130	\$185,130	\$376,992	
Annexation Costs	\$57,818	\$58,974	\$60,131	\$61,287	\$62,443	
Annexation Revenues	\$210,474	\$273,695	\$320,087	\$366,478	\$652,810	
Net Gain (or Loss) from Annexation	152,656	214,721	259,956	305,191	590,367	

[illegible]

City of Jacksonville Annexation Analysis					
					2/7/2026
Section 1: Descriptive Data	Single Dumpster Cost/Year	Single Family Trash Removal Cost/Year	Single Family Residential Revenue per Unit	Single Family Refuse Container	Commercial Unit Trash Removal Cost/Year
	\$3,158	\$167	\$240	\$129	\$167
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031
<u>Section 2: Estimated Yearly Solid Waste Costs</u>					
Single Family Units					
Solid Waste Removal	\$8,350	\$17,535	\$26,720	\$35,905	\$54,609
Refuse Containers	\$6,467	\$7,114	\$7,114	\$7,114	\$14,486
Multi-Family Unit Dumpsters	\$0	\$0	\$0	\$0	\$0
Commercial Units	\$0	\$0	\$0	\$0	\$31,577
TOTAL	\$14,817	\$24,649	\$33,834	\$43,019	\$100,672
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031
<u>Section 3: Revenues</u>					
Fixed charges					
Annual Charge	\$12,000	\$25,200	\$38,400	\$51,600	\$78,480
Annual Charge per Business	\$0	\$0	\$0	\$0	\$31,577
Annexation Costs	\$14,817	\$24,649	\$33,834	\$43,019	\$132,249
Annexation Revenues	\$12,000	\$25,200	\$38,400	\$51,600	\$110,057
Net Gain (or Loss) from Annexation	(2,817)	551	4,566	8,581	(22,192)

	City of Jacksonville Annexation Analysis				
					2/7/2026
Section 1: Descriptive Data	City Population	City Square Mileage	Square Mileage of Annexation Proposal	Parcel Acreage	
	72,867	57.2	0.266	169.92	
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031
Section 2: Parks and Recreational Costs					
Average cost per household per year	\$12,075	\$25,358	\$38,641	\$51,924	\$78,973

	City of Jacksonville Annexation Analysis				
					2/7/2026
Section 1: Descriptive Data	City Population	City Square Mileage	Square Mileage of Annexation Proposal	Parcel Acreage	Annual Residential Fee
	72,867	57.2	0.266	169.92	\$ 60
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031
Section 2: Stormwater Costs					
Residential - Average cost per sq ft (ERU)	\$1,125	\$2,250	\$3,375	\$4,500	\$4,500
Residential - Average cost per sq ft (ERU)	\$987	\$2,073	\$3,159	\$4,245	\$6,457
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031
Fixed charges					
Annual Charge per Home	\$3,000	\$6,300	\$9,600	\$12,900	\$19,620
Annual Charge for streets/sidewalks	\$3,418	\$6,836	\$10,254	\$13,672	\$13,672
Annexation Costs	\$2,112	\$4,323	\$6,534	\$8,745	\$10,956
Annexation Revenues	\$6,418	\$13,136	\$19,854	\$26,572	\$33,292
Net Gain (or Loss) from Annexation	4,306	8,813	13,320	17,828	22,336

City of Jacksonville Annexation Analysis					
					2/7/2026
Section 1: Descriptive Data	City Population	City Square Mileage	Square Mileage of Annexation Proposal	Parcel Acreage	
	72,867	57.2	0.266	169.92	
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031
Section 2: Street Costs					
Miles of Streets Constructed	0.75	1.5	2.25	3	3
Average Cost of LF of Street	\$14,058	\$28,116	\$42,174	\$56,232	\$56,232
Stormwater Fees	\$3,418	\$6,836	\$10,254	\$13,672	\$13,672
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031
Section 3: Street Lighting Costs					
Number of Street Lights Installed	8	16	24	32	32
Average Cost of Street Lighting	\$8,617	\$10,493	\$12,435	\$14,443	\$7,212
	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Fiscal Year 2030	Fiscal Year 2031
Section 4: Mosquito Control					
Residential Average Cost Based On Acreage	\$850	\$867	\$884	\$901	\$918
Commercial Average Cost Based On Acreage	\$0	\$0	\$0	\$0	\$918
Annexation Costs	\$26,943	\$46,311	\$65,746	\$85,248	\$78,952



Request for City Council Action

Agenda Item:	8
Date:	2/17/2026

Subject: Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Establish City Zoning for 169.92 Acres at the Intersection of Blue Creek and Pony Farm Road to Corridor Commercial (CC) and Residential Multifamily – High Density (RMF-HD)

Department: Planning & Inspections

Presented by: Ryan King, Director of Planning & Inspections

Presentation: Yes

Issue Statement

Tidewater Associates, Inc., on behalf of B&M Developers, LLC has requested that a 169.92-acre parcel located at the intersection of Blue Creek School and Pony Farm Road be annexed into the City's corporate limits (satellite annexation). As a result, City Planning Staff is proposing that City Zoning be established per the North Carolina General Statutes and Jacksonville Unified Development Ordinance (UDO). Staff is recommending the parcel be zoned Residential Multi-Family High Density (RMF-HD) (approximately 152.232 acres) and the portion of the property south of Blue Creek Road and east of Pony Farm Road be zoned Corridor Commercial (CC) (approximately 17.689 acres).

Financial Impact

None

Action Needed

Conduct Public Hearing

Consideration of the proposed rezoning request. The Planning Advisory Board recommended that Council deny the zoning map amendment, because they believe that finding of facts D and E should not be in the affirmative.

Recommendation

Staff recommends that City Council approve the zoning map amendment accepting Findings of Facts A through J being affirmative and direct staff to amend the CAMA Future Land Use Map. The proposed map amendment is reasonable.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C UDO Table of Uses
- D RMF-HD & CC District Standards
- E Existing Zoning Map
- F Existing CAMA FLU Map
- G Proposed Zoning Map



Staff Report

Agenda Item:	8
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Establish City Zoning for 169.92 Acres at the Intersection of Blue Creek and Pony Farm Road to Corridor Commercial (CC) and Residential Multifamily – High Density (RMF-HD)

Introduction

Tidewater Associates, Inc., on behalf of B&M Developers, LLC has requested that a 169.92-acre parcel located at the intersection of Blue Creek School and Pony Farm Road be annexed into the City's corporate limits (satellite annexation). As a result, City Planning Staff is proposing that City Zoning be established per the North Carolina General Statutes and Jacksonville Unified Development Ordinance (UDO). City Planning staff is recommending the parcel be zoned Residential Multi-Family High Density (RMF-HD) (approximately 152.232 acres) and the portion of the property south of Blue Creek Road and east of Pony Farm Road be zoned Corridor Commercial (CC) (approximately 17.689 acres).

Should the properties be annexed into the City Limits (satellite annexation), they would be subject to the City's water and sewer extension policy.

Procedural History

- December 30, 2025 – Tidewater Associates, Inc. submitted a voluntary annexation petition and the rezoning request for this parcel.
- February 5, 2026 – City Council had their 1st reading of the proposed annexation request to adopt a resolution and schedule a public hearing for the 2nd reading and consideration of the annexation ordinance.
- February 9, 2026 – The Planning Advisory Board recommended denial of this zoning request.
- February 17, 2026 – City Council will conduct a public hearing and consider the annexation of this property into the City's corporate limits. If the annexation occurs, a subsequent public hearing will be held to considering establishing City zoning for this parcel.

Stakeholders

- B&M Developers, LLC – Applicant/Property Owner
- Tidewater and Associates, Inc. – Surveyor
- Surrounding property owners – In accordance with the North Carolina General Statutes, all adjacent property owners have been notified of the proposed rezoning prior to the City Council Meeting. In addition, Public Hearing Notifications will both

be posted on the property and within the Jacksonville Daily News advertising the public hearing.

- Notification of the public hearing on the rezoning request has been provided to MCB Camp Lejeune and MCAS New River pursuant to NC GS 160D-601 as the site is within five miles of the bases.

Transportation Assessment

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an analysis, which includes zoning map amendments. Typically, staff does not recommend that a TIA be prepared to establish City zoning for a parcel being annexed.

Zoning Assessment

All surrounding properties are within Onslow County's planning jurisdiction with County zoning designations.

Flight Path Overlay District Assessment

The proposed rezoning site is located within the Flight Path Overlay District (FPOD).

Buffer Assessment

Article 5 Development Standards, Section 5.2 Landscaping Standards specifies the type of buffer that new development shall provide between it and the adjacent property. Buffering, if any will be required in accordance with the City's Unified Development Ordinance (UDO).

Map Amendment Standards

Amending the official zoning map is a matter committed to the legislative discretion of the City Council. In determining whether to adopt or deny a proposed amendment, the City Council shall consider and weigh the relevance of the following factors:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;*

Evaluation:

The proposed rezoning is inconsistent with the CAMA Land Use Plan as it will necessitate an amendment to the plan being that the parcels are presently outside of our planning jurisdiction.

If the zoning amendment is approved, staff is recommending the CAMA Future Land Use Map be updated to classify this property as Mixed Use (MX) and High Density Residential (HDR).

- B. Whether and the extent to which there are changed conditions that require an amendment;*

Evaluation:

The proposed CC district is similar to Onslow County's Highway Business zoning; however, the RMF-HD zoning district would allow for higher density residential development than Onslow County's R-15 zoning district.

Staff believes the properties are suitable for the types of land uses permitted in the CC and RMF-HD zoning district due to the size of the tract and future availability of city utilities.

C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;

Evaluation:

The zoning will allow for the development of diverse residential and commercial land uses which continues to be a need for the City of Jacksonville.

D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Evaluation:

All surrounding properties are within Onslow County's Jurisdiction and are primarily used for residential purposes. Additionally, there is a utility substation (electric) adjacent to this property, a religious institution and an auto paint and body shop in the area.

Staff believes the proposed zoning is compatible with existing zoning in the area and future development patterns.

E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;

Evaluation:

The surrounding properties are within Onslow County's Jurisdiction and are primarily used for residential purposes. Additionally, there is a utility substation (electric) adjacent to this property, a religious institution and an auto paint and body shop in the area.

Staff believes the proposed zoning will allow for orderly development with a slightly higher density due to the availability of City sewer. Additionally, the Corridor Commercial is similar to the existing Onslow County Highway Business zoning.

F. Whether and the extent to which the proposed amendment would encourage premature development;

Evaluation:

Infrastructure including water, sewer and an adequate transportation network will be available to the site.

Staff has found there is an adequate infrastructure network in the area.

G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;

Evaluation:

Rezoning the property to Corridor Commercial and Residential Multi-Family High Density (RMF-HD) zoning districts could result in strip or ribbon commercial development, because the properties are not yet developed. Staff has determined the UDO allows strip or ribbon development; however, *5.8.C. General Standards of the UDO* requires some aesthetic variation for Commercial Uses. Specifically, any façade that is visible from a public or private right-of-way must meet certain architectural requirements. Examples of these variations include but are not limited to: vertical accents or focal points, protected and recessed entries, variations in roof form and parapet heights, raised corniced parapets, etc. These requirements, by ordinance, are meant to provide some aesthetic variation. Any proposed strip or ribbon development would be held to these requirements.

H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;

Evaluation:

The surrounding properties are within Onslow County's Jurisdiction and are primarily used for residential purposes. Additionally, there is a utility substation (electric) adjacent to this property, a religious institution and an auto paint and body shop in the area. The parcel proposed for rezoning is currently zoned Community Business (CB) and Residential-15 (R-15) under Onslow County. Surrounding properties are zoned R-15 and Rural Agricultural (RA).

Should the annexation be approved, the City shall establish a City zoning district. Staff believes the existing CB and R-15 zoning in the area supports the proposed rezoning of these properties to CC and RMF-HD.

I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and

Evaluation:

Based on conversations with the County Tax Assessor, no evidence has been presented to suggest rezoning would adversely affect the property values of the surrounding land.

Staff believes zoning to CC and RMF-HD should not have negative effects on the adjacent properties.

J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation:

Staff has not been presented with any evidence to suggest the zoning would adversely impact the natural environment.

Options

1) Approve the Zoning (**STAFF RECOMMENDED**)

- Pros: The City needs to establish a base zoning district should the area be annexed into the City limits. Approval of the zoning will create new growth opportunities for the City of Jacksonville.
- Cons: None

2) Deny the Zoning Request (**Planning Board recommended**).

- Pros: Should the property not be annexed, the zoning request cannot be approved.
- Cons: The City has to establish a City zoning designation should the property be annexed.

3) Defer Consideration of the Zoning Request – Provide staff with direction on the specific information the City Council would like to receive.

- Pros: Would allow the property owner, staff and/or adjacent property owners to try and work out any concerns raised, if any.
- Cons: The City has to establish zoning within 60 days if the property is annexed. Additionally, this would delay final approval of any development plans.



Draft Planning Advisory Board Minutes – February 9, 2026

Agenda Item:	8
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Establish City Zoning for 169.92 acres at the Intersection of Blue Creek and Pony Farm Road to Corridor Commercial (CC) and Residential Multifamily – High Density (RMF-HD)

Tidewater Associates, Inc., on behalf of B&M Developers, LLC has requested that a 169.92-acre parcel located at the intersection of Blue Creek School and Pony Farm Road be annexed into the City's corporate limits (satellite annexation). As a result, City Planning Staff is proposing that City Zoning be established per the North Carolina General Statutes and Jacksonville Unified Development Ordinance (UDO). City Planning staff is recommending the parcel be zoned Residential Multi-Family High Density (RMF-HD) (approximately 152.32 acres) and the portion of the property south of Blue Creek Road and east of Pony Farm Road be zoned Corridor Commercial (CC) (approximately 17.6 acres).

Should the properties be annexed into the City Limits (satellite annexation), they would be subject to the City's water and sewer extension policy.

Ryan King explained that the next two agenda items are for the same parcel. In the event the land is annexed, the City needs to establish base zoning, which is the first item of discussion for the Board.

To address noticing concerns raised earlier in the meeting, Ryan King explained that the notices were provided per the State Statutes. The notices are for Council's public hearing next week. He also noted that staff looks to the County tax records for mailing addresses; if those addresses are not kept up-to-date, direct mailing notices can be lost.

The Blue Creek Road parcel has availability of sewer, which allows more dense development. If the lots required septic tanks, the lots would be larger by necessity.

Homer Spring asked about the County's Future Land Use for the parcel, which designates the property as medium density residential.

Ryan King noted that 3 units per acre is a lower density future land use.

Dr. Lesan asked about the density with sewer versus septic tank.

Ryan King explained that the proposed density is more than doubling. He also reminded the Board that base zoning is important as it provides density limits for the proposed Planned Development District (rezoning).

Homer Spring noted that even though sewer may be available that does not mean the area is compatible with the idea. Some residents in the area may push back.

Dr. Lesan asked about the potential strain to city services.

Ryan King explained that the City Manager's Office conducts that evaluation through discussions with department heads in conjunction with the annexation report.

Dr. Lesan expressed a concern for additional traffic on a roadway that already seems strained.

Anthony Prinz added that due to development costs, higher density allowances help make projects more feasible. From a planning perspective, it is best to direct density towards the infrastructure that can support it. This property is close to an intersection, has water/sewer availability and could help increase housing availability. The Onslow County's Future Land Use Plan indicates that some of this property is designated as "community growth."

Ryan King added that some of the land in this parcel already has commercial zoning.

Board members discussed whether a lower density designation is more appropriate.

Ryan King emphasized that the zoning base does matter. If annexation occurs but the Planned Development is not approved, the base zoning will control. If the Planned Development is approved, the base zoning will be an important factor in determining the maximum density.

Homer Spring made a motion to deny the map amendment, based on findings of fact d and e being in the negative and all others being affirmed. Dr. Lesan seconded the motion.

The motion was unanimously approved by the Board Members present.

WORKSHEET FOR REZONING REQUESTS

Applicant: City of Jacksonville (due to annexation petition)

Property Location: 1420 Blue Creek Road

Tax Map ID: 332-82

Existing zoning designation: Residential-15 (R-15) and Community Business (CB) under Onslow County

Proposed zoning designation: Residential Multi-Family High Density (RMF-HD) and Corridor Commercial (CC)

Proposed Conditions: None

REASONABLENESS FINDINGS OF FACT:

A. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
B. There are changed conditions that require an amendment;	Yes	No
C. The proposed amendment addresses a demonstrated community need;	Yes	No
D. The proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;	Yes	No
E. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
F. The proposed amendment would not encourage premature development;	Yes	No
G. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
H. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
I. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
J. The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Yes	No

Attachment

A

GRANTING THE REZONING REQUEST

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J being found in the affirmative and that the rezoning advances the public interest.

DENYING THE REZONING REQUEST

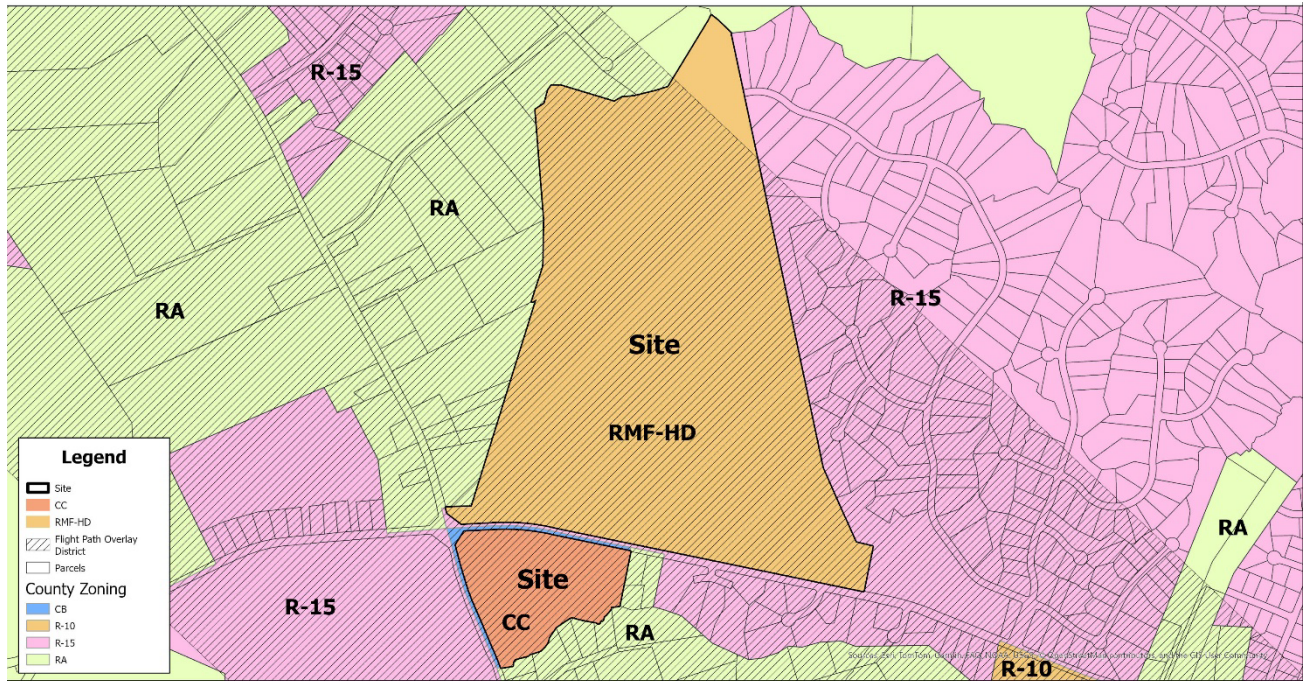
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;
- B. Whether and the extent to which there are changed conditions that require an amendment;
- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- F. Whether and the extent to which the proposed amendment would encourage premature development;
- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;
- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

ORDINANCE (2026-)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Unified Development Ordinance, is hereby amended to reflect the rezoning of the subject parcels to Residential Multi-Family High Density (RMF-HD) and Corridor Commercial (CC) as shown on the below map (Tax Map ID: 332-82)



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 17th day of February 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

Attachment

B

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

B. Use Table**Table 4.1.1: Use Table**

P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan / = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
AGRICULTURAL USES																			
Agriculture	Bona Fide Farms within the ETJ	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	A.1
	Livestock	S	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Plant nursery	P	P	/	/	/	/	/	/	/	/	P	/	/	P	P	/	MP	MP
Agricultural Support and Services	Horse stable	P	P	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	A.2
RESIDENTIAL USES																			
Household Living	Dwelling, duplex	/	/	/	/	/	P	P	/	/	/	/	P	/	/	MP	MP	MP	B.1.a
	Dwelling, live/work	/	/	/	/	/	/	P	/	P	P	P	P	P	S	MP	MP	MP	B.1.b
	Dwelling, mansion apartment	/	/	/	/	S	S	S	/	S	S	/	S	/	/	MP	MP	MP	B.1.c
	Dwelling, mobile home	P	P	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	P	/	/	/	/	/	/	/	/	/	B.1.e
	Dwelling, multi-family*	/	/	/	/	/	/	P	/	/	/	/	P	/	/	MP	MP	MP	B.1.f
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	NA	NA	NA	/	P	P	NA	MP	MP	MP	B.1.f
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	/	/	P	P	/	/	MP	MP	MP	B.1.g
	Dwelling, townhouse	/	/	/	/	/	/	P	/	/	/	S	P	/	/	MP	MP	MP	B.1.f
	Dwelling, upper story	/	/	/	/	/	/	P	/	P	P	/	P	P	S	MP	MP	MP	
	Mobile home park or subdivision	S	S	/	/	/	S	/	S	/	/	/	/	/	/	MP	/	/	B.1.h
Group Living	Family Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	B.2.a
	Group home	/	/	/	/	/	S	S	/	/	/	S	S	S	/	MP	MP	MP	B.2.a
	Oxford House Home or Similar	P	P	P	P	/	/	P	/	/	/	/	/	/	/	MP	MP	MP	B.2.b
	Rooming or boarding house	/	/	/	/	/	S	S	/	/	/	/	S	S	/	MP	MP	MP	B.2.c
PUBLIC AND INSTITUTIONAL USES																			
Community Services	Community center*	S	S	S	S	S	S	S	S	P	S	S	P	P	/	MP	MP	MP	
	Cultural facilities*	/	/	/	/	S	S	/	/	P	P	S	P	/	/	MP	MP	MP	
	Library*	S	S	S	S	S	S	S	/	P	P	/	P	P	P	MP	MP	MP	
	Museum*	S	S	S	S	S	S	S	/	P	P	/	P	P	/	MP	MP	MP	

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Senior center*	S	S	S	S	S	S	S	/	P	P	/	P	P	/	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	/	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	/	P	/	/	P	P	/	MP	/	MP	
	School, middle*	P	P	P	P	P	P	/	/	P	/	/	P	P	/	MP	/	MP	
	School, high*	S	S	S	S	S	S	/	/	P	/	/	P	P	/	/	MP	MP	
	Vocation or trade school*	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	
Government al Facilities	Government maintenance or distribution	S	S	S	S	S	S	S	S	P	S	S	S	P	P	MP	MP	MP	
	Offices*	S	S	S	S	S	S	S	S	P	P	S	S	P	P	MP	MP	MP	
	Post office	/	/	/	/	/	/	S	/	P	P	/	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	Drug/alcohol treatment facility	/	/	/	/	/	/	/	/	S	/	/	S	P	S	/	MP	/	
	Hospital*	/	/	/	/	/	/	/	/	P	/	/	S	P	/	/	MP	MP	C.3.a
	Medical/dental clinic*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	
	Medical treatment facility*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	/	/	S	P	/	P	P	/	P	P	/	MP	MP	MP	
	Auditorium*	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	/	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	/	/	/	/	/	/	/	/	S	/	/	P	P	S	/	MP	/	
	Halfway house	/	/	/	/	/	/	/	/	/	/	/	/	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	C.3.B
	Nursing home*	S	S	/	/	/	/	P	/	P	P	/	P	P	/	MP	MP	MP	
	Religious institution*	S	S	S	S	S	S	P	/	P	P	S	P	P	S	MP	MP	MP	
Parks and Open Areas	Arboretum or garden	P	P	P	P	P	P	P	/	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	/	/	/	/	/	/	S	/	S	P	/	/	MP	MP	/	C.4.a
	Community dock, major	S	S	S	S	S	S	S	S	/	/	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	

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	Marina	/	/	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	P	MP	MP	MP	
Public Safety	Correctional facility*	/	/	/	/	/	/	/	/	/	/	/	S	/	S	/	/	/	C.5.a
	Fire or EMS facility	S	S	S	S	S	S	S	S	P	P	/	P	P	P	MP	MP	MP	
	Police station	S	S	S	S	S	S	S	S	P	P	/	P	P	P	MP	MP	MP	
Transportation	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Helicopter landing facility	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Passenger terminal*	/	/	/	/	/	/	/	/	S	S	/	P	P	P	MP	MP	MP	
	Private landing strip	S	S	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
Utilities	Wireless Eligible Facilities*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	C.6
	Wireless Telecommunication s Tower*	S	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP	
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	C.7
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USES																			
Adult Establishments	All	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	D.1
Animal Care	Animal Crematorium	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	MP	D.2
	Animal Grooming	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	
	Animal Shelter	/	/	/	/	/	/	/	/	P	S	/	/	P	P	/	MP	MP	
	Kennel, indoor	S	/	/	/	/	/	/	/	P	P	/	/	P	P	/	MP	MP	
	Kennel, outdoor	S	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
	Veterinary clinic with outdoor kennel	/	/	/	/	/	/	S	/	P	S	/	S	P	P	/	MP	MP	
	Veterinary clinic without outdoor kennel	/	/	/	/	/	/	S	/	P	S	/	P	P	P	/	MP	MP	
Billboards	All	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	D.3
Eating Establishme nt	Restaurant, with indoor or outdoor seating	/	/	/	/	/	/	S	/	S	P	/	P	P	P	MP	MP	MP	D.4.a
	Restaurant, with drive-through service	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	MP	MP	D.4.b
	Specialty eating	/	/	/	/	/	/	S	/	P	P	/	P	P	P	MP	MP	MP	

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	establishment, with or without drive-through service																		
Offices	Business, financial, professional services*	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	
Murals	All	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	D.5
Parking	Vehicular use area	/	/	/	/	/	/	/	/	P	P	P	P	P	P	MP	MP	MP	D.6.a
	Parking structure	/	/	/	/	/	/	/	/	P	P	/	S	P	P	MP	MP	MP	D.6.b
	Vehicle storage	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	/	
Personal Services Establishment	Financial institution (without drive-through)	/	/	/	/	/	/	/	/	P	P	/	P	P	S	MP	MP	MP	D.7.b
	Financial institution (with drive-through)	/	/	/	/	/	/	/	/	S	S	/	/	P	P	/	MP	MP	
	Funeral home	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	D.7.a
	Laundromat	/	/	/	/	/	/	S	/	P	P	/	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	/	/	/	/	/	/	/	/	/	/	/	/	P	S	/	MP	MP	
	Repair establishment	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	MP	MP	
	Tattoo parlor/piercing establishment	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
	Personal services establishment	/	/	/	/	/	/	/	/	S	P	/	P	P	S	MP	MP	MP	
Recreation/ Entertainment	Arcade	/	/	/	/	/	/	/	/	/	S	/	P	P	/	/	MP	MP	
	Arcade, Adult	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Arena, stadium, or coliseum*	S	S	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	D.8.a
	Athletic field or court*	P	P	P	P	P	P	P	P	P	/	S	P	/	/	MP	MP	MP	D.8.c
	Golf course	P	P	P	P	P	P	P	P	/	/	/	S	S	/	MP	MP	MP	
	Indoor commercial recreation*	/	/	/	/	/	/	/	/	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	/	/	/	/	/	/	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Swimming pool	S	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.8.b
	Theatre, Indoor*	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	/	/	/	/	/	/	/	/	/	S	/	S	S	S	/	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table

P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan / = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Billiard/pool hall (with alcohol sales)	/	/	/	/	/	/	/	/	/	S	/	P	S	S	/	MP	MP	
	Billiard/pool hall (without alcohol sales)	/	/	/	/	/	/	/	/	/	P	/	P	P	P	/	MP	MP	
	Convenience store (without gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	S	S	MP	MP	MP	D.9.a
	Convenience store (with gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	P	P	MP	MP	MP	
	Convenience Store with made-to-order restaurant (with gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	P	S	MP	MP		D.9.a
	Drug store (without drive-through)	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	D.9.b
	Drug store (with drive-through)	/	/	/	/	/	/	/	/	P	S	/	/	P	P	/	MP	MP	
	Flea market	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	MP	MP	
	Gasoline sales	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	D.9.c
	General	/	/	/	/	/	/	/	/	/	S	/	P	P	P	/	MP	MP	
	Grocery store*	/	/	/	/	/	/	/	/	S	S	/	P	P	S	MP	MP	MP	
	Hookah, Vape, Tobacco & Similar Retail Establishments	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	MP	MP	D.9.d
	Liquor store	/	/	/	/	/	/	/	/	S	S	/	P	P	P	/	MP	MP	
	Outdoor Sales (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Shopping center*	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	MP	MP	
Self-Service Storage	All	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	MP	D.10
Vehicles Sales and Services	Automotive sales or rentals	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	D.11.d
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP		D.11.a
	Automotive parts/installation	/	/	/	/	/	/	/	/	/	S	/	S	P	P	/	MP	MP	D.11.b
	Automotive repair and servicing (without painting/bodywork)	/	/	/	/	/	/	/	/	/	S	/	S	P	P	/	MP	MP	D.11.c
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	D.11.e
	Automotive Preservation and	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	D.11.g

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Restoration																		
	Boat and marine rental/sales	/	/	/	/	/	/	/	/	/	/	S	S	P	P	/	MP	/	D.11.f
	Boat repair and servicing	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	
	Recreational vehicle rental/sales	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Taxicab operation	/	/	/	/	/	/	/	/	/	/	/	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
Visitor Accommodations	Bed & breakfast	/	/	/	/	S	P	P	/	P	P	P	P	P	/	MP	MP	MP	D.12.a
	Hotel/motel*	/	/	/	/	/	/	/	/	S	S	/	P	P	/	/	MP	MP	
INDUSTRIAL USES																			
Extractive Industry	All	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.1
Industrial Services	Building, heating, plumbing, or electrical contractor (without outdoor storage)	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	E.2.a
	Building, heating, plumbing, or electrical contractor (with outdoor storage)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	E.2.b
	Concrete / asphalt plant	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	MP	E.2.c
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Flex space	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.2.d
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.2.e
	Machine shop	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	S	S	/	S	P	P	/	MP	MP	
	Research and development	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Develop ment			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Tool repair	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
Manufacturing & Production	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	E.3.a
	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a
	Parcel services (less than 2,500 square feet)	/	/	/	/	/	/	/	/	p	p	/	p	P	P	/	MP	MP	E.4.a
	Parcel Services (greater than 2,500 square feet)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	MP	MP	E.4.a
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	E.4.a
Waste-Related Services	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Land application of wastes	S		/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Landfill, construction debris	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	E.5.b
	Landfill, land clearing and inert debris	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Landfill, sanitary	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.5.c
	Public convenience center/transfer station	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	E.5.d
	Recycling and salvage center	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.5.e
	Recycling drop-off center	S	S	S	S	S	S	S	S	S	P	/	S	P	P	MP	MP	MP	E.5.f
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.5.g
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Waste composting	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
Wholesale Sales	All	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	E.6

*Subject to Flight Path Overlay (See Section 3.9.F).

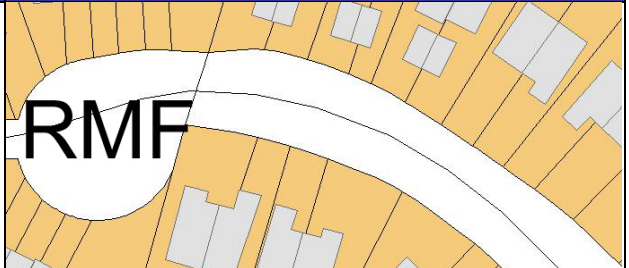
Article 3: Zoning districts

SECTION 3.5: Residential Base Zoning Districts

Subsection H: Residential Multi-Family High Density (RMF-HD) District

H. Residential Multi-Family High Density (RMF-HD) District

RMF-HD Residential Multi-Family – High Density	Dimensional Standards	
	Number of Dwelling Units per Lot, max.	Single-family, townhouse, and live/work: 1 [1] Duplex: 1 or 2 [2] Multi-family: N/A
	Lot Size per Unit, min. (square feet)	Single-family: 3000 Duplex: 1500/unit 3000 for single lot Triplex: 1,000/unit Quadplex/Townhouse: 1,000/unit [3] Live/work: 8,600 Multi-family: N/A [3]
	Net Density, max. (units/acre)	25
	Lot Coverage, max. (% of lot area)	75 [4]
Purpose	Lot Width, min. (feet)	25
The RMF district is established to accommodate a diverse range of residential development at higher densities as well as limited forms of neighborhood-serving nonresidential development. The district accommodates all forms of residential development, including live/work units and upper-story residential development. Also allowed are complementary uses usually found in residential zoning districts such as parks, open space, schools, religious institutions, and minor utilities. Low-intensity nonresidential development is allowed to encourage diverse, functioning neighborhoods.	Front Setback from ROW, min. (feet)	20 for streets up to a Major Collector street classification per the Jacksonville Urban Area Metropolitan Planning Organization (JUMPO) Metropolitan Transportation Plan, 30 for all street other street classifications
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	20 unless another standard requires a greater area
	Side Setback, min. (feet)	5 (prohibited in front or corner side setbacks)
	Accessory Use Setback, min. (feet)	
	Spacing Between Buildings, min. (feet)	10; 15 for buildings over 35 feet tall
	Height, max. (feet)	56
[1] Each townhouse unit has its own lot, but townhouse development shall include additional site area for common open space and site amenities. [2] Duplex dwellings may include one unit per lot or both units on a single lot. [3] Multi-family/Townhouse uses are not subject to a minimum lot size or lot width, but are required to provide common open space (See Section <5.3 <i>Open Space set aside</i>>.). [4] Applied to entire townhouse, live/work, or multi-family site.		

RMF Typical Building Form	RMF Typical Lot Pattern
	

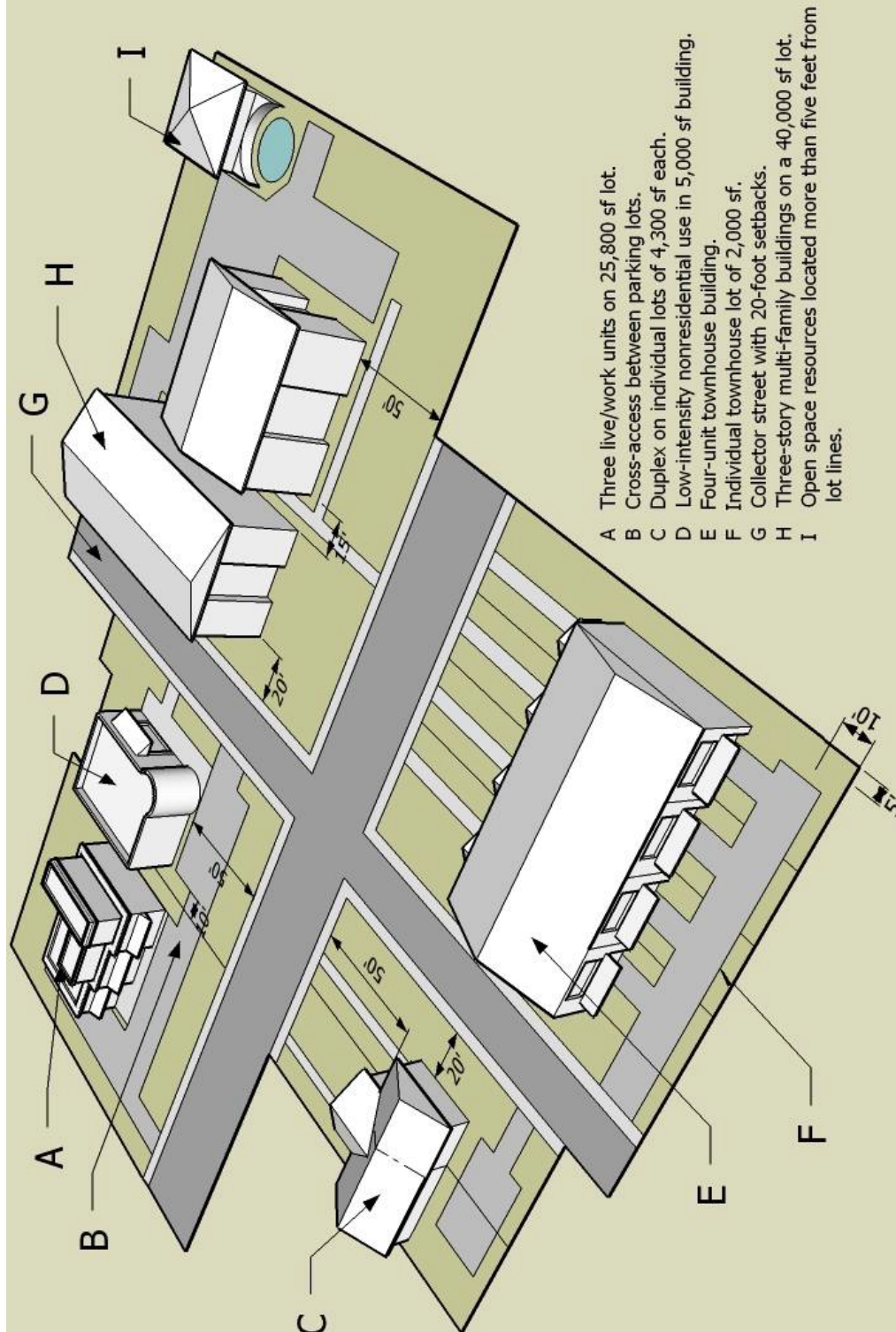


RMF Typical Lot Configuration

Article 3: Zoning districts

SECTION 3.5: Residential Base Zoning Districts

Subsection H: Residential Multi-Family High Density (RMF-HD) District

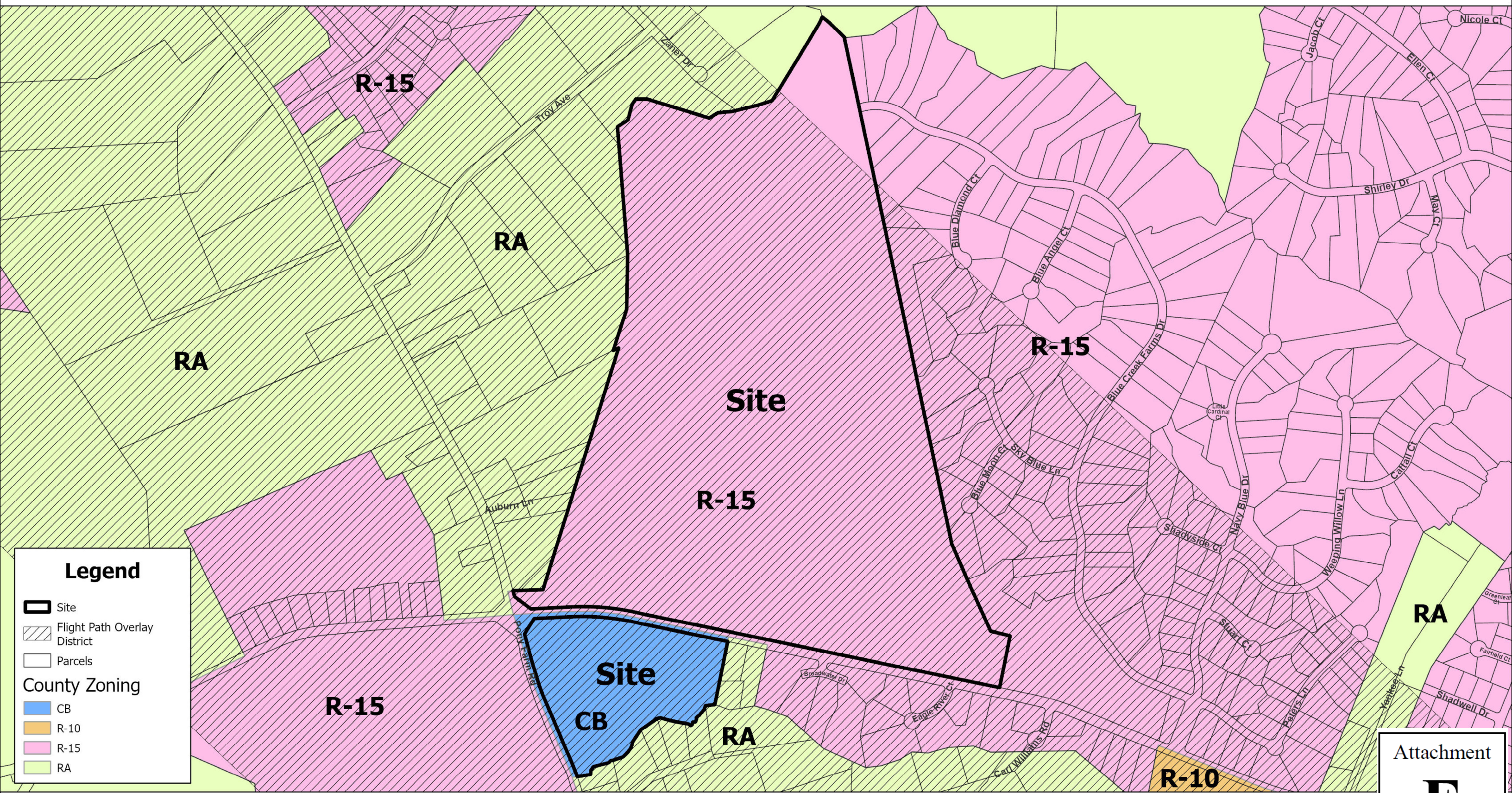


Article 3: Zoning districts**SECTION 3.6: Nonresidential and Mixed Use Zoning Districts****Subsection F: Corridor Commercial (CC) District****F. Corridor Commercial (CC) District**

CC Corridor Commercial	Dimensional Standards	
	Lot Size, min. (square feet) [1]	N/A
	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
Purpose	Lot Width, min. (feet)	25
The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	As required per landscaping
	Side Setback, min. (feet)	As required per landscaping
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping (prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Height, max. (feet)	75
[1] Multi-family uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.4).		

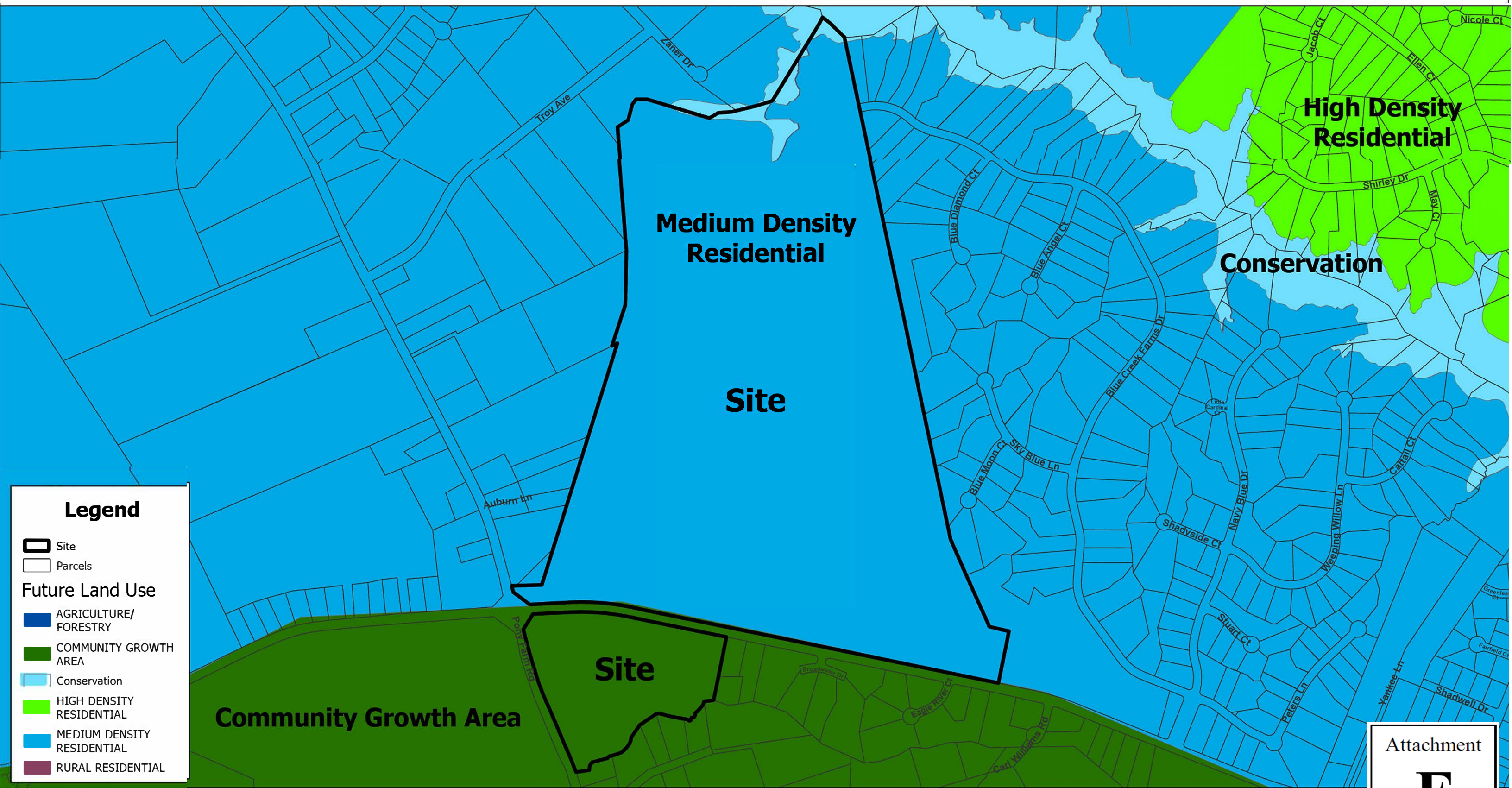
CC Typical Building Form	CC Typical Lot Pattern
	
	

1420 Blue Creek Rd - County Existing Zoning



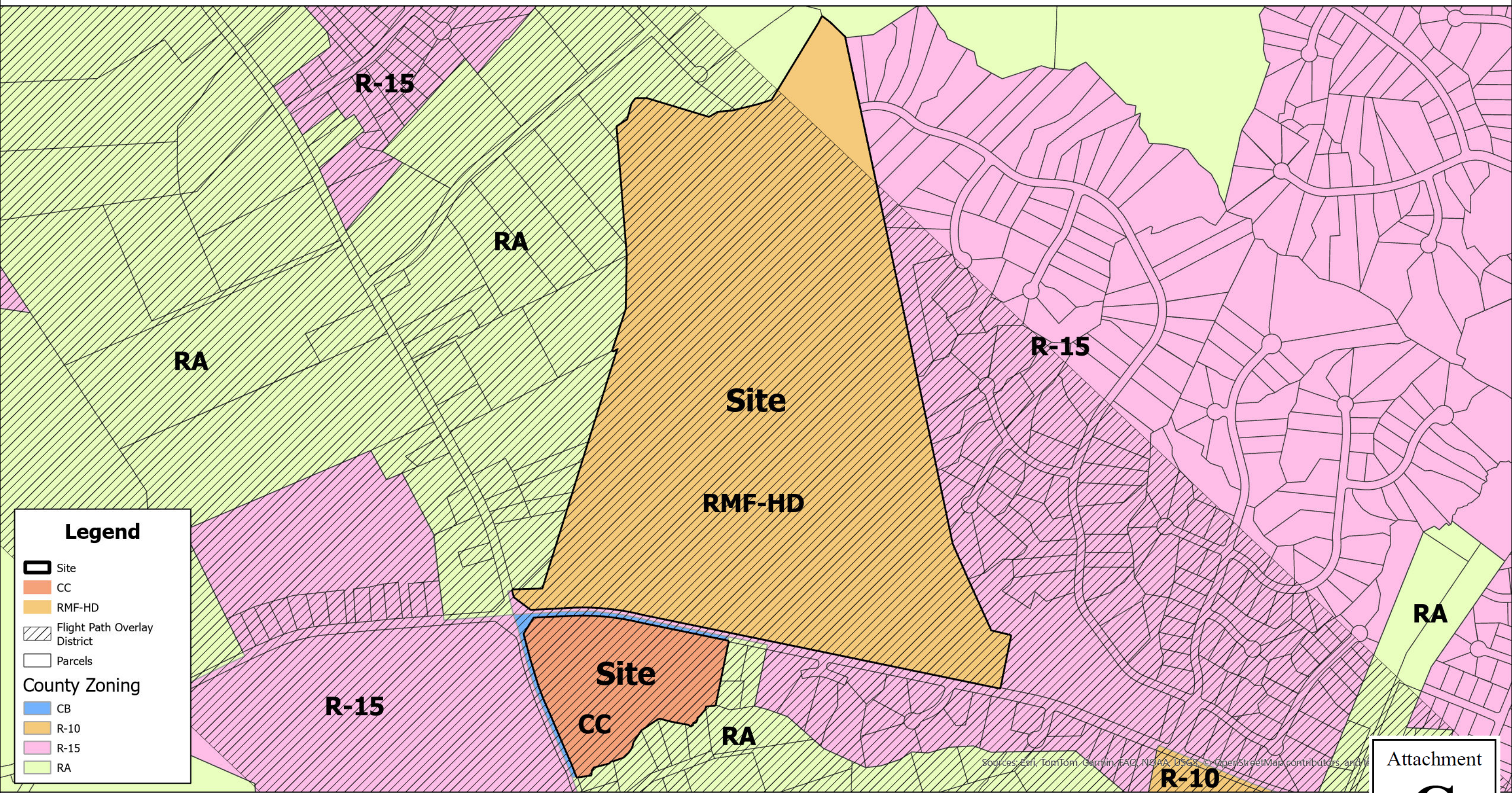
Disclaimer: This map is intended for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. This map should not be used for any legal boundary determinations. Data displayed on this map is collected from various different sources.

1420 Blue Creek Rd - County Future Land Use



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1420 Blue Creek Rd - County to City Proposed Zoning



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Request for City Council Action

Agenda Item:	9
Date:	2/17/2026

Subject: Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Rezoning Property Located at the Intersection of Blue Creek and Pony Farm Road to Planned Development Residential (PD-R)

Department: Planning & Inspections

Presented by: Ryan King, Director of Planning & Inspections

Presentation: Yes

Issue Statement

As a result of an annexation petition, City Planning Staff initiated an amendment to establish City Zoning on the properties (see previous agenda item) in accordance with North Carolina General Statutes (NCGS). Assuming the property is annexed, and the base zoning is established, Tidewater Associates, Inc., on behalf of B&M Developers, LLC is requesting that the property be rezoned from Residential Multi-Family High Density (RMF-HD) (approximately 152.232 acres) and Corridor Commercial (CC) (approximately 17.689 acres), to Planned Development Residential (PD-R).

Financial Impact

None

Action Needed

Conduct Public Hearing

Consideration of the Proposed rezoning request. The Planning Advisory board recommended that Council deny the zoning map amendment, because they believe that findings of Fact B, D and E should not be in the affirmative.

Recommendation

Staff recommends that City Council approve the zoning map amendment based on Findings of Facts A through J being affirmative and direct staff to amend the CAMA Future Land Use Map provided that the applicant: 1) Amends the Terms and Conditions to eliminate any/all references to Deviations from PD Master Plan as it is spelled out in the UDO (#4); and 2) Amends the PD Master Plan to refer to the Table 4.1.1 Use Table for the uses that would be allowed within the PD-R District. The proposed map amendment is reasonable.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Rezoning Application
- D UDO Table of Uses
- E PD-R District Standards
- F PD Master Plan
- G PD Terms and Conditions (revised – 2/11/2026)
- H Existing Zoning Map
- I Proposed Zoning Map



Staff Report

Agenda Item:	9
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Rezoning property located at the intersection of Blue Creek and Pony Farm Road to Planned Development Residential (PD-R)

Introduction

As a result of an annexation petition, City Planning Staff initiated an amendment to establish City Zoning on the properties (see previous agenda item) in accordance with North Carolina General Statutes (NCGS). Assuming the property is annexed, and the base zoning established, Tidewater Associates, Inc., on behalf of B&M Developers, LLC is requesting that the property be rezoned from Residential Multi-Family High Density (RMF-HD) (approximately 152.232 acres) and Corridor Commercial (CC) (approximately 17.689 acres), to Planned Development Residential (PD-R).

Should the properties be annexed into the City Limits (satellite annexation), they would be subject to the City's water and sewer extension policy.

Procedural History

- December 30, 2025 – Tidewater Associates, Inc. submitted a voluntary annexation petition and their rezoning request for this parcel.
- February 5, 2026 – City Council had their 1st reading of the proposed annexation request to adopt a resolution and schedule a public hearing for the 2nd reading and consideration of the annexation ordinance.
- February 9, 2026 – The Planning Advisory Board recommended denial of this rezoning request.
- February 17, 2026 – City Council will conduct a public hearing and consider the annexation of this property into the City's corporate limits. If the annexation occurs, a subsequent public hearing will be held to consider the rezoning of this parcel after the City establishes a base zoning district.

Stakeholders

- B&M Developers, LLC – Applicant/Property Owner
- Tidewater and Associates – surveyor
- Surrounding property owners – In accordance with the North Carolina General Statutes, all adjacent property owners will be notified of the proposed rezoning prior to the City Council Meeting. In addition, Public Hearing Notifications will both be posted on the property and within the Jacksonville Daily News advertising the public hearing.

- Notification of the public hearing on the rezoning request has been provided to MCB Camp Lejeune and MCAS New River pursuant to NC GS 160D-601 as the site is within five miles of the bases.

Transportation Assessment

Article 5, Section 5.6, Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO), identifies the type of applications that necessitate an analysis, and includes map amendments and any new development anticipated to generate more than 100 trips during any peak hour period.

Article 2, Section 2.2 states that if a transportation impact analysis is required, the review process may begin prior to TIA completion at the risk of the applicant. No plan approval, Planning Advisory Board or City Council may be considered until a TIA has been finalized. The applicant has submitted a waiver request to defer the TIA until a later date once preliminary site layout has been completed. The City Manager or their designee or City Council has the authority to waive the requirement for completion of the TIA for any proposed development.

Zoning Assessment

All surrounding properties are within Onslow County's planning jurisdiction with County zoning designations.

Flight Path Overlay District Assessment

The proposed rezoning site is located within the Flight Path Overlay District (FPOD).

Buffer Assessment

Buffering is established and identified on the Master Plan/Terms and Conditions. Once adopted, this is what would be enforced during plan review stages and post construction.

Map Amendment Standards

Amending the official zoning map is a matter committed to the legislative discretion of the City Council. In determining whether to adopt or deny a proposed amendment, the City Council shall consider and weigh the relevance of the following factors:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;*

Evaluation:

The proposed map amendment is reasonable, however, inconsistent with the CAMA Land Use Plan as it will necessitate an amendment to the plan being that the parcels are presently outside of our planning jurisdiction. Staff is recommending that if the property is rezoned to PD-R, the CAMA Future Land Use Map be updated to classify this property as Mixed Use (MX).

B. Whether and the extent to which there are changed conditions that require an amendment;

The proposed Planned Development – Residential (PD-R) zoning district would allow for a variety of mixed use development which would be limited to the uses found in the Unified Development Ordinance, Article 4.1 Table of Uses.

Staff believes the property is suitable for the types of land uses permitted in the proposed Planned Development – Residential (PD-R) district.

C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;

Evaluation:

The zoning will allow for the development of diverse residential and commercial land uses which continues to be a need for the City of Jacksonville.

D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Evaluation:

All surrounding properties are within Onslow County's Jurisdiction and are primarily used for residential purposes. Additionally, there is a utility substation (electric) adjacent to this property, a religious institution and an auto paint and body shop in the area.

Staff believes the proposed zoning is compatible with existing zoning in the area and future development patterns.

E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;

Evaluation:

The surrounding properties are within Onslow County's Jurisdiction and are primarily used for residential purposes. Additionally, there is a utility substation (electric) adjacent to this property, a religious institution and an auto paint and body shop in the area.

Staff believes the proposed zoning will allow for orderly development with a slightly higher density due to the availability of City sewer.

F. Whether and the extent to which the proposed amendment would encourage premature development;

Evaluation:

Infrastructure including water, sewer and an adequate transportation network will be available to the site.

Staff has found there is an adequate infrastructure network in the area. Additionally, any transportation improvements will be identified within the Transportation Impact Analysis (TIA).

G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;

Evaluation:

Staff has determined the UDO allows strip or ribbon development; however, *the UDO*, unless modified on the PD Master Plan, requires some aesthetic variation for uses. Any proposed strip or ribbon development would be held to these requirements.

H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;

Evaluation:

The surrounding properties are within Onslow County's Jurisdiction and are primarily used for residential purposes. Additionally, there is a utility substation (electric) adjacent to this property, a religious institution and an auto paint and body shop in the area. The PD Master Plan identifies a mixture of commercial and residential development, some of which may have a higher density due to the availability of sewer to the site. This tract of land will have different zoning than the surrounding areas due to the corporate limit changes. Additionally, there are large tracts of land that could transition within this area based on the availability of municipal sewer.

Staff believes zoning to PD-R will be consistent with future development patterns based on sewer availability and the possible further development of the area.

I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and

Evaluation:

Based on conversations with the County Tax Assessor, no evidence has been presented to suggest rezoning would adversely affect the property values of the surrounding land.

Staff believes zoning to PD-R should not have negative effects on the adjacent properties.

J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation:

Staff has not been presented with any evidence to suggest the zoning would adversely impact the natural environment. During development reviews any adverse impacts would have to be mitigated based on applicable codes/ordinances.

Options

1) Approve the Rezoning provided the applicant: 1) Amend the Terms and Conditions to eliminate any/all references to Deviations from PD Master Plan as it is spelled out in the UDO (#4); and 2) Amend the PD Master Plan to refer to the Table 4.1.1 Use Table for the uses that would be allowed within the PD-R District **(STAFF RECOMMENDED)**.

- Pros: Approval of the zoning will create new development opportunities for both residential and commercial development. The CAMA Land Use Plan will be updated to reflect the designation of Mixed Use (MX).
- Cons: None

2) Deny the Rezoning Request **(Planning Board recommended)**.

- Pros: None had been identified at the time of agenda preparation
- Cons: Development opportunities would be lost.

3) Defer Consideration of the Rezoning Request – Provide staff with direction on the specific information the City Council would like to receive.

- Pros: Would allow the property owner, staff and/or adjacent property owners to try and work out any concerns raised, if any.
- Cons: The City has to establish zoning within 60 days for this property due to the recent annexation and it would also delay the development process. Additionally the public hearings have already been mailed/posted/advertised.



Draft Planning Advisory Board Minutes – February 9, 2026

Agenda Item:	9
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Rezoning property located at the intersection of Blue Creek and Pony Farm Road to Planned Development Residential (PD-R)

As a result of an annexation petition, City Planning Staff initiated an amendment to establish City Zoning on the properties (see previous agenda item) in accordance with North Carolina General Statutes (NCGS). Assuming the property is annexed, and the base zoning established, Tidewater Associates, Inc., on behalf of B&M Developers, LLC is requesting that the property be rezoned from Residential Multi-Family High Density (RMF-HD) (approximately 151.45 acres) and Corridor Commercial (CC) (approximately 17.6 acres), to Planned Development Residential (PD-R).

Should the properties be annexed into the City Limits (satellite annexation), they would be subject to the City's water and sewer extension policy.

Ryan King included in his synopsis that staff has pending legal questions that the City will need to address ahead of the hearing. Mr. King asked that any motion to approve would have the understanding that modifications to the Terms and Conditions may be required. The City's Legal Counsel will address all legal concerns, but staff noted two specific concerns: 1) allowable uses and 2) the modification process.

Homer Spring made a motion to deny the map amendment, based on findings of fact b, d and e being in the negative. Chase Popkin seconded the motion.

The motion was unanimously approved by the Board Members present.

WORKSHEET FOR REZONING REQUESTS

Applicant: B&M Developers, LLC

Property Location: 1420 Blue Creek Road

Tax Map ID: 332-82

Existing zoning designation: Corridor Commercial (CC) and Residential Multi-Family High Density (RMF-HD)

Proposed zoning designation: Planned Development-Residential (PD-R)

Proposed Conditions: None

REASONABLENESS FINDINGS OF FACT:

A. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
B. There are changed conditions that require an amendment;	Yes	No
C. The proposed amendment addresses a demonstrated community need;	Yes	No
D. The proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;	Yes	No
E. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
F. The proposed amendment would not encourage premature development;	Yes	No
G. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
H. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
I. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
J. The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Yes	No

Attachment

A

GRANTING THE REZONING REQUEST

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J being found in the affirmative and that the rezoning advances the public interest.

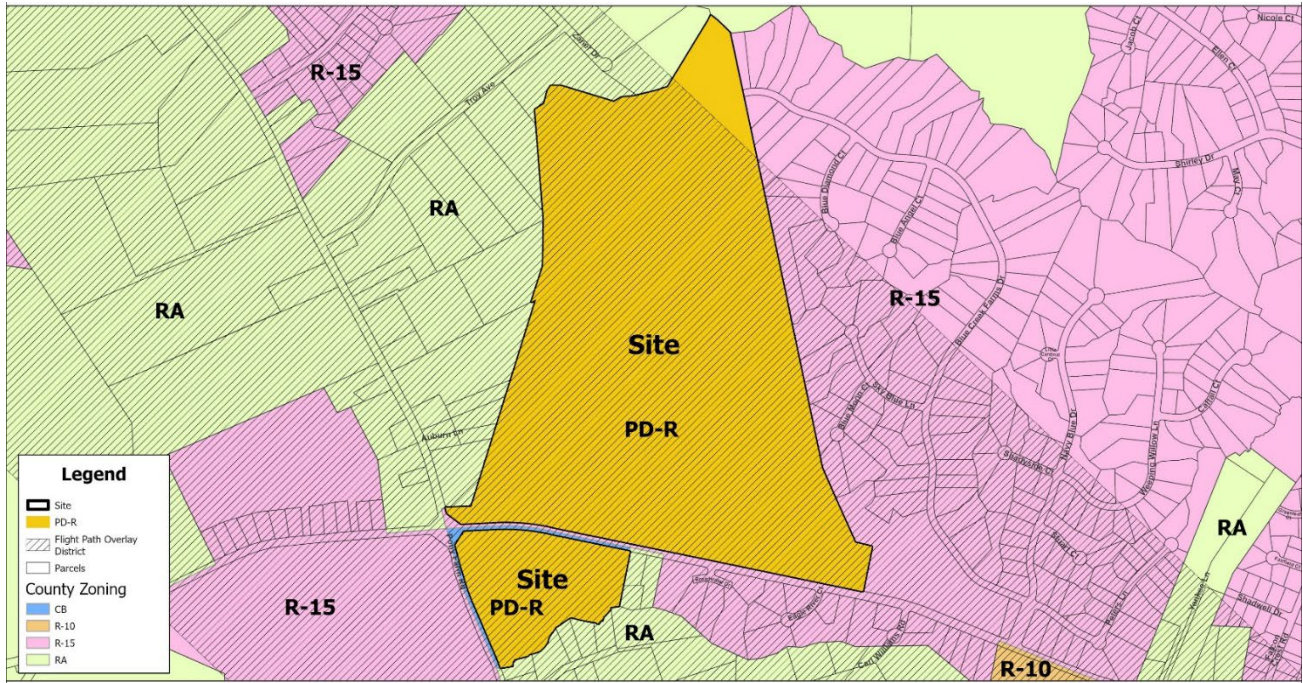
DENYING THE REZONING REQUEST

Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;
- B. Whether and the extent to which there are changed conditions that require an amendment;
- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- F. Whether and the extent to which the proposed amendment would encourage premature development;
- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;
- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Unified Development Ordinance, is hereby amended to reflect the rezoning of the subject parcels to Planned Development Residential (PD-R) subject to the approved Master Plan/Terms and Conditions as shown on the below map (Tax Map ID: 332-82)



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 17th day of February 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

Attachment

B



TIDEWATER ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
CEDAR POINT, NORTH CAROLINA

City of Jacksonville Planning & Permitting
Mr. Ryan King, Director of Planning & Inspections
815 New Bridge Street
Jacksonville, NC 28541

December 30, 2025

RE: Hidden Hills
Onslow County, NC
Planned Development Rezoning

Dear Mr. King,

Please accept this letter of submittal for the request of zoning of the property located at 1420 Blue Creek Rd known as the Hidden Hills Development. The property is not currently in the City of Jacksonville City Limits or EJT. A subsequent annexation application has been submitted to the City of Jacksonville requesting acceptance into the Jacksonville City Limits.

The property is approximately 169 acres and is currently zoned Onslow County R-15 and CB. The request for the City of Jacksonville zoning is Planned Development Residential (PDR). Please find the following documents enclosed:

- Development Plan Application
- Agent Authorization Form
- PUD Master Plan
- Location Map
- Zoning Proximity Map
- Future Land Use Proximity Map

If you have any questions or need additional information, please do not hesitate to contact me at 252-393-6101.

Sincerely,

TIDEWATER ASSOCIATES, INC.

Joshua Edmondson
Staff Planner

Attachment

C



DEVELOPMENT PLAN APPLICATION
(Incomplete applications may result in project delay)

Project Name: Hidden Hills

Project #: 25-1 0000010

(Staff will insert)

Please check appropriate project box(es):

☐ **Development Agreement \$2,000**

☐ **Subdivisions**

- ☐ Exempt Plat \$125
- ☐ Preliminary Plan (Minor) \$150
- ☐ Sketch Plan (major) \$300
- ☐ Preliminary Plan (Major) \$500
- ☐ Sketch & Preliminary Plan (Major) \$600
- ☐ Final Plat \$250
- ☐ Sketch and/or Preliminary Plan Extension \$500
- ☐ Sketch and Preliminary Plan Modification \$300

☐ **Site Plans (1st two review are included. Subsequent reviews \$150 each)**

- ☐ Type I Site \$1000
- ☐ Type II Site Plan \$1100
- ☐ Special Use Permit/Type III Site Plan* \$1300
- ☐ Site Plan Extension \$250
- ☐ Site Plan Modification \$250
- ☐ Plot Plan*** \$50

☒ **Map Amendments**

☒ Rezoning** \$550

☐ **TIA (Fee: please see note below)**

\$1000 non-refundable scoping fee.

TIA fee will be determined as a result

ALL REVIEW FEES INCLUDE 2 REVIEW CYCLES, EACH ADDITIONAL REVIEW IS \$150

*Includes those seeking a SUP Permit in conjunction with a site plan

**All Conditional Rezoning Applications shall be signed by the property owner(s).

*** Plot plans not associated with a subsequent building permit

ALL of the following information is **required** in order for your application to be processed:

Property Owner's Name: B & M DEVELOPERS LLC

Address: 503 NEW BRIDGE ST, STE 100 JACKSONVILLE NC 28540

Phone Number: 910-548-7575

Email Address: OFFICE@SOUTHSTATEDEVELOPMENT.COM

Developer's Name: B & M DEVELOPERS LLC

Address: 503 NEW BRIDGE ST, STE 100 JACKSONVILLE NC 28540

Phone Number: 910-548-7575

Email Address: OFFICE@SOUTHSTATEDEVELOPMENT.COM

Surveyor's Name: TIDEWATER ASSOCIATES INC

Address: 306 NEW BRIDGE ST, JACKSONVILLE NC 28540

Phone Number: 910-455-2414

Email Address: JEDMONDSON@TIDEWATERENC.COM

Engineer's Name: TIDEWATER ASSOCIATES INC



Address: 306 NEW BRIDGE ST, JACKSONVILLE NC 28540

Phone Number: 910-455-2414

Email Address: JEDMONDSON@TIDEWATERENC.COM

Architect's Name: NA

Address: NA

Phone Number: NA

Email Address: NA

ePlan Point of contact for this application: JOSH EDMONDSON

Phone Number: 252-393-6101

Email Address: JEDMONDSON@TIDEWATERENC.COM

Project Site Address: 1420 BLUE CREEK RD

Map Book/Page #: 41-201

Tax Map & Parcel #: 434704829077

Deed Book/Page #: 6390-353

Map Book/Page #: NA

Tax Map & Parcel #: NA

Deed Book/Page #: NA

If there are more than 2 parcels involved in your project, please attach a separate sheet with all parcel information.

Existing # of lots: 1

Proposed # of lots: SEE PDR-
MASTER PLAN

Existing & Proposed # of lots: SEE PDR-
MASTER PLAN

Current Zoning Designation: R-15 (County)

Proposed Zoning Designation: PD-R

Existing Sq Ft: MASTER PLAN
(All buildings on site)

Proposed Sq Ft: MASTER PLAN
(including canopies, accessory buildings)

Existing & proposed square footage: SEE PDR-
MASTER PLAN (including canopies, accessory buildings)

City Limits (Yes/No) Circle One Requesting Annexation

ETJ (Yes/No) Circle One Requesting Annexation

Electric Utility Provider:

of Existing Units: 0

SEE PDR-
of Proposed Units: MASTER PLAN

SEE PDR-
Average Lot Size: MASTER PLAN

Value of Land: NA

Total Acreage: 169

(Subdivision Only) Please provide a current assessed tax value, contract/purchase price or appraised value
(attach a copy from qualified appraiser)

SEE PDR-
Proposed Use: MASTER PLAN

SEE PDR-
Existing Use: MASTER PLAN

Current Land Use Designation: LANDUSE TO BE ASSIGNED

Proposed Land Use Designation: LANDUSE TO BE ASSIGNED

Applicant's Signature

Date: 12-17-25



TIDEWATER ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
CEDAR POINT, NORTH CAROLINA

Agent Authorization Form

Name of Property Owner: B&M Developers LLC

Mailing Address: 503 New Bridge Street
Jacksonville, NC 28540

Email: office@southstatedevelopment.com

I certify that I have authorized TIDEWATER ASSOCIATES, INC., to act on my behalf, for the purpose of applying for and obtaining all permits necessary for the following proposed development: Planned Development Rezoning of parcel 434704829077, located at 1420 Blue Creek Rd in Onslow County.


Signature

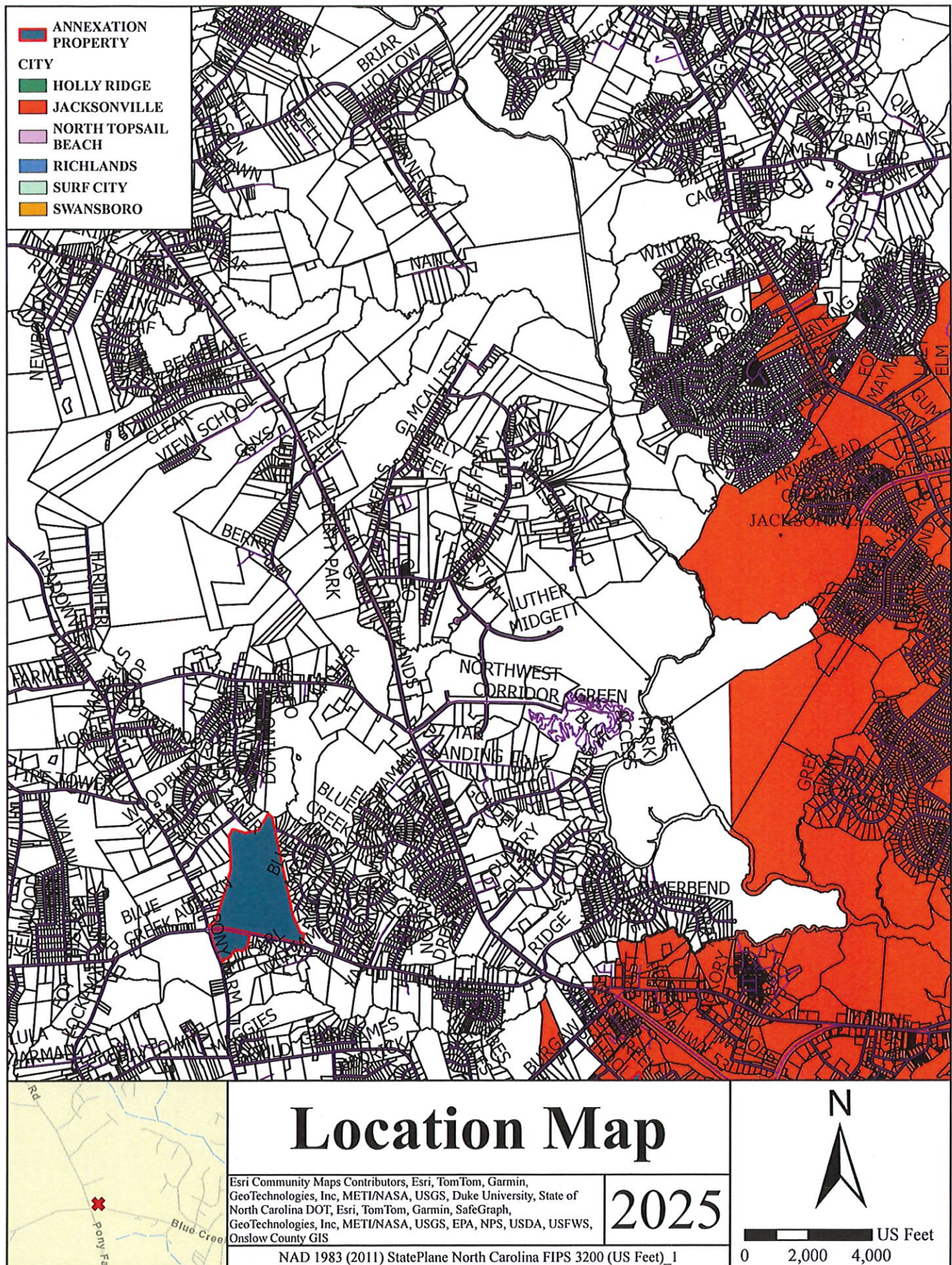
12-16-25
Date

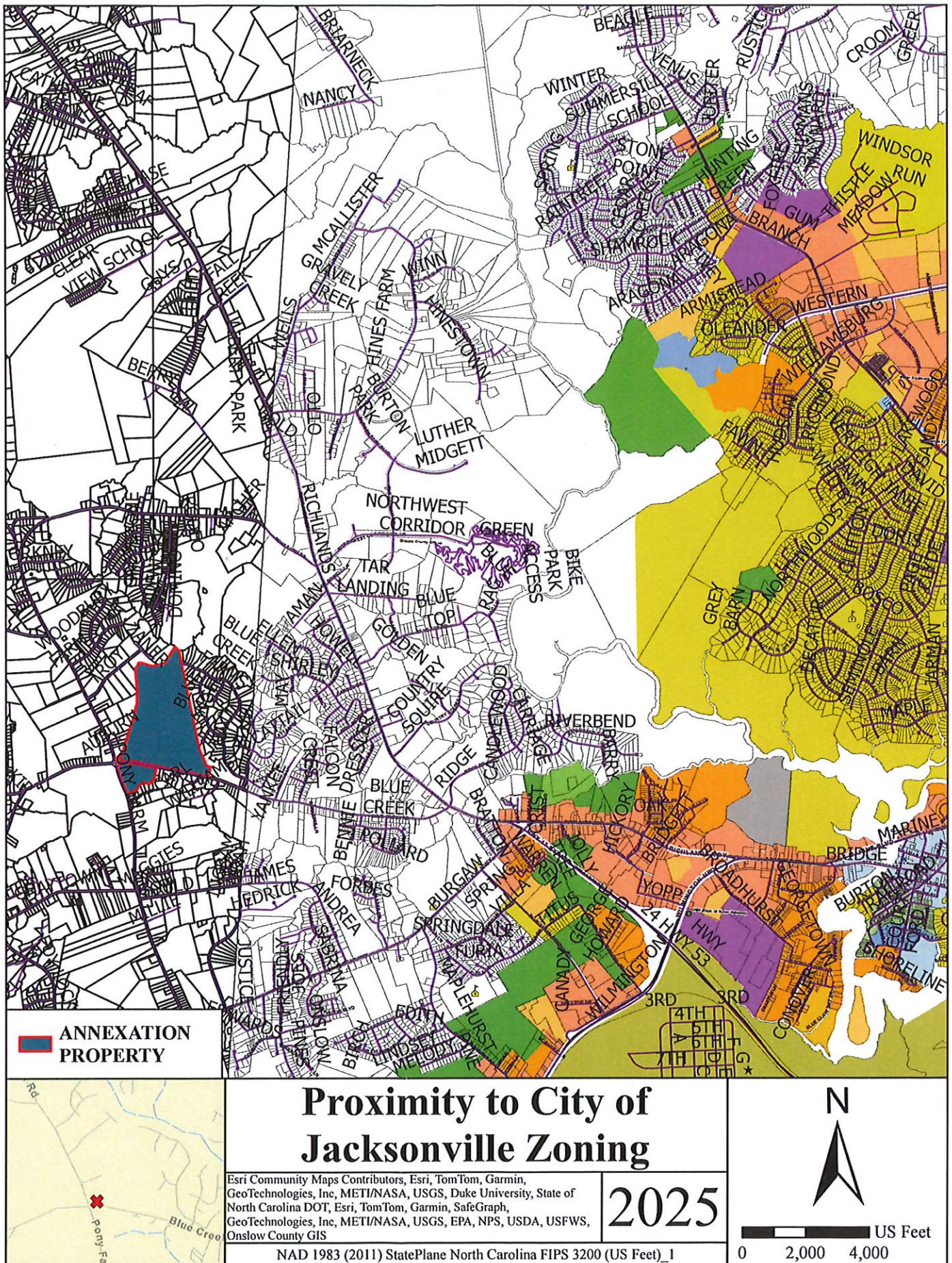
B&M Developers LLC
(Elijah T Morton)
Print of Type Name

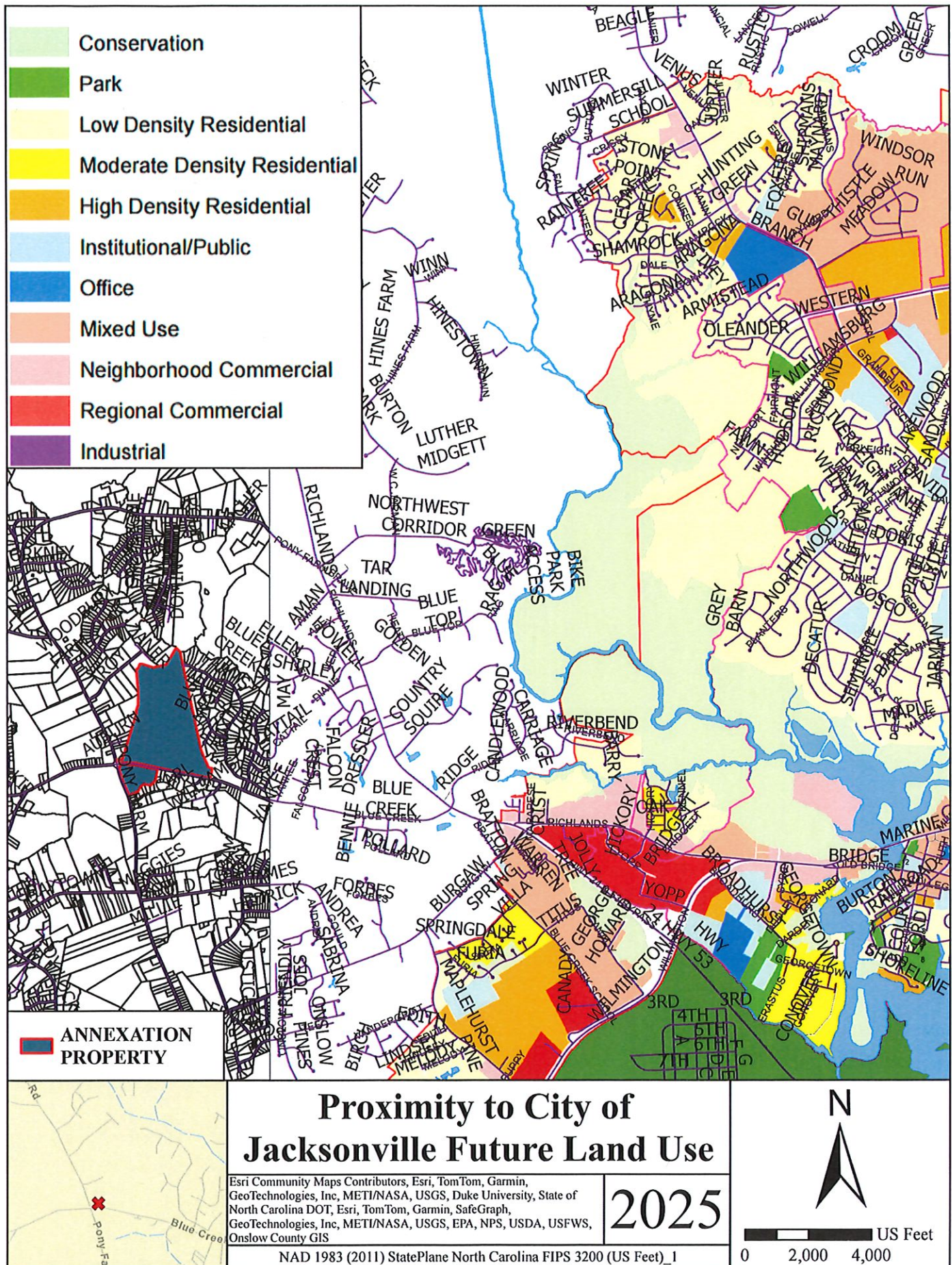
Managing Member
Title

1069A Cedar Point Blvd. | Cedar Point, NC 28584 | (252) 393-6101

Firm License Number F-0108 | www.tidewaterenc.com







ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

B. Use Table

Table 4.1.1: Use Table

P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan / = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
AGRICULTURAL USES																			
Agriculture	Bona Fide Farms within the ETJ	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	A.1
	Livestock	S	S	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Plant nursery	P	P	/	/	/	/	/	/	/	/	P	/	/	P	P	/	MP	MP
Agricultural Support and Services	Horse stable	P	P	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	MP	A.2
RESIDENTIAL USES																			
Household Living	Dwelling, duplex	/	/	/	/	/	P	P	/	/	/	/	P	/	/	MP	MP	MP	B.1.a
	Dwelling, live/work	/	/	/	/	/	/	P	/	P	P	P	P	P	S	MP	MP	MP	B.1.b
	Dwelling, mansion apartment	/	/	/	/	S	S	S	/	S	S	/	S	/	/	MP	MP	MP	B.1.c
	Dwelling, mobile home	P	P	/	/	/	/	/	P	/	/	/	/	/	/	/	/	/	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	P	/	/	/	/	/	/	/	/	/	B.1.e
	Dwelling, multi-family*	/	/	/	/	/	/	P	/	/	/	/	P	/	/	MP	MP	MP	B.1.f
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	NA	NA	NA	/	P	P	NA	MP	MP	MP	B.1.f
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	/	/	P	P	/	/	MP	MP	MP	B.1.g
	Dwelling, townhouse	/	/	/	/	/	/	P	/	/	/	S	P	/	/	MP	MP	MP	B.1.f
	Dwelling, upper story	/	/	/	/	/	/	P	/	P	P	/	P	P	S	MP	MP	MP	
	Mobile home park or subdivision	S	S	/	/	/	S	/	S	/	/	/	/	/	/	MP	/	/	B.1.h
Group Living	Family Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	B.2.a
	Group home	/	/	/	/	/	S	S	/	/	/	S	S	S	/	MP	MP	MP	B.2.a
	Oxford House Home or Similar	P	P	P	P	/	/	P	/	/	/	/	/	/	/	MP	MP	MP	B.2.b
	Rooming or boarding house	/	/	/	/	/	S	S	/	/	/	/	S	S	/	MP	MP	MP	B.2.c
PUBLIC AND INSTITUTIONAL USES																			
Community Services	Community center*	S	S	S	S	S	S	S	S	P	S	S	P	P	/	MP	MP	MP	
	Cultural facilities*	/	/	/	/	S	S	/	/	P	P	S	P	/	/	MP	MP	MP	
	Library*	S	S	S	S	S	S	S	/	P	P	/	P	P	P	MP	MP	MP	
	Museum*	S	S	S	S	S	S	S	/	P	P	/	P	P	/	MP	MP	MP	

Table 4.1.1: Use Table

P = Permitted Use

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Senior center*	S	S	S	S	S	S	S	/	P	P	/	P	P	/	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	/	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	/	P	/	/	P	P	/	MP	/	MP	
	School, middle*	P	P	P	P	P	P	/	/	P	/	/	P	P	/	MP	/	MP	
	School, high*	S	S	S	S	S	S	/	/	P	/	/	P	P	/	/	MP	MP	
	Vocation or trade school*	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	
Government al Facilities	Government maintenance or distribution	S	S	S	S	S	S	S	S	P	S	S	S	P	P	MP	MP	MP	
	Offices*	S	S	S	S	S	S	S	S	P	P	S	S	P	P	MP	MP	MP	
	Post office	/	/	/	/	/	/	S	/	P	P	/	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	Drug/alcohol treatment facility	/	/	/	/	/	/	/	/	S	/	/	S	P	S	/	MP	/	
	Hospital*	/	/	/	/	/	/	/	/	P	/	/	S	P	/	/	MP	MP	C.3.a
	Medical/dental clinic*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	
	Medical treatment facility*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	/	/	S	P	/	P	P	/	P	P	/	MP	MP	MP	
	Auditorium*	/	/	/	/	/	/	/	/	P	/	/	P	P	/	/	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	/	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	/	/	/	/	/	/	/	/	S	/	/	P	P	S	/	MP	/	
	Halfway house	/	/	/	/	/	/	/	/	/	/	/	/	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	/	/	C.3.B
	Nursing home*	S	S	/	/	/	/	P	/	P	P	/	P	P	/	MP	MP	MP	
Parks and Open Areas	Religious institution*	S	S	S	S	S	S	P	/	P	P	S	P	P	S	MP	MP	MP	
	Arboretum or garden	P	P	P	P	P	P	P	/	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	/	/	/	/	/	/	S	/	S	P	/	/	MP	MP	/	C.4.a
	Community dock, major	S	S	S	S	S	S	S	S	/	/	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	

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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Marina	/	/	/	/	/	/	/	/	/	/	S	P	P	/	/	/	/	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	P	MP	MP	MP	
Public Safety	Correctional facility*	/	/	/	/	/	/	/	/	/	/	/	S	/	S	/	/	/	C.5.a
	Fire or EMS facility	S	S	S	S	S	S	S	S	P	P	/	P	P	P	MP	MP	MP	
	Police station	S	S	S	S	S	S	S	S	P	P	/	P	P	P	MP	MP	MP	
Transportation	Airport	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Helicopter landing facility	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
	Passenger terminal*	/	/	/	/	/	/	/	/	S	S	/	P	P	P	MP	MP	MP	
	Private landing strip	S	S	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	
Utilities	Wireless Eligible Facilities*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	C.6
	Wireless Telecommunication s Tower*	S	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP	
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	C.7
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USES																			
Adult Establishments	All	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	D.1
Animal Care	Animal Crematorium	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	MP	D.2
	Animal Grooming	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	
	Animal Shelter	/	/	/	/	/	/	/	/	P	S	/	/	P	P	/	MP	MP	
	Kennel, indoor	S	/	/	/	/	/	/	/	P	P	/	/	P	P	/	MP	MP	
	Kennel, outdoor	S	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
	Veterinary clinic with outdoor kennel	/	/	/	/	/	/	S	/	P	S	/	S	P	P	/	MP	MP	
	Veterinary clinic without outdoor kennel	/	/	/	/	/	/	S	/	P	S	/	P	P	P	/	MP	MP	
Billboards	All	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	/	D.3
Eating Establishme nt	Restaurant, with indoor or outdoor seating	/	/	/	/	/	/	S	/	S	P	/	P	P	P	MP	MP	MP	D.4.a
	Restaurant, with drive-through service	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	MP	MP	D.4.b
	Specialty eating	/	/	/	/	/	/	S	/	P	P	/	P	P	P	MP	MP	MP	

Table 4.1.1: Use Table

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

/ = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	establishment, with or without drive-through service																		
Offices	Business, financial, professional services*	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	
Murals	All	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	D.5
Parking	Vehicular use area	/	/	/	/	/	/	/	/	P	P	P	P	P	P	MP	MP	MP	D.6.a
	Parking structure	/	/	/	/	/	/	/	/	P	P	/	S	P	P	MP	MP	MP	D.6.b
	Vehicle storage	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	/	
Personal Services Establishment	Financial institution (without drive-through)	/	/	/	/	/	/	/	/	P	P	/	P	P	S	MP	MP	MP	D.7.b
	Financial institution (with drive-through)	/	/	/	/	/	/	/	/	S	S	/	/	P	P	/	MP	MP	
	Funeral home	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	D.7.a
	Laundromat	/	/	/	/	/	/	S	/	P	P	/	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	/	/	/	/	/	/	/	/	/	/	/	/	P	S	/	MP	MP	
	Repair establishment	/	/	/	/	/	/	/	/	P	P	/	P	P	P	/	MP	MP	
	Tattoo parlor/piercing establishment	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
	Personal services establishment	/	/	/	/	/	/	/	/	S	P	/	P	P	S	MP	MP	MP	
Recreation/ Entertainment	Arcade	/	/	/	/	/	/	/	/	/	S	/	P	P	/	/	MP	MP	
	Arcade, Adult	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Arena, stadium, or coliseum*	S	S	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	D.8.a
	Athletic field or court*	P	P	P	P	P	P	P	P	P	/	S	P	/	/	MP	MP	MP	D.8.c
	Golf course	P	P	P	P	P	P	P	P	/	/	/	S	S	/	MP	MP	MP	
	Indoor commercial recreation*	/	/	/	/	/	/	/	/	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	/	/	/	/	/	/	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	
	Swimming pool	S	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.8.b
	Theatre, Indoor*	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	/	/	/	/	/	/	/	/	/	S	/	S	S	S	/	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table

P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan / = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Billiard/pool hall (with alcohol sales)	/	/	/	/	/	/	/	/	/	S	/	P	S	S	/	MP	MP	
	Billiard/pool hall (without alcohol sales)	/	/	/	/	/	/	/	/	/	P	/	P	P	P	/	MP	MP	
	Convenience store (without gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	S	S	MP	MP	MP	D.9.a
	Convenience store (with gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	P	P	MP	MP	MP	
	Convenience Store with made-to-order restaurant (with gas sales)	/	/	/	/	/	/	/	/	/	S	/	S	P	S	MP	MP		D.9.a
	Drug store (without drive-through)	/	/	/	/	/	/	/	/	P	P	/	P	P	P	MP	MP	MP	D.9.b
	Drug store (with drive-through)	/	/	/	/	/	/	/	/	P	S	/	/	P	P	/	MP	MP	
	Flea market	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	MP	MP	
	Gasoline sales	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	D.9.c
	General	/	/	/	/	/	/	/	/	/	S	/	P	P	P	/	MP	MP	
	Grocery store*	/	/	/	/	/	/	/	/	S	S	/	P	P	S	MP	MP	MP	
	Hookah, Vape, Tobacco & Similar Retail Establishments	/	/	/	/	/	/	/	/	/	/	/	/	S	S	/	MP	MP	D.9.d
	Liquor store	/	/	/	/	/	/	/	/	S	S	/	P	P	P	/	MP	MP	
	Outdoor Sales (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Shopping center*	/	/	/	/	/	/	/	/	/	/	/	P	P	/	/	MP	MP	
Self-Service Storage	All	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	MP	D.10
Vehicles Sales and Services	Automotive sales or rentals	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	D.11.d
	Automotive painting/body shop	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP		D.11.a
	Automotive parts/installation	/	/	/	/	/	/	/	/	/	S	/	S	P	P	/	MP	MP	D.11.b
	Automotive repair and servicing (without painting/bodywork)	/	/	/	/	/	/	/	/	/	S	/	S	P	P	/	MP	MP	D.11.c
	Automotive wrecker service	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	D.11.e
	Automotive Preservation and	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	/	/	D.11.g

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

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Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Developm ent			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Restoration																		
	Boat and marine rental/sales	/	/	/	/	/	/	/	/	/	/	S	S	P	P	/	MP	/	D.11.f
	Boat repair and servicing	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	/	/	
	Recreational vehicle rental/sales	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Taxicab operation	/	/	/	/	/	/	/	/	/	/	/	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
Visitor Accommodations	Bed & breakfast	/	/	/	/	S	P	P	/	P	P	P	P	P	/	MP	MP	MP	D.12.a
	Hotel/motel*	/	/	/	/	/	/	/	/	S	S	/	P	P	/	/	MP	MP	
INDUSTRIAL USES																			
Extractive Industry	All	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.1
Industrial Services	Building, heating, plumbing, or electrical contractor (without outdoor storage)	/	/	/	/	/	/	/	/	/	/	/	P	P	P	/	MP	/	E.2.a
	Building, heating, plumbing, or electrical contractor (with outdoor storage)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	E.2.b
	Concrete / asphalt plant	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Electric motor repair	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	MP	E.2.c
	Fuel oil/bottled gas distributor	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	
	Flex space	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	/	
	Heavy equipment sales, rental, or storage	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Heavy equipment servicing and repair	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.2.d
	Laundry, dry cleaning, and carpet cleaning plants	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.2.e
	Machine shop	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	
	Repair of scientific or professional instruments	/	/	/	/	/	/	/	/	S	S	/	S	P	P	/	MP	MP	
	Research and development	/	/	/	/	/	/	/	/	P	/	/	P	P	P	/	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

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P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan / = Prohibited

Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Develop ment			Additional Standards 4.2.	
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T		
	Tool repair	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP		
Manufacturing & Production	Manufacturing, heavy	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/	E.3.a	
	Manufacturing, light	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/		
Warehouse and Freight Movement	Cold storage plant	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Outdoor storage (as a principal use)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Parcel services (less than 2,500 square feet)	/	/	/	/	/	/	/	/	p	p	/	p	P	P	/	MP	MP	E.4.a	
	Parcel Services (greater than 2,500 square feet)	/	/	/	/	/	/	/	/	/	/	/	/	P	P	MP	MP	MP	E.4.a	
	Truck or freight terminal	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Warehouse (distribution)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.4.a	
	Warehouse (storage)	/	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	E.4.a
Waste-Related Services	Incinerator	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Land application of wastes	S		/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Landfill, construction debris	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	/	/	E.5.b	
	Landfill, land clearing and inert debris	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/		
	Landfill, sanitary	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.5.c	
	Public convenience center/transfer station	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	MP	/	E.5.d	
	Recycling and salvage center	/	/	/	/	/	/	/	/	/	/	/	/	S	P	/	MP	/	E.5.e	
	Recycling drop-off center	S	S	S	S	S	S	S	S	S	P	/	S	P	P	MP	MP	MP	E.5.f	
	Salvage and junkyard	/	/	/	/	/	/	/	/	/	/	/	/	/	S	/	MP	/	E.5.g	
	Tire disposal or recycling	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/		
	Waste composting	/	/	/	/	/	/	/	/	/	/	/	/	/	P	/	MP	/		
Wholesale Sales	All	/	/	/	/	/	/	/	/	/	/	/	/	S	P	P	/	MP	MP	E.6

*Subject to Flight Path Overlay (See Section 3.9.F).

Article 3: Zoning districts

SECTION 3.8: Planned Development Districts

Subsection E: Relationship to Overlay Zoning Districts

which may not be less restrictive than the regulations for the parallel base zoning district.

2. Conditions embodied in a previously-approved Conditional Use Permit associated with establishment of a conditional use zoning district designation under the previous zoning regulations shall continue to apply unless modified in accordance with the procedures and requirements set forth in Section 2.3.C, *Rezoning, Conditional Rezoning, Planned Development, or Text Amendment*.

E. Relationship to Overlay Zoning Districts

Regulations governing development in an overlay zoning district shall apply in addition to the regulations governing development in the underlying conditional zoning district. If the standards governing a conditional zoning district expressly conflict with those governing an overlay zoning district, the standards governing the overlay district shall control.

F. Applied to Entire Lot

After July 1, 2014 no application for conditional rezoning (see Section 2.3.C) may split an existing site or lot of record into a conditional zoning district and a base zoning district not subject to conditions.

3.8 Planned Development Districts

A. General

1. Establishment of Planning Development Zoning Districts

Table 3.8.1, *Planned Development Zoning Districts Established*, sets out the planned development zoning districts established by this UDO.

Table 3.8.1: Planned Development Zoning Districts Established	
District Abbreviation	District Name
PD-R	Planned Development-Residential
PD-C	Planned Development-Commercial
PD-T	Planned Development-Traditional Neighborhood

2. General Planned Development District Purposes

The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals and objectives by:

- (1) Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;
- (2) Allowing greater freedom in selecting the means of providing access, open space, and design amenities;
- (3) Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- (4) Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- (5) Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, streams, hillsides, floodplains, and historic features.

3. Classification of Planned Development Zoning Districts

Land shall be classified into a planned development zoning district only in accordance with the procedures and standards set forth in Section 2.3.B, *Rezoning, Conditional Zoning, Planned Development, or Text Amendment*, and this section.

4. Organization of Planned Development Zoning District Regulations

Section 3.8.B, *General Standards for All Planned Development Districts*, sets out general standards applicable to all types of planned development districts. Sections 3.8.C to 3.8.E set out the purpose statements and standards for each of the three specific types of planned development district. These subsections have a common structure consisting of a purpose statement and applicable development standards. Some PD districts also include additional district-specific standards. Article 4, *Use Standards*, includes a summary use table specifying the allowable uses for each of the PD districts (see Table 4.1.1, *Use Table*) subject to an approved master plan. Uses that do not include an "MP" under a particular PD district column in Table 4.1.1 are prohibited within that PD district.

B. General Standards for All Planned Development Districts

Before approving a PD zoning district classification, the City Council shall find that the application for the PD zoning district classification, as well as the PD Master Plan and the PD Terms and Conditions included as part of the application, comply with the following standards:

1. Planned Development Master Plan

The PD Master Plan shall:

Article 3: Zoning districts

SECTION 3.8: Planned Development Districts

Subsection B: General Standards for All Planned Development Districts

- (1) Include a statement of planning objectives for the district;
- (2) Identify the general location of individual development areas, identified by land use(s) or development density or intensity;
- (3) Identify for the entire PD district and each development area the acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity;
- (4) Identify the general location, amount, and type (whether designated for active or passive recreation) of open space;
- (5) Identify the location of environmentally-sensitive lands, wildlife habitat, stream corridors, or other features to be protected as part of the Area of Environmental Concern Standards in accordance with the Coastal Area Management Act;
- (6) Identify the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned City systems;
- (7) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to City systems;
- (8) Identify the general location of on-site stormwater management facilities, and how they will connect to existing or planned City systems; and
- (9) Identify the general location of all other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, and solid waste management.

2. Consistency with City Plans

The PD zoning district designation, the PD Master Plan, and the PD Terms and Conditions shall be consistent with the CAMA Land Use Plan and any functional plans and small area plans adopted by the City.

3. Compatibility with Surrounding Areas

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

4. Development Phasing Plan

If development in the PD district is proposed to be phased, the PD Master Plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program.

5. Conversion Schedule

The PD Master Plan may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use and one type of nonresidential use may be converted to another type of nonresidential use (i.e., residential to residential, or nonresidential to nonresidential). These conversions may occur within development areas and between development areas, as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.

6. On-Site Public Facilities

(a) Design and Construction

The PD Master Plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable City, State, and Federal regulations.

(b) Dedication

The PD Master Plan shall establish the responsibility of the developer/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable City, State, and Federal regulations.

(c) Modifications to Street Standards

In approving a PD Master Plan, the City Council may approve modifications or reductions of City street design standards—including those for right-of-way widths, pavement widths, required materials, and turning radii—on finding that:

- (1) The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- (2) Access for emergency service vehicles is not substantially impaired;
- (3) Adequate off-street parking is provided for the uses proposed; and
- (4) Adequate space for public utilities is provided.

7. Planned Development Terms and Conditions

The PD Terms and Conditions shall incorporate by reference or include, but not be limited to:

Article 3: Zoning districts

SECTION 3.8: Planned Development Districts

Subsection B: General Standards for All Planned Development Districts

- (1) Conditions related to approval of the application for the PD zoning district classification;
- (2) The PD Master Plan, including any density/intensity standards, dimensional standards, and development standards established in the PD Master Plan;
- (3) Conditions related to the approval of the PD Master Plan, including any conditions related to the form and design of development shown in the PD Master Plan;
- (4) Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;
- (5) Provisions related to environmental protection and monitoring; and
- (6) Any other provisions the City Council determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.

8. Uses

The allowable uses in a PD district are identified in Table 4.1.1, *Use Table*, and may be permitted subject to a PD Master Plan. Allowed uses shall be established in the master plan and are subject to any use regulations applicable to the PD district. Allowed uses shall be consistent with City plans, the purpose of the particular type of PD district, and subject to any additional limitations or requirements set forth the PD district standards.

9. Densities and Intensities

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the PD Master Plan, and shall be consistent with City plans and the purpose of the particular type of PD district.

10. Dimensional Standards

The dimensional standards applicable in each development area of a PD district shall be as established in the PD Master Plan, and shall be consistent with the purpose of the particular type of PD district. The PD Master Plan shall include at least the following types of dimensional standards:

- (1) Minimum lot area;
- (2) Minimum lot width;
- (3) Minimum and maximum setbacks;
- (4) Maximum lot coverage;
- (5) Maximum building height;
- (6) Maximum individual building size;
- (7) Maximum floor area ration; and
- (8) Minimum setbacks from adjoining residential development or residential zoning districts.

11. Development Standards

All development in a PD district shall comply with the development standards of Article 5: *Development Standards*, or any modifications of those standards established in the PD Master Plan as consistent with City plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 3.8.C - 3.8.E for the particular type of PD district.

12. Amendments to Approved Master Plan

Amendments or modifications to a PD Master Plan shall be considered in accordance with the standards in Section 2.3.C.11.

Article 3: Zoning districts**SECTION 3.8: Planned Development Districts****Subsection C: Planned Development-Residential (PD-R) District****C. Planned Development-Residential (PD-R) District**

PD-R Planned Development-Residential		Purpose	
		The PD-R district is established and intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space.	
Dimensional Standards		Development Standards	
Density/Intensity and Lot Standards			
Gross residential density, maximum (dwelling units/acre) [1]	To be established in PD Master Plan (See Section 3.8.B.1, <i>Planned Development Master Plan</i>) 35 [1]	The standards in Article 5: <i>Development Standards</i> , shall apply to all development in PD-R districts, but some of those standards may be modified as part of the PD Master Plan if consistent with the general purposes of the PD-R district and the procedures noted below.	
District Area Size Threshold before Commercial Uses Are Required, max. (acres)			
Lot Standards		Development Standard	Means of Modifying
Net Residential Density, max. (dwelling units/acre) [2]	To be established in PD Master Plan (See Section 3.8.B.1, <i>Planned Development Master Plan</i>)	Off-Street Parking & Loading	Specify in PD Master Plan
Nonresidential Floor Area Ratio, max. (FAR) (if applicable)		Landscaping	Specify in PD Master Plan
Lot Area, min. (sq ft)		Tree Protection	
Lot Width, min. (sq ft)		Open Space Set-Aside	Specify in PD Master Plan
Building Standards		Fences and Walls	Specify in PD Master Plan
Lot Coverage, max. (% of lot area)	To be established in PD Master Plan (See Section 3.8.B.1, <i>Planned Development Master Plan</i>)	Exterior Lighting	Specify in PD Master Plan
Individual Building Size, max. (sq ft)		Community Form	Specify in PD Master Plan
Building Height, max. (ft)		Commercial Building Design	
Setbacks, min. (ft)		Multi-family Building Design	
Setback from abutting residential zoning district or existing residential use (ft)		Signage	Specify in PD Master Plan
NOTES: [1] May not exceed 125 percent of the highest maximum net density standard for the base zoning district in place prior to designation as a planned development. This limitation does not apply to areas within the downtown.		NOTES: [2] Internal uses shall not be required to provide perimeter buffers.	

D. Planned Development-Commercial (PD-C) District

PD-C Planned Development-Commercial		Purpose The PD-C district is established and intended to encourage the development of a mix of employment generating uses (office, research, light industrial, commercial), and may allow high density residential uses at appropriate locations in a planned and aesthetically pleasing way and intended primarily for those working within the district. This is done by allowing design flexibility as well as a mix of uses. The district is intended to accommodate commercial uses.	
		Development Standards The standards in Article 5: <i>Development Standards</i>, shall apply to all development in PD-C districts, but some of those standards may be modified as part of the PD Master Plan if consistent with the general purposes of the PD-C district and the procedures noted below.	
Dimensional Standards			
District Standards			
Floor Area Devoted to Residential Use, max. (% of total district floor area)	25		
Floor Area Devoted to Retail Sales & Services Uses, max. (% of total district floor area)	10		
Density/Intensity and Lot Standards		Development Standard	Means of Modifying
Net Residential Density, max. (dwelling units/acre) [2]	To be established in PD Master Plan (See Section 3.8.B.1, <i>Planned Development Master Plan</i>)	Off-Street Parking & Loading	Specify in PD Master Plan
Nonresidential Floor Area Ratio, max. (FAR)		Landscaping [3]	Specify in PD Master Plan
Lot Area, min. (sq ft)		Tree Protection	
Lot Width, min. (sq ft)		Open Space Set-Aside	Specify in PD Master Plan
Building Standards		Fences and Walls	Specify in PD Master Plan
Lot Coverage, max. (% of lot area)	To be established in PD Master Plan (See Section 3.8.B.1, <i>Planned Development Master Plan</i>)	Exterior Lighting	Specify in PD Master Plan
Individual Building Size, max. (sq ft)		Community Form	Specify in PD Master Plan
Building Height, max. (ft)		Commercial Building Design	
Setbacks, min. (ft)		Multi-family Building Design	
Setback from abutting residential zoning district or existing residential use (ft)		Signage	Specify in PD Master Plan
NOTES: [1] May not exceed 125 percent of the highest maximum net density standard for the base zoning district in place prior to designation as a planned development. This limitation does not apply to areas within the downtown.		NOTES: [2] Internal uses shall not be required to provide perimeter buffers.	

Article 3: Zoning districts**SECTION 3.8: Planned Development Districts****Subsection E: Planned Development-Traditional Neighborhood (PD-T) District****E. Planned Development-Traditional Neighborhood (PD-T) District**

PD-T Planned Development-Traditional Neighborhood		Purpose The PD-T district is established and intended to provide landowner/developers with a flexible framework within which to develop a mixed-use, traditional neighborhood development as an alternative to conventional residential development. PD-T districts should be of sufficient size and design to ensure pedestrian activity focused on a neighborhood center and sub-centers. PD-T district standards are designed to encourage the development of compact residentially-oriented, mixed-use, small-lot, pedestrian-oriented communities where residents can meet some of their employment, shopping, and recreation needs within the same development.	
Dimensional Standards		District Specific Standards	
District Standards		The standards in Article 5: <i>Development Standards</i>, shall apply to all development in PD-T districts, but some of those standards may be modified as part of the PD Master Plan if consistent with the general purposes of the PD-T district and the procedures noted below.	
District Area, min. (acres)	10 [1]	Development Standards	
Floor Area Devoted to Nonresidential Use, max. (% of total district floor area)	15 [2]	The standards in Section 3.8.E.1, <i>Additional District-Specific Standards for the PD-T District</i>, shall apply to all development within the PD-T District.	
Dwelling Units of any Single Housing Type, max, (% of total district dwelling units)	60		
Lot Standards		Development Standard	Means of Modifying
Net Residential Density, max. (dwelling units/acre)	To be established in PD Master Plan (See Section 3.8.B.1, <i>Planned Development Master Plan</i>)	Off-Street Parking & Loading	Specify in PD Master Plan
Nonresidential Floor Area Ratio, max. (FAR)		Landscaping	Specify in PD Master Plan
Lot Area, min. (sq ft)		Tree Protection	
Lot Width, min. (sq ft)		Open Space Set-Aside	Specify in PD Master Plan
Building Standards		Fences and Walls	Specify in PD Master Plan
Lot Coverage, max. (% of lot area)	To be established in PD Master Plan (See Section 3.8.B.1, <i>Planned Development Master Plan</i>)	Exterior Lighting	Specify in PD Master Plan
Individual Building Size, max. (sq ft)		Community Form	Specify in PD Master Plan
Building Height, max. (ft)		Commercial Building Design	
Setbacks, min. (ft)		Multi-family Building Design	
Setback from abutting residential zoning district or existing residential use (ft)		Signage	Specify in PD Master Plan
NOTES: [1] May be waived by the City Council on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal. [2] Unless an existing center exists within ¾ mile of the development boundary.			

1. Additional District-Specific Standards for the PD-T District**(a) Center and Sub-Centers**

A PD-T District shall be designed with a neighborhood center, and may also be served by one or more sub-centers. A neighborhood center or sub-center shall consist of formal open space (such as a square, commons, green, or active recreation area) that is adjacent to nonresidential or civic uses (such as a school, religious institution, or other government building), and served by one or more prominent street intersections. This requirement shall be exempted for all proposed developments when an existing center is located within $\frac{3}{4}$ of a mile from the development boundary.

(b) **Walking Distance**

At least 80 percent of all residential dwelling units in a PD-T should be within a five-minute walk (approximately 2,800 feet) of the neighborhood center or a sub-center.

(c) **Use Mixing**

- (1) A PD-T District shall be structured to provide a mix of uses, like residential, retail, employment, civic, and recreational uses. The integration of residential and nonresidential uses allows residents to meet more of their daily needs within the development. In addition, provision of a variety of housing options is required to allow greater diversity of residents within the neighborhood.
- (2) Civic uses are encouraged, but not required, as part of the district's nonresidential uses.
- (3) Mixing of residential and nonresidential uses within a single project or structure is encouraged within integrated or vertical mixed-use projects, in which uses are located on different floors of a single structure.

(d) **Open Space Set-Aside**

- (1) Open space set-asides in a PD-T District should be designed in a hierarchy of formal and informal spaces and used to enhance community activity, identity, and civic pride. Formal open spaces consist of squares, greens, common areas, or other park-like settings where residents of the neighborhood may gather. Such areas are bounded by streets and/or buildings, and are typically located in or near the geographic center of the neighborhood. Informal open spaces are typically located throughout the development, and take the form of meandering walking paths, greenways, pocket parks, passive recreation areas, and areas set aside for vegetation retention.
- (2) Some portion of the open space provided within a PD-T shall be located to serve as a central open space or gathering area for the development.

(e) **Building Configuration**

- (1) **Public Buildings and Uses**
Public buildings and uses, including government facilities, community service uses, and educational facilities, serve as focal points and landmarks for the community within a PD-T district and should be located on prominent sites, such as terminal vistas at the end of streets and on prominent street corners. The PD Master Plan shall designate the general location of publicly or privately owned civic lots for civic buildings and uses, including public monuments or gateways into an ensuing space, as the terminus of street vistas for all major internal streets. In addition, public buildings and uses shall be located fronting on or adjacent to a square, plaza, or village green whenever possible.
- (2) **Location and Relationship between Buildings**
In a PD-T district, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a

fairly consistent, narrow (less than 25 feet) setback alignment along the street frontage.

(3) Relationship between Building Types

Buildings in a PD-T district should be built on a human scale and designed with a common, harmonious architectural vocabulary and landscaping to lend an intimate and personal feel to the streetscape. The intent should not be to create a uniform appearance, but rather a distinct sense of place.

3.9 Overlay Districts

A. General

1. Purpose

Overlay zoning districts are superimposed over portions of one or more underlying base zoning districts, conditional zoning districts, or planned development districts with the intent of supplementing generally applicable development regulations with additional development regulations that address special area-specific conditions, features, or plans while maintaining the character and purposes of the underlying zoning district.

2. Establishment of Overlay Zoning Districts

Table 3.9.1, *Overlay Zoning Districts Established*, sets out the overlay zoning districts established by this UDO. Except where specifically provided in this article, variances from the overlay zoning district standards shall not be granted.

Table 3.9.1: Overlay Zoning Districts Established	
District Abbreviation	Overlay District Name
ABO	Adult Business Overlay
BBO	Billboard Overlay
NCO	Neighborhood Conservation Overlay
HTO	Historic Overlay
FPO	Flight Path Overlay
DMO	Downtown Murals Overlay

3. Classification of Overlay Zoning Districts

Land shall be classified into an overlay zoning district only in accordance with the procedures and standards set forth in Section 2.3.C, *Rezoning, Conditional Rezoning, Planned Development, or Text Amendment*.

4. Relationship to Other Zoning Districts

Regulations governing development in an overlay zoning district shall apply in addition to the regulations governing development in the underlying base zoning district, conditional zoning district, or planned development district. If the standards governing an overlay zoning district expressly conflict with those governing a base zoning district, conditional zoning district, or planned development district, the standards governing the overlay district shall control. Where land is classified into multiple overlay zoning districts and the standards governing one overlay zoning district expressly conflict with those governing another overlay district, the more restrictive standard shall apply.

B. Adult Business Overlay (ABO)

1. Purpose

The Adult Business Overlay (ABO) District is established to provide an appropriate location for adult establishments as defined in Section 9.4, *Definitions*.

2. Incorporated by Reference

The ABO, as set forth on a map entitled *Adult Establishment Overlay Zone*, and dated March 17, 1998, as amended, is hereby adopted and incorporated by reference into this UDO and the official zoning map.

3. General Requirements

All adult establishments development standards and all other associated site improvements, shall be located within the ABO.

In addition to the standards for the ABO, all adult establishments shall be subject to the use-specific standards for such uses in Section 4.2.D.1.

C. Neighborhood Conservation Overlay (NCO)

1. Purpose

The Neighborhood Conservation Overlay (NCO) District is established and intended to protect and preserve the unique design features and character of established neighborhoods throughout the City, and to promote new construction that is compatible with the existing neighborhood character. The Neighborhood Conservation Overlay District is a flexible tool that may be applied to multiple neighborhoods, each of which will have its own unique architectural, natural, cultural, and historic attributes.

2. Establishment of Individual Neighborhood Conservation Districts

The City Council may establish individual Neighborhood Conservation Overlay Districts in accordance with this section and Section 2.3.C, *Rezoning, Conditional Rezoning, Planned Development, and Text Amendments*, after approving an area plan for the neighborhood specifying the development context in the district. Each district shall comply with the standards in Section 3.9.D.4, *General Development Standards for All NCO Districts*. In establishing a new NCO District, the City Council may also establish a unique set of development standards applicable to all development in the particular district (See Section 3.9.D.5, *District-Specific Development Standards*).

3. Minimum Standards for Designation of an NCO District

The City Council may approve an application for designation of a NCO District only if:

Article 3: Zoning districts

SECTION 3.9: Overlay Districts

Subsection C: Neighborhood Conservation Overlay (NCO)

- (1) At least 65 percent of the land area within the proposed NCO district, not including street and other rights-of-way, is developed;
- (2) Development patterns in the district demonstrate an on-going effort to maintain or rehabilitate the character and physical features of existing buildings in the district;
- (3) There is existing or potential pressure for new development or redevelopment and new infill development within the district;
- (4) The area must possess one or more of the following distinctive features that create a cohesive identifiable setting, character or association:
 - i. Scale, size, type of construction, or distinctive building materials;
 - ii. Lot layouts, setbacks, street layouts, alleys or sidewalks;
 - iii. Special natural or streetscape characteristics, such as creek beds, parks, gardens or street landscaping;
 - iv. Land use patterns, including mixed or unique uses or activities; or
 - v. Abuts or links to designated historic districts and/or landmarks.

The development standards proposed to be applied to the district will encourage the retention of the general character and appearance of existing development in the district.

4. General Development Standards for All NCO Districts

(a) Compliance with Underlying Zoning District Standards

These standards supplement and may supersede the applicable standards found in the underlying base zoning district, conditional zoning district, or planned development district.

(b) Compliance with Approved Design and Development Standards

When an NCO district is established, no permit for any new construction or expansion of an existing structure resulting in an increase in building footprint area of 25 percent or more may be issued until the City Manager or their designee determines that the proposal complies with all design standards established for the NCO district where the land is located.

(c) Conflict with Other Standards

In the case of conflict between the NCO district standards and any other standards of this UDO, the NCO district development standards shall control.

5. District-Specific Development Standards

Each area designated as a Neighborhood Conservation Overlay (NCO) district shall identify, with specificity, the standards to be applied to all new construction and expansion of existing structures. Aspects of development that these standards may address, include, but are not be limited to:

- (1) Lot size;
- (2) Location of proposed buildings or additions;
- (3) Setbacks or required yards
- (4) Building height;
- (5) Building size (for principal and accessory structures);
- (6) Building orientation;
- (7) Exterior building materials and colors;
- (8) Building roof line and pitch;
- (9) Building foundation treatment;
- (10) Landscaping and screening;
- (11) Impervious surface coverage;
- (12) Paving requirements or limitations;
- (13) Exterior lighting;
- (14) Required features on a front façade;
- (15) Uses;
- (16) Views of or from specific locations;
- (17) Riparian areas, wetland areas, or drainage patterns; and
- (18) Demolition of structures.

6. Specific Neighborhood Conservation Overlay Districts

[Placeholder]

D. Billboard Overlay (BBO)

1. Purpose

It is recognized that billboards provide the opportunity to advertise products, services, and ideas; however, because of their sheer size, location in proximity to buildings, and potential for storm damage, billboards can be aesthetically undesirable, create traffic hazards, and present dangers to adjoining lands. Due to their size and prominence upon the landscape, billboards constitute a separate and distinct land use subject to the standards in this section and Section 5.12.M, *Billboards*.

The Billboard Overlay (BBO) District is established to provide an appropriate location for billboards as defined in Section 9.4, *Definitions*.

2. Incorporated by Reference

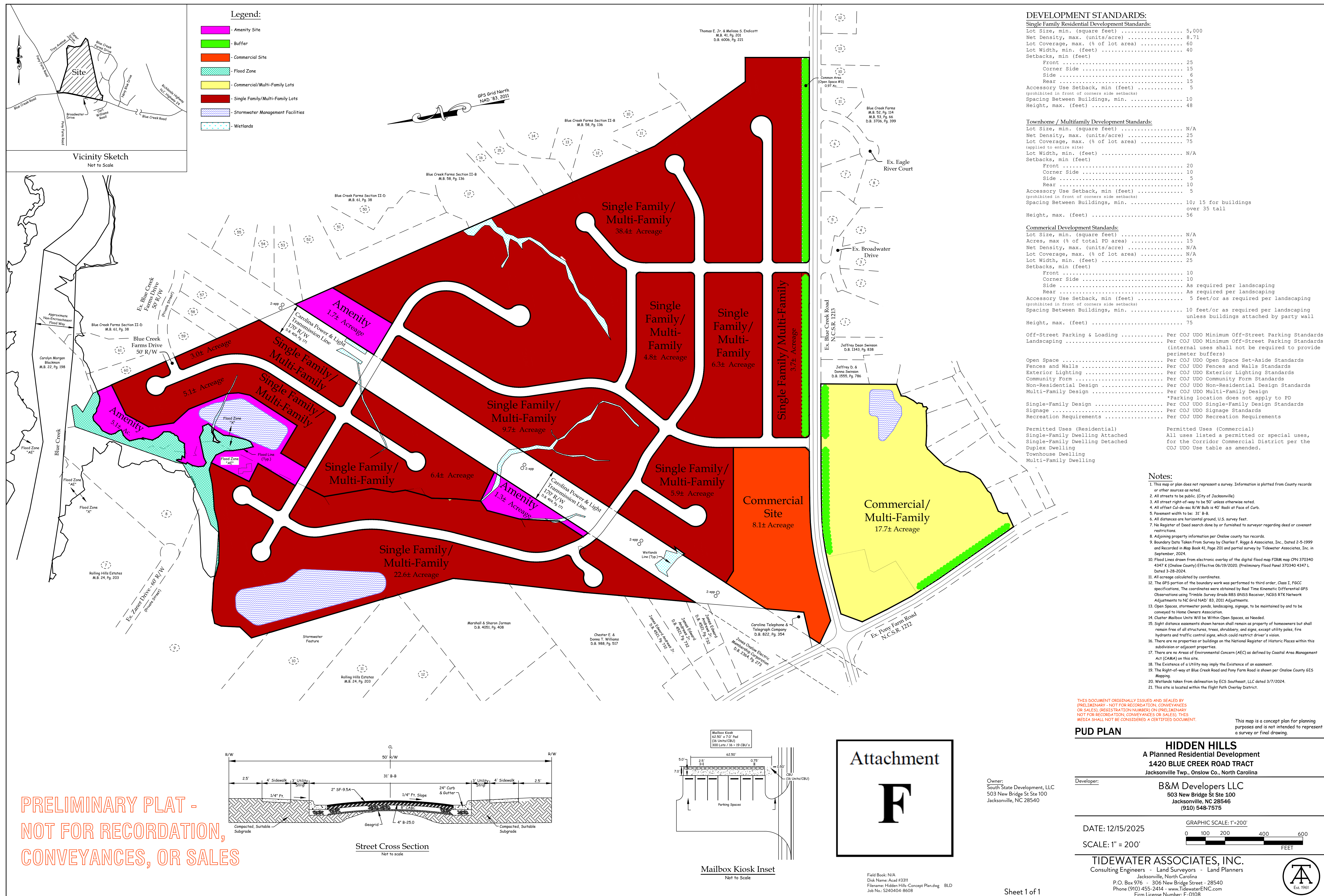
The BBO, as set forth on a map entitled Billboard Overlay Zone, as amended, is hereby adopted and incorporated by reference into this UDO and the official zoning map.

3. General Requirements

All billboards development standards and all other associated site improvements) shall be located within the BBO.

E. Historic Overlay (HTO)

[placeholder]



HIDDEN HILLS TERMS AND CONDITIONS

The intent of the terms and conditions herein below are meant to allow deviations from the existing requirements of City of Jacksonville Unified Development Ordinance while creating an project that meets the policies, goals and objectives as outlined in the City of Jacksonville's CAMA Land Use Plan and Code of Ordinances.

1. The following Section of the City of Jacksonville Unified Development Ordinance shall not apply the Hidden Hills PD-R:

5.2 Landscaping Standards

D. Landscaping Requirements

2. Perimeter Lawn Required

All sites except Townhouses, Condominiums and Apartments shall be separated from adjacent properties by a perimeter lawn with a minimum width of four (4) feet. The lawn shall contain at least four (4) understory trees, twelve (12) large shrubs and eight (8) small shrubs for every one hundred (100) linear feet of the developments lot lines. Clustering is permitted. This perimeter lawn is not required when the side or rear boundary would serve as either a shared driveway or as a shared parking bay or will be in the future as a result of a phased development. The perimeter lawn landscaping is not required where required pond and/or buffering landscaping will be installed.

2. The following Section of the City of Jacksonville Unified Development Ordinance shall not apply the Hidden Hills PD-R:

5.8 Small Non-Residential Design Standards

C. General Standards

1. Building Orientation

The primary facades of all buildings are encouraged to face a public street serving the development.

In the case of multi-building development, the perimeter buildings shall be oriented so that the primary façade faces a public street. Buildings interior to the site may be oriented to private streets or accessways.

2. Building Façade

Any façade visible from a public or private right of way shall be designed as a primary façade and include at least (3) of the following elements:

(1) Canopies/porticos above the entrance;

- (2) Roof overhangs above the entrance;
- (3) Entry recesses/projections;
- (4) Arcades that are physically integrated with the entrance;
- (5) Raised corniced parapets above the entrance;
- (6) Gabled roof forms or arches above the entrance;
- (7) An outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
- (8) Display windows that are directly adjacent to the entrance;
- (9) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above or directly adjacent to the entrance;
- (10) Integral planters or wing walls that incorporate landscaped areas or seating areas;
- (11) Variations in roof form and parapet heights;
- (12) Pronounced building wall recesses and projections with a minimum depth of two feet;
- (13) Distinct changes in texture and color of wall surfaces;
- (14) Ground level arcades and second floor galleries/balconies;
- (15) Protected and recessed entries; or
- (16) Vertical accents or focal points.

3. Service and Loading Area Placement and Screening

(b) Outdoor storage, trash collection, and loading areas shall be designed so they are located no closer than 20 feet to a public right-of-way nor 20 feet to a private right-of-way unless they are specifically designed for access from the interior portion of the lot and not from the public or private right-of-way.

(c) Shopping cart containment areas shall not be located adjacent to internal public spaces, plazas, or commercial streets.

6. Materials

Except for lots in the Industrial (IND) district, ribbed metal siding shall not be used as a principal exterior building material on building walls fronting a public street. Architectural metal siding and similar products may be used upon approval by the City Manager or their designee.

3. The following Section of the City of Jacksonville Unified Development Ordinance shall not apply the Hidden Hills PD-R:

5.9 Additional Standards for Large Non-Residential

E. Building Operation

1. Single Building Developments

The primary facades of all buildings shall be encouraged to face a public street serving the development.

F. Customer Entrances

7. An outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet.

The following Section of the City of Jacksonville Unified Development Ordinance shall not apply the Hidden Hills PD-R:

5.10 Multi-Family Design Standards

E. Design Standards

6. Garage Standards

Garages serving two- to four-family dwellings and townhouse uses shall be located on the side or behind the rear facades of such buildings.

Garages serving multi-family buildings shall be located to the side or rear of such buildings, or be structured parking.

The exterior materials, design features, and roof form of garages shall be compatible with the building it serves.

7. Parking Location

No off-street surface parking associated with a townhouse or multi-family development shall be located between the structure and the street it fronts.

Off-street surface parking located beside a building shall not occupy more than 25 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off street surface parking.

8. Roof Form

Outside the DTR, DTB, or PD districts, two- to four-family dwellings, townhouse, and multi-family structures shall incorporate roof pitches between 3:12 and 12:12; however, alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or otherwise be configured, to the degree practicable, to have a minimal visual impact as seen from the street.

9. Storage

Each two- to four-family dwelling, townhouse, and multi-family dwelling unit shall include an area for enclosed storage with a minimum size at least five percent of the size of the unit.

10. Outdoor Activity Areas

Outdoor activity areas, porches, balconies, decks, vending areas, and other similar site attributes

4. The following Sections of the City of Jacksonville Unified Development Ordinance shall only apply to the Hidden Hills PD-R as follows: (____ indicates addition)

Section 2.3 Standards and Requirements to Development Applications

B. Rezoning, Conditional Rezoning, Planned Development, or Text Amendment

9. Deviations from Planned Development Master Plan and Terms and Conditions

Subsequent plans and permits for development within an approved Planned Development may include minor deviations from the PD master plan or PD terms and conditions, provided the City Manager or their designee determines that such deviations are limited to changes addressing technical considerations that could not reasonably be anticipated during the planned development zoning classification process or any other change that has no material effect on the character of the approved Planned Development or any of its approved terms or conditions. Changes to the following shall constitute minor deviations:

- (1) Driveway locations;
- (2) Structure floor plan revisions;
- (3) Facility design and/or location modifications for amenities;
- (4) Landscaping and/or buffering modifications meeting the overall intent of this ordinance;
- (5) Road location and/or configuration that does not substantially alter the plan; or
- (4) Other similar modifications.

Changes that the City Manager or their designee determines would materially affect the basic concept of the PD master plan or basic parameters set by the PD terms and conditions are not considered minor deviations, and shall only be changed as amendments to the PD master plan or PD terms and conditions (See Section 2.3.E.11, Amendments).

5. The following Sections of the City of Jacksonville Unified Development Ordinance shall only apply to the Hidden Hills PD-R as follows: (indicate removal, _____ indicates addition)

5.1 Off-Street Parking, Loading and Circulation

L. Off-Street Circulation

3. Driveway Spacing on Lots In Nonresidential Districts

Except in the Downtown Business (DTB) and Downtown Residential (DTR), driveways serving lots in a nonresidential district shall comply with the following standards:

~~(1) Except for shared driveways serving two or more lots, no driveway shall be located within ten feet of a side lot line unless the City Manager or their designee determines this requirement is not practical due to lot topography, lot location, or proximity to an intersection.~~

~~(2) No driveway edge shall be within 50 feet of a street intersection unless no other lot access is available.~~

~~(3) In cases where two driveways serving a single lot enter from the same street, the closest non-radius edges shall be spaced at least 50 feet apart (see Figure 5.1.L, Driveway Spacing).~~

~~(4) In cases where three driveways serve a single lot from the same street, the closest non-radius edges shall be spaced at least 150 feet apart (see Figure 5.1.L.1, Driveway Spacing).~~

Non-residential driveway numbers and spacing shall be determined at the time of individual site plan review for uses within the Hidden Hills PD-R. The requirements set forth in 5.1 Subsection L (3) shall be used as a guide in this determination but not required. Final number and spacing shall be agreed upon by the applicant and City of Jacksonville.

6. The following Sections of the City of Jacksonville Unified Development Ordinance shall only apply to the Hidden Hills PD-R as follows:

5.2 Landscaping Standards

D. Landscaping Requirements

4. Townhouses, Condominiums and Apartments

(c) Street yard requirements adjacent to major and minor arterial or collector streets:

In addition to the requirements set forth in this section, the following applies to all multifamily developments:

(a) Foundation Planting

A ten (10) foot planting area shall be provided between the building foundation and

parking areas. Four feet of sidewalk is permitted within this area.

(b) Side and Rear Buffers

Shall meet the standards established in Section 5.2.E Bufferyard

(c) Street Yard Requirements Adjacent to Major and Minor Arterial or Collector Streets:

~~(1) Option 1: Berm with Plantings~~

~~i. Shall meet the requirements found in Section 5.2.G Berms;~~

~~ii. Berm Height: Minimum height of three (3) feet;~~

~~iii. Percent of Frontage: Berm shall comprise at least eighty percent (80%) of the street frontage;~~

~~iv. canopy trees: Six (6) trees per one hundred (100) linear feet~~

~~v. Shrubs: Thirty (30) shrubs per one hundred (100) linear feet. Variety required—twenty five percent (25%) maximum of any one species;~~

~~(2) Option 2: Plantings Only~~

~~i. Street Lawn Width: Twenty (20) feet;~~

~~ii. Percent of Frontage: Lawn shall comprise at least eighty percent (80%) of the street frontage;~~

~~iii. Canopy Trees: Nine (9) trees per one hundred (100) linear feet that are at least three (3) inches in caliper and between ten—twelve (10-12) feet in height;~~

~~iv. Shrubs: Fifty (50) shrubs per one hundred (100) linear feet. Variety required—twenty five percent (25%) maximum of any one species;~~

~~v. Ground Cover: In order to prevent bare, paved or completely impervious ground cover on berms, the berms must be covered in natural materials (i.e. mulch, pine straw, grass, etc.) except for stone. Stone is permitted only as an accent.~~

(3) Option 3: Specific Landscape Design

i. Plan shall be prepared by a Registered Landscape Architect, Architect, Arborist, Horticulturalist, or NC Registered Landscape Contractor;

ii. Shall meet the overall intent of this ordinance;

iii. Shall be approved by City Manager or their designee

Option 1 and Option 2 shall not be applicable to the Hidden Hills PDR. Option 3, Specific Landscape Design shall apply.

(d) Street yard requirements adjacent to all other streets or roads not listed in (c):

~~(1) Option 1: Berm with Plantings~~

~~i. Shall meet the requirements found in Section 5.2.G Berms;~~

~~ii. Berm Height: Minimum height of two (2) feet;~~

~~iii. Percent of Frontage: Berm shall comprise at least eighty percent (80%) of the street frontage;~~

~~iv. Canopy Trees: Six (6) trees per one hundred (100) linear feet;~~

~~v. Shrubs: Twenty (20) shrubs per one hundred (100) linear feet. Variety required—twenty-five percent (25%) maximum of any one species;~~

~~(2) Option 2: Plantings Only~~

~~i. Street Lawn Width: Twenty (20) feet;~~

~~ii. Percent of Frontage: Lawn shall comprise at least eighty percent (80%) of the street frontage;~~

~~iii. Canopy Trees: Nine (9) trees per one hundred (100) linear feet;~~

~~iv. Shrubs: Twenty (20) shrubs per one hundred (100) linear feet. Variety required—twenty-five percent (25%) maximum of any one species;~~

~~v. Ground Cover: In order to prevent bare, paved or completely impervious ground cover on berms, the berms must be covered in natural materials (i.e. mulch, pine straw, grass, etc.) except for stone. Stone is permitted only as an accent.~~

(3) Option 3: Specific Landscape Design

i. Plan shall be prepared by a Registered Landscape Architect, Architect, Arborist, Horticulturalist, or NC Registered Landscape Contractor;

ii. Shall meet the overall intent of this ordinance;

iii. Shall be approved by City Manager or their designee.

Option 1 and Option 2 shall not be applicable to the Hidden Hills PDR. Option 3, Specific Landscape Design shall apply.

F. Bufferyard

The perimeter of the Hidden Hills PD-R shall be subject to a 10' undisturbed natural buffer. In areas where the natural buffer is disturbed and/or cleared and does not meet this requirement, the following shall apply:

Residential

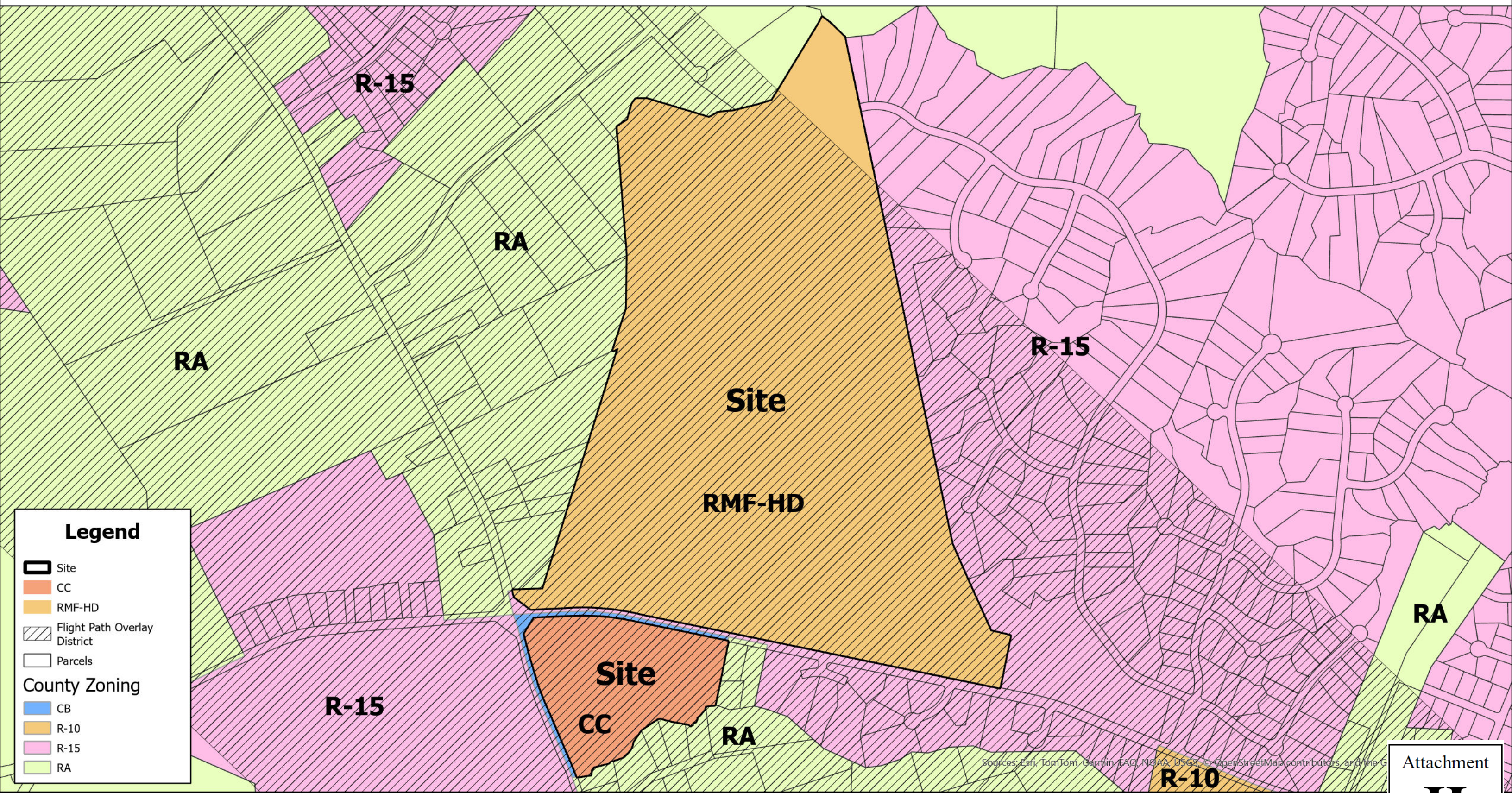
10' width with 2 canopy trees, 4 understory trees per 100 liner feet

Commercial

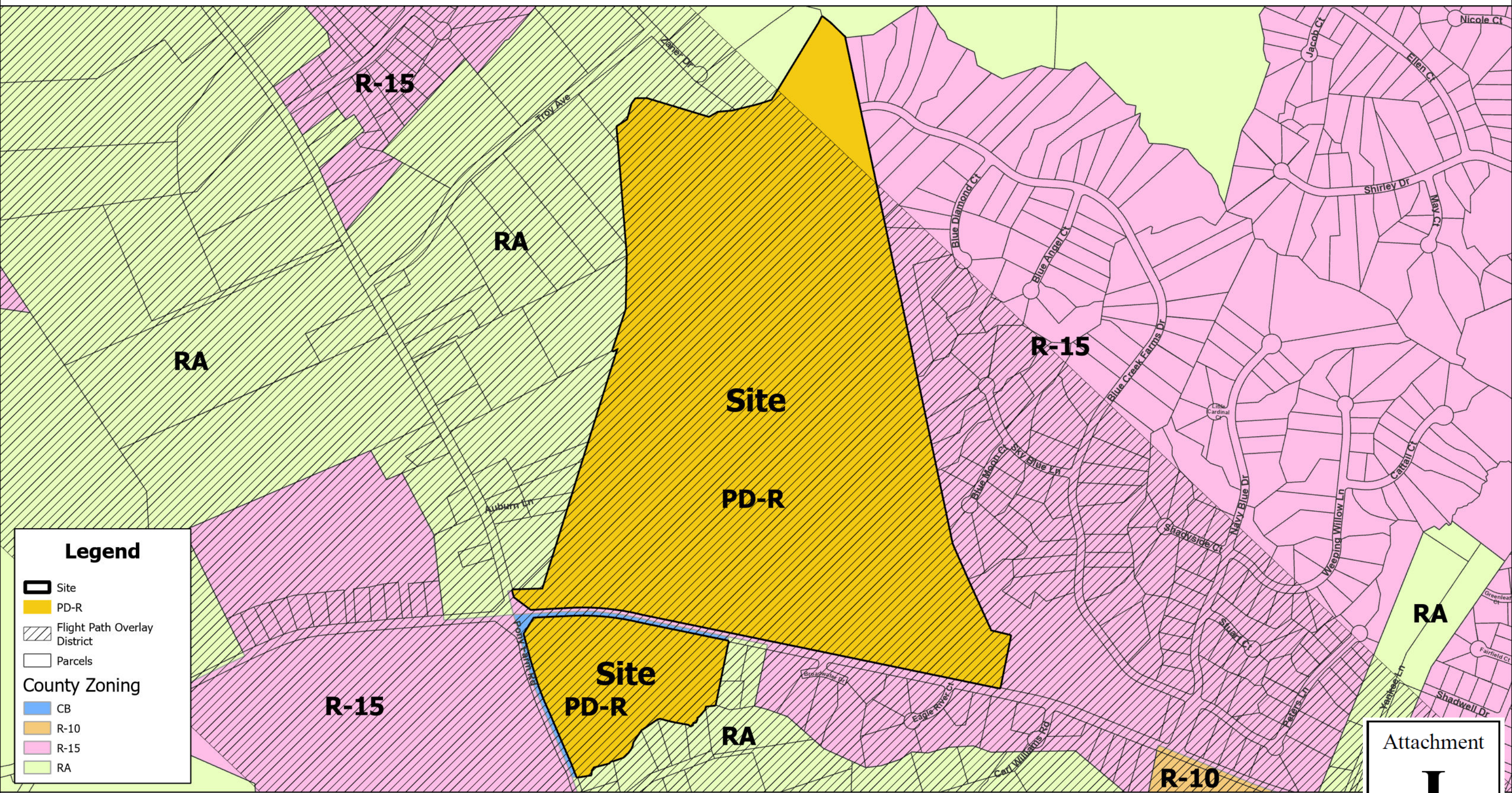
10' width with 2 canopy trees, 4 understory trees and 12 small shrubs per 100 liner feet

Internal land uses shall not be subject to the buffering requirements set forth in this section of the City of Jacksonville Unified Development Ordinance.

1420 Blue Creek Rd - County to City Proposed Zoning



1420 Blue Creek Rd - City of Jacksonville Rezoning to PD-R - Proposed Zoning



Disclaimer: This map is intended for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. This map should not be used for any legal boundary determinations. Data displayed on this map is collected from various different sources.



Request for City Council Action

Agenda Item:	10
Date:	2/17/2026

Subject: Public Hearing (*Legislative*) FY25 – Consolidated Annual Performance and Evaluation Report (CAPER) Mid-Year Performance

Department: Neighborhood Improvement Services

Presented by: Pamela Trafton, Senior Neighborhood Improvement Services Coordinator

Presentation: Yes

Issue Statement

US Department of Housing and Urban Development (HUD) requires a Consolidated Annual Performance and Evaluation Report (CAPER) to report and assess progress towards achieving the grantee's Strategic Plan and Action Plan goals. It will describe the investment and geographic distribution of resources made available, provide an overview of the number of individuals and households assisted, and evaluate actions to affirmatively further fair housing, address homelessness, and provide affordable housing. This report identifies the progress toward the current annual action plan goals.

Financial Impact

There is no financial impact for this update.

Action Needed

Conduct a public hearing to receive input from the citizens regarding the progress in executing the City's FY25-26 Annual Action Plan with Federal FY25 Funding.

Recommendation

Receive the mid-year update and provide feedback on execution for the rest of the fiscal year.

Approved: ☒ City Manager ☒ City Attorney

Attachments: None



Staff Report

Agenda
Item: **10**

FY25 Consolidated Annual Performance and Evaluation Report (CAPER)

Introduction

The U.S. Department of Housing and Urban Development (HUD) provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities. Primary objectives are to provide decent housing, a suitable living environment, and expand economic opportunities, principally for low-and moderate - income persons. The intent of the Consolidated Annual Performance and Evaluation Report (CAPER) is to describe the investment and geographic distribution of resources made available, provide an overview of the number of individuals and households assisted, and evaluate actions to affirmatively further fair housing, address homelessness, and provide affordable housing.

Citizen Participation

Citizen input was solicited on current year performance at Community Input meetings conducted at Sandy Run Missionary Baptist Church and New Beginnings Christian Center. An additional meeting is scheduled at St. Julia AME Zion Church on March 5, 2026. These input sessions are a part of the planning process for the Annual Action Plan along with the Public Hearing to provide feedback on the grantee's performance.

MID-YEAR CAPER HIGHLIGHTS

GOAL	EXPECTED OUTCOME	ACTUAL OUTCOME
Clearance & Demolition	3 Buildings Demolished	1 Complete; 3 Pending
Residential Rehabilitation	4 Household Housing Units - \$113,702	1 In-Progress; 3 Pending
Acquisition of Property	3 Household Housing Units - \$100,000	2 Acquired 1 Pending
Nonprofit Public Services	100 Homeless Persons Assisted	266 Persons Assisted
Nonprofit Public Services	Homelessness Prevention – 20 Persons	Homelessness Prevention – 18 Persons
Homeownership Assistance	2 Households Assisted - \$50,000	1 Household Assisted
Affordable Housing – Rental	40 Household Housing Units Constructed	84 Units Proposed
Economic Development	3 Businesses Assisted	6 Attendees in 1 st Cohort

Procedural History

US Department of Housing and Urban Development requires that grantees schedule public hearing sessions twice during the AAP year, so citizens have the opportunity to provide input on grantee performance and submit comments for consideration.

Stakeholders

- Citizens and taxpayers of the City