

PROPOSED AGENDA
REGULAR COUNCIL MEETING
April 21, 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: April 7, 2026 – Workshop Meeting

CONSENT

1. General Legislative Budget Amendment
2. FY 2025 BJA Comprehensive Opioid, Stimulant, and Substance Use, Site-Based Program (COSSUP)
3. NCDOT Offer to Purchase City Property for U-5728
4. NCDOT Offer to Purchase City Property for U-5950
5. License Agreement Modification – Commons Water Tank
6. Code Amendment – Chapter 2 – Administration – City Council Meeting Schedule
7. Revision to the Rules of Procedure for City Council
8. Code Amendment – Chapter 10 Intoxicating Liquors – An Ordinance Allowing the Sale of Alcoholic Beverages Before Noon on Sundays at Licensed Premises
9. Remnant Defendant Opioid Settlement Authorization

PUBLIC HEARINGS (*Legislative*)

10. Proposed Fiscal Year 2026/2027 Budget
11. Map Amendment – Zoning Map Amendment – Lejeune Boulevard- Rezoning from Residential Single-Family 7 (RSF-7) to Corridor Commercial (CC)
12. Map Amendment –Zoning Map Amendment – Padrick Property – Rezoning from Conservation (CON-Onslow County) to Residential Single-Family 5 (RSF-5)

CLOSED SESSION

To discuss land acquisition pursuant to General Statute 143-318.11, subsection (a-5)(i).

REPORTS

Mayor

City Council

City Attorney

City Manager

ONE CITY, OUR CITY, MY CITY MOMENT

ADJOURNMENT

COUNCIL MINUTES
WORKSHOP MEETING

April 7, 2026

A Regular Workshop Meeting of the City Council of the City of Jacksonville was held Tuesday, April 7, 2026 beginning at 5:30 PM in Meeting Rooms A and B of City Hall. Present were: Mayor Sammy Phillips, presiding; Mayor Pro Tem Cindy Edwards, Council Members: Logan Sosa, Dr. Angelia Washington, Jerome Willingham and Michael Yaniero. Absent was Councilwoman Mickey Smith. 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 5:31 PM.

ADOPTION OF AGENDA

A motion was made by Councilman Yaniero, seconded by Councilman Sosa, and unanimously approved to adopt the agenda as presented.

ADOPTION OF MINUTES AND CONSENT ITEMS

A motion was made by Councilman Sosa, seconded by Councilman Yaniero, and unanimously approved to adopt the minutes of the March 17, 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. The Budget Amendment did not impact fund balance.

Council approved the Budget Amendment.

Ordinance 2026-22, Bk. 14, Pg. 577

TAX RELEASES, REFUNDS, AND WRITE-OFFS – DECEMBER 2025 AND
JANUARY 2026

The County/City Tax Collector and the City's Finance Director recommended releases, refunds, and write-offs of property taxes.

The tax releases, refunds, and write-offs recommended by the City/County Tax Collector totaled, respectively, \$25,583.54, \$10,768.14, and \$6.08 (\$36,357.76).

Council approved the tax releases, refunds and write-offs.

RESOLUTION TO ADOPT UPDATED SOUTHEASTERN NC REGIONAL HAZARD MITIGATION PLAN

The Federal Emergency Management Agency and the State Office of Emergency Management require the City of Jacksonville to maintain a Hazard Mitigation Plan in order to remain eligible for Federal and State Emergency Disaster Assistance. Jacksonville's and Onslow County's current plans were annexed to the Southeastern Regional Hazard Mitigation Plan (SRHMP), will expired on April 21, 2026. The SRHMP includes the counties of Brunswick, New Hanover, Onslow, and Pender, as well as all municipalities within them.

Over the past year, these counties and municipalities had updated the SRHMP with the assistance of ESP Associates. The updated plan was reviewed by the State, sent to FEMA for their review, and was ready for adoption by the appropriate jurisdictions. Once adopted, the SRHMP would be effective for five (5) years. With the formal resolution to adopt the SRHMP, the City of Jacksonville would be eligible for the maximum Federal and State mitigation and disaster funding.

Adoption of this plan would allow the City of Jacksonville to be eligible for maximized funding sources from FEMA and the State of NC. Also, property owners who participated in the flood insurance program could benefit from reductions in their annual premiums due to Jacksonville's participation in the Community Rating System (CRS) Program. An adopted HMP increased the CRS score, which affected flood insurance premiums

Council approved the Resolution that adopted the updated Southeastern North Carolina Regional Hazard Mitigation Plan.

Resolution 2026-08, Bk. 7, Pg. 559

FY25 BJA EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG)

The Jacksonville Police Department received notification of a FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) to support law enforcement operations. The Police Department requested authorization to apply for this funding to upgrade the current ICOR Mini-CALIBER robotic platform that was used for high-risk operations, including barricaded subject

incidents and search warrant execution. While the platform remained mechanically sound, it operated on legacy analog communications architecture that was increasingly unreliable in modern operational environments.

Current limitations included degraded video quality, limited range, and poor signal penetration through structures commonly encountered during law enforcement operations. These limitations created increased operational risk by reducing situational awareness and potentially requiring personnel to move into hazardous environments prematurely.

This project sought to modernize the robot's communications system through a digital IP-based upgrade, restoring reliability and significantly enhancing operational effectiveness while extending the service life of the existing platform.

BJA Edward Byrne Memorial Justice Grant (JAG) allocated the City of Jacksonville \$20,977 in grant funding, with no match required. However, the total cost of the robot upgrade would be \$56,365 and the remaining \$35,388 would come from Police Department funds.

Council authorized staff to apply for the grant.

RESOLUTION DECLARING PROPERTY SURPLUS AND AUTHORIZING DISPOSITION

As specified in Fiscal Year 25/26 Vehicle/Equipment Requests approved by the City Council, any item being replaced was to be declared surplus property and turned over to Fleet Maintenance for disposition. As required by G.S. 160A-268 and G.S. 160A-270C, Council must adopt a Resolution authorizing the disposal of property.

The Fleet Maintenance Division had placed an approximate value of \$962,400 on the twenty-five (25) items meeting the above criteria. This revenue was already included in the adopted budget.

Council adopted the Resolution declaring these items surplus and authorized the disposal through electronic auction with the listed starting value and no reserve.

Resolution 2026-09, Bk. 7, Pg. 560

DISCUSSION ITEMS (ACTION MAY OR MAY NOT BE TAKEN)

RECOMMENDED FY27 BUDGET SCHEDULING AND PRESENTATION FORMAT

Joshua Ray, City Manager, delivered the Fiscal Year 2027 (FY27) Budget Books to City Council and provided a detailed overview of the PowerPoint Presentation herein attached as Exhibit A. Per North Carolina General Statute (NCGS) § 159-13, City Council was required to adopt a balanced operating budget for FY27 by June 30, 2026. Copies of the budget were also available on the City's website, in the City Clerk's Office, and the Onslow County Public Library.

As part of the annual budget process, Council developed and adopted priorities during the year that staff used to develop the FY27 Budget which were as follows: Pay Plan Integrity; Fee Schedule Review; Recreation Land Development; Citizen Engagement; Economic Impact – Housing & Development; Street Improvements; Cultural Competency and Awareness; and Unified Development Ordinance Review.

A Public Hearing was scheduled for citizen input April 21, 2026 at the Regular Council Meeting. There will also be two budget discussions held at the May 4 and May 19 Council Meetings. Additionally, Council is scheduled to consider adoption of the FY27 Proposed Budget at the Regular Council Meeting on May 19, 2026.

Budget Highlights included: \$134,666,035 Total Budget (6% reduction from FY26 Adopted Budget); \$0.60 Ad Valorem Tax Rate; Priority Investment in Employees; \$34.46 Million for Public Safety; Water & Sewer Rate Increase of 1% and Sanitation Commercial/Business Rate Increase Due to Proposed Increase in Onslow County Landfill Charges.

General Fund total revenues were projected at \$71,472,113 for the upcoming fiscal year. The primary revenue sources included ad valorem tax revenue of \$39,504,161 and sales tax revenue of \$17,390,391. The budget document included a section detailing the 2026 property revaluation process, which was a significant undertaking for Onslow County and had been discussed in two prior meetings. As part of this process, the County reassessed property values for all property owners, and the resulting revenues were generated based on the tax rate set by the Council. These funds were then used to support General Fund operations. It was important to note that the County currently used the ad valorem method to distribute sales tax. However, there were two additional methods available: the per capita method and a blended method, the latter of which

was authorized for the County by the NC General Assembly. During the month of April, the County would submit its selected distribution method to the State for Fiscal Year 27.

Discussion was held regarding projected differences in sales tax revenue under various distribution methods, including ad valorem, per capita, and hybrid approaches, with estimates indicating significant potential revenue impacts. Additional discussion addressed potential legislative actions by the General Assembly to cap ad valorem taxes and how such changes could influence the County's choice of distribution method. It was noted that any state-imposed restrictions on property tax evaluations could affect the City's budget, and while timing of legislative action might determine immediate impact, the City Council retained the ability to amend the budget as needed.

Mr. Ray provided an overview of the General Fund Expenditures by Department and the Water and Sewer and Solid Waste Funds expenditures from the FY26 Amended Budget compared to the FY27 Proposed Budget. Notable projects included within the Capital Improvement Plan (CIP) included Uptown Jacksonville; Public Services Facility Upgrades; Pedestrian Improvements; Regional Sewer Project; Jacksonville Station, Phase 2; Miracle Field; Northeast Creek Wetland and Shoreline Improvements; and Commons Parking Lot Rehabilitation.

Based on a question posed by Councilman Yaniero, Mr. Ray stated that Council had implemented an aggressive pay plan since 2022, resulting in measurable year-over-year improvements, and additional data could be provided to illustrate comparisons across positions, including police and fire. He also clarified that the approved compensation strategy included three components: a market adjustment implemented in July, a merit-based increase at the beginning of the year, and the use of any remaining funds to address areas where pay remained below market standards. Additionally, that compensation was reviewed throughout the year to identify and correct deficiencies, with the goal of achieving and maintaining competitive pay levels. The importance of sustaining these efforts to position the organization as an employer of choice was highlighted, along with the value of attracting candidates with experience, skills, and talent to strengthen the workforce.

CAPITAL PLANNING FINANCIAL MODEL

Regarding Exhibit A, Sabrina Adams, Finance Director, presented the results from the Capital Planning Financial Model which had been updated to include the FY27 proposed CIP and operating and maintenance projections.

The Model was an internal planning tool used to evaluate how current decisions would affect the City over time, particularly with respect to general fund capital and debt. While the model incorporated all General Fund related projects, there was a specific focus on the One City Center project due to its significant financial impact. The Model consolidated revenues and expenditures, incorporated capital plans from the CIP, and added projected debt service to provide a comprehensive long-term financial picture. This allowed the City to assess whether planned initiatives were affordable beyond the current budget year and to test various scenarios involving projects, borrowing strategies, revenue changes, and competing priorities to evaluate long-term sustainability.

The Model was built on several key assumptions: revenues were projected to grow at an annual rate of 2%, reflecting a conservative approach, while expenditures were expected to increase between 1.5% and 5% annually depending on category, such as personnel, operating costs, and contracts. It utilized the FY27 proposed CIP, which included projects through 2036. For scenario analysis, several recreation-related projects had been excluded to better isolate the financial impact of a major 400-acre recreation project that required substantial borrowing. Additionally, the Model included a planned \$50 million borrowing for the One City Center project and assumed the use of capital reserve funds, partly derived from previously reallocated American Rescue Plan Act (ARPA) funding, to cover debt service in the initial years. The Model also assumed that the current annual transfer of four cents from the property tax rate to the capital reserve fund would end in FY28 and be redirected toward debt service, while maintaining the overall tax rate at 60 cents.

From a financial metrics perspective, the Model evaluated the long-term implications of maintaining the current tax rate under these assumptions. The most significant impact was seen in projected debt service levels, which were expected to peak in FY32, exceeding current levels by approximately \$4,880,000. Currently, about 6.06 cents of the tax rate was allocated to debt service,

but this was projected to increase substantially with the new borrowing, requiring additional funding even after reallocating the four cent transfer. To manage this, the City effectively shifted funding from future capital projects to cover debt service obligations. Debt service would begin to decline after FY32, not because of rapid repayment of new debt, but due to the payoff of older obligations, including a 2017 loan for the Center for Public Safety and Sturgeon City, which reduced annual debt service by approximately \$1,500,000. The model also accounted for ongoing annual borrowing of about \$3,000,000 for vehicles and equipment.

Another key metric was the ratio of debt service to operating expenditures, which was governed by a City policy capping it at 15%, consistent with Local Government Commission requirements. Under the Model, this ratio peaked at 13% in FY28 and remained near that level for several years before declining slightly. While this did not exceed policy limits, it represented a notable increase from the current level of under 6% and warranted close monitoring.

Ms. Adams stated that fund balance was also evaluated, with the City maintaining a policy target of at least 25%. The model indicated that fund balance levels remained above this threshold; however, it did not distinguish between assigned and unassigned fund balance. As a result, higher totals could be influenced by restricted funds, meaning the apparent growth in fund balance did not necessarily indicate fully flexible or available resources for future needs.

The key takeaway from the Model was that there was no immediate financial strain associated with the proposed borrowing, and the City could support it in the near term while maintaining the current tax rate. However, debt service was projected to increase significantly, by approximately \$4,880,000 annually for several years. The model did not assume any future tax rate increases, but it did show that in certain years, current revenues alone might not fully cover future debt obligations, requiring the use of fund balance to bridge the gap. The growth shown in fund balance was partly due to timing differences, particularly from property revaluation, which generated increased revenue before debt service obligations fully ramp up. This creates temporary surpluses early on, but over time, as debt service and other costs increase while the tax rate remains unchanged, the City would begin to rely more on fund balance to cover shortfalls. While the borrowing would be sustainable in the short term, with acceptable fund balance levels and debt service ratios, longer-term considerations would require more deliberate decision-making.

As the City approached its 15% debt capacity limit and reallocated the four cents previously designated for capital projects, future projects would increasingly need to be funded with cash from the fund balance rather than through additional borrowing. This included large capital needs that were not currently built into the Model, such as future phases of major projects or significant equipment purchases. These realities would require the Council to prioritize which projects would move forward, as long-term financial obligations would remain in place. Over the very long term, additional decisions could be needed regarding project prioritization and potentially the tax rate as new needs could arise.

Ms. Adams said that this discussion was particularly timely given the current County Tax revaluation process and budget considerations. Debt decisions made now would create obligations lasting up to 20 years, making it important to align long-term revenue capacity with these commitments early. This approach was similar to the City's Water and Sewer Rate Model, where incremental adjustments were made regularly to ensure sustainability, and it supported proactive financial planning on the general fund side.

The model also highlighted several risks tied to its underlying assumptions. Slower-than-expected revenue growth, higher borrowing costs, or increased operating and capital expenses could significantly impact projections. Additionally, while efforts had been made to incorporate revenue-generating opportunities into projects like One City Center, specific operating costs and revenues for that project were not yet included in the Model, due to its ongoing development. The model would be updated as new information became available. Another key risk identified was overreliance on fund balance for ongoing expenses. While fund balance was intended to serve as a financial cushion for emergencies and capital needs, it should not be used to sustain recurring costs such as salaries or debt service without adequate revenue support.

Based on the current scenario, staff recommended maintaining the existing tax rate as proposed in the budget and continuing to update the Model annually. Future capital decisions should be evaluated through this same framework, similar to the City's established practices for water and sewer planning. Overall, the Model indicated that the City was in a strong financial position and could maintain stability going forward with careful and informed decision-making.

RECREATION PROJECT UPDATES

As shown in Exhibit A, Susan Baptist, Recreation Services Director, provided an overview of the proposed Inspiration Field, which was designed as a smooth-surface, fully Americans with Disability Act (ADA) accessible facility intended to serve children and adults with mobility challenges, as well as their families and caregivers. The field would allow inclusive participation not only in recreational activities but also in spectating, ensuring accessibility for all users, including grandparents and other community members. The field would be the size of a T-ball field, with a 150-foot fence line, and would include lighting, a 20-foot by 20-foot shelter pavilion for gatherings, and accessible sidewalks connecting the surrounding amenities. Previously approved lighting would be repurposed and upgraded to ensure consistent play opportunities comparable to other youth fields and would be located on the site of the former skate park, repurposing unused space. Staff noted that similar facilities existed in peer communities and expressed appreciation for council's support in advancing this initiative.

Ms. Baptist stated that construction was expected to begin soon, with a notice to proceed scheduled for early May following a community event. The selected contractor was prepared to mobilize, and lighting upgrades would be coordinated concurrently. The project timeline was estimated at approximately 220 days, with a potential opening targeted for late in 2026 or the following spring season. She expressed enthusiasm for the project and its anticipated positive impact on families and the broader community.

Plans for a new dog park were also presented, noting that it had been a highly requested amenity and had been identified in prior planning efforts. The proposed location was at Jacksonville Commons, situated near the Inspiration Field, leveraging existing infrastructure such as parking, restrooms, lighting, and utilities. The dog park would be a gated, off-leash facility with designated areas for small and large dogs, along with clear rules and registration requirements for users. Ms. Baptist indicated that the design reflected input and best practices gathered from other communities and would provide ample space to accommodate demand. Much of the dog park development would be completed in-house, with City crews already beginning site preparation, including tree removal. Additional work, such as fencing, lighting, sidewalks, and pedestrian access, would be completed in phases with coordination from relevant partners. This approach was

expected to help maintain the project within its allocated budget. Staff anticipated that both the Inspiration Field and dog park projects would progress steadily, with a goal of opening around Spring of 2027.

Councilman Sosa asked if all the trees would be removed for the dog park. Ms. Baptist said the plan was to keep the area shaded but allow some sunlight to come in to allow for adequate biodegrading, as well as the addition of mulch to further assist with the biodegrading process.

COURT STREET PROJECT UPDATE

Referring to Exhibit A, Wally Hansen, Public Services Director, provided an overview of the street project along Court Street. This project was originally planned and designed in 2021 as a precursor for other downtown CIP projects including the Court Street Streetscape and Downtown Transfer Station.

He provided an overview of the Court Street Streetscape Project, noting that it originated from downtown planning efforts developed in the late 1990's and early 2000's, where improving New Bridge Street and Court Street were key priorities. Over time, as other projects such as New Bridge Street were implemented and presented challenges, the Court Street Project was revisited and phased. Initial improvements began in conjunction with the Center for Public Safety Project, including roadway realignment, enhanced pedestrian access, undergrounding of overhead utilities, and the addition of landscaping, lighting, and on-street parking features. Similar improvements were later extended to Tallman Street.

Mr. Hansen stated that subsequent sections of Court Street presented unique challenges, including a wide roadway, narrow pedestrian areas, and significant overhead transmission lines that were costly for relocating underground. Additional constraints included the current one-way traffic configuration, which limited connectivity to downtown destinations. Opportunities had been identified to restore two-way traffic and address deteriorating roadway conditions, particularly in sections with aging brick pavers that were nearing the end of their useful life. He noted that while brick surfaces provided aesthetic appeal, they were supported by the underlying base and were prone to shifting, rutting, and maintenance challenges over time, which could create safety concerns for both pedestrians and vehicles.

A historical review indicated that infrastructure improvements along Court Street had occurred incrementally over several decades, including water line replacements in the early 1990s, roadway modifications, and the installation of brick paving in the mid-to-late 1990s. More recent planning efforts, beginning around 2021, focused on restoring two-way traffic and addressing roadway conditions, with the project formally included in the CIP in subsequent fiscal years. Design work began in 2021, performed by Ramey Kemp & Associates, and was completed as part of a larger transportation initiative. The project was transferred to the Engineering Department in 2024 and had since been advanced to construction.

The current project scope included restoring two-way traffic along portions of Court Street, resurfacing the roadway with asphalt, installing new curb lines, and creating landscaped utility strips. Sidewalk modifications would be minimal at this stage, as future streetscape enhancements, such as pedestrian lighting, expanded sidewalks, landscaping, and potential utility undergrounding, would be addressed in later phases. The project also included removal of existing medians and brick pavers to improve traffic flow and safety.

Mr. Hansen acknowledged significant public interest in preserving the brick roadway, noting feedback highlighting its aesthetic and historic character. However, he emphasized that the existing brick surface was only 20 years old and showing signs of failure, including depressions, separation, and material loss. Maintenance limitations and higher costs associated with brick surfaces were also discussed.

Finally, he highlighted that the Court Street Project was part of a broader set of downtown initiatives, including a planned transit transfer station, additional parking through potential public-private partnerships, installation of removable bollards to support events, and improvements to nearby parking facilities. Future phases of the streetscape project would address pedestrian accessibility, sidewalk conditions, and streetscape enhancements, with each segment requiring tailored design solutions based on existing conditions and constraints.

The project was bid in December 2025 with CM Mitchell Construction Company being awarded the bid for \$179,292.01 in February 2026. Construction was ready to begin and would take approximately four months. Old Bridge Street, sidewalks and crosswalks would remain open during that timeframe.

Discussion was held regarding condition of the street base and whether it would be repaired as part of the project. It was explained that geotechnical borings were conducted along Court Street and another section, revealing that concrete thickness varied significantly, ranging from just under three inches to nearly three and a half inches. Brick thickness was also found to vary unexpectedly, with some areas measuring around four inches and others closer to two and a half inches. The plan was to remove the bricks, evaluate the underlying concrete, and replace any failed sections with suitable backfill before repaving. The updated design called for four inches of asphalt, providing a more durable surface.

Concerns were raised about the impact of construction on local businesses, particularly regarding street closures followed by sidewalk work. In response, it was noted that similar work had been completed on New Bridge Street, where maintenance of access was prioritized. Due to logistical challenges, street and sidewalk work could not occur simultaneously without eliminating access entirely. The approach used previously involved keeping one-way traffic open, maintaining pedestrian access along the street, and limiting closures to active work areas in front of individual businesses. Full access to entrances was preserved at all times, sometimes through temporary wooden ramps. This phased approach was found to minimize disruption and was expected to be used again.

The discussion also addressed whether existing sidewalks met ADA compliance. While sidewalks in front of the Center for Public Safety were confirmed to be compliant, others appeared sufficiently wide and in good condition, though formal slope measurements had not been conducted. It was noted that some sidewalks had been recently replaced, creating visible differences in condition. However, not all areas currently met ADA standards. As part of the broader streetscape project, updates would address these issues, and it was mentioned that an architect had been engaged to assist with the design, including elements related to the multimodal center, adjacent parking lot, and connecting alley.

Based on a question posed by Councilman Yaniero, Mr. Ray reviewed the phased plan for downtown improvements, including New Bridge Street, Court Street, and a future transportation transfer station, with the goal of keeping areas open and accessible during construction. Completing current work first would help maintain traffic flow before moving on to later phases,

which would also involve coordination with the power company for electrical and lighting upgrades. Removing medians was highlighted as beneficial for easing construction, improving delivery access, and reducing maintenance. While street widening might not fully solve issues with delivery trucks blocking traffic, opening the area would increase flexibility for vehicles and pedestrians. It would also better support events like street festivals and enhance overall accessibility and use of space.

Discussion was held regarding the possibility of replacing the existing brick roadway with stamped and dyed concrete to preserve the appearance of brick while improving durability. It was explained that three options were available: proceeding with the current construction plan, modifying the project to defer brick resurfacing to a future phase, or replacing the brick with stamped and dyed concrete. CM Mitchell did not perform stamped asphalt work but had experience with stamped and dyed concrete and provided a quote indicating that this option would nearly double the project cost, adding approximately \$200,000. This could be implemented in the current contract through a change order without delaying the project timeline. The dyed concrete would have color throughout the material rather than a surface coating, reducing visible wear from chipping or fading.

Further discussion addressed structural considerations, noting that the existing base would need to be removed and replaced with a thicker, approximately six-inch concrete section to support the stamped surface. While reinforced concrete would provide strength and better load distribution, it was acknowledged that cracking over time was inevitable, though it would not compromise structural integrity. Of the additional cost, a significant portion was attributed to subgrade preparation and removal of existing materials. The expected lifespan of stamped concrete was estimated at 20 to 30 years, comparable to brick. Additional considerations included the possibility of restricting heavy truck traffic to preserve the roadway, as was done in other downtown areas. Council expressed concerns about maintaining the aesthetic character of the downtown area, emphasizing that brick contributes to its charm and walkability, while asphalt was viewed as less desirable from an aesthetic standpoint, stamped concrete or replacement brick were seen as more appropriate alternatives despite higher costs.

Based on a question posed by Councilman Yaniero regarding concerns about whether replacing the brick roadway with stamped and dyed concrete would require future disruption for underground utility work or streetscape improvements, Mr. Ray explained that utility lines in this area were newer compared to those in previous projects, reducing the likelihood of near-term failures. While no guarantee could be made, the current strategy was to complete any necessary infrastructure work before applying the final surface to avoid having to dig up newly finished roads. This approach had been adopted across recent street reconstruction projects, even though it had extended project timelines. Regarding future streetscape changes, such as narrowing the street or widening sidewalks, Ronald Massey, Deputy City Manager, noted that modifications could require cutting into concrete to adjust curbs and layout. However, this work would primarily occur along the sidewalk edges and could be managed through standard cutting methods without fully removing the roadway.

Councilman Willingham expressed concern with the current direction of the project, contrasting it with longstanding examples of durable brick and cobblestone streets observed abroad. He reflected on prior discussions during a Council Retreat, where a shared vision for downtown development included creating a more pedestrian-focused environment, potentially closing sections of the street to form a pedestrian mall. Councilman Willingham emphasized that this concept aligned with earlier collaborative efforts involving City and County stakeholders and was intended to enhance the downtown area as a destination rather than prioritize vehicle traffic. He questioned the rationale for reopening the street to two-way traffic, noting that existing traffic patterns already functioned effectively and that increased vehicular flow did not support small businesses or the goal of a walkable community. Concerns were also raised that eliminating parking and prioritizing through traffic would detract from the character and economic vitality of downtown. He believed that the vision should instead focus on expanding pedestrian-friendly features, such as extending walkable areas similar to Riverwalk Crossing, and fostering a town center atmosphere where foot traffic drove business activity. Lastly, he stressed the importance of cohesive, long-term planning and cautioned against making decisions on individual projects that could undermine broader goals for downtown revitalization.

Mr. Ray noted that local soil conditions made it difficult to replicate the long-lasting cobblestone streets seen in places like Italy or Charleston, requiring different construction approaches. While a more walkable, aesthetically appealing downtown area was desirable, the City must adapt based on what had proven effective. He also stated that the current one-lane section of Court Street had not significantly boosted downtown activity, prompting consideration of alternative plans. In contrast, the New Bridge Street Project was viewed as successful in encouraging business growth. Mr. Ray also emphasized the need for flexibility moving forward and stated that staff would pivot based on Council direction for any projects or changes needed.

Discussion was held regarding the potential use of bollards to create flexible street closures that would allow for both vehicular traffic and pedestrian-friendly spaces during evenings and weekends. It was clarified that bollards were not part of the current project but could be added later or potentially included through a contract amendment, though doing so could introduce additional costs or delays. Staff emphasized the importance of maintaining the project schedule to avoid added expenses and disruptions to planned downtown events. Broader streetscape considerations were also discussed, including future utility work and public input during the design phase.

It was the consensus of Council to proceed with stamped and dyed concrete while requesting additional pricing for bollards as a possible enhancement.

CLOSED SESSION

A motion was made by Mayor Pro Tem Edwards, seconded by Councilman Willingham, and unanimously adopted to recess the Regular Workshop Meeting to convene a Closed Session for the purpose of discussing land acquisition, pursuant to General Statute 143-318.11, subsection (a-5)(i).

Mayor Phillips, reconvened the Regular Workshop Meeting at 7:33 PM, and announced that no further action had been taken in Closed Session.

ONE CITY, OUR CITY, MY CITY

Mr. Ray stated that the Rotary Parking Lot Project was a public-private partnership created through collaboration between the City and the Rotary Club to convert part of a redeveloped property into a 10-year public parking facility supporting downtown revitalization. The project

included two parking areas with upgraded streetscape, resurfacing, and landscaping, and it also provided flexible space for events like festivals, food trucks, and community gatherings. With an investment of just over \$125,000, the site improved downtown parking access while also allowing the building to generate rental revenue.

He also highlighted Community Development Week, featuring new housing progress on Anne Street where two homes were recently completed and occupied, as well as other events occurring in honor of the celebration. These projects reflected broader efforts to expand affordable homeownership, support neighborhood revitalization, and increase annual housing production across the City.

ADJOURNMENT

A motion was made by Mayor Pro Tem Edwards, seconded by Councilman Willingham, and unanimously adopted to adjourn the meeting at 7:56 PM.

Exhibit "A"

Jacksonville City Council



Regular Workshop Meeting
April 7, 2026

Discussion Item

Recommended FY27 Budget Scheduling and Presentation Format

Agenda Item 6

FY27 Recommended Budget

- North Carolina General Statutes (NCGS) § 159-13 Requires Adoption of a Balanced Budget for the Upcoming Fiscal Year by June 30, 2026
- Fiscal Year: July 1, 2026 - June 30, 2027



FY27 Budget Schedule

Date	Items
October 13, 2025	Council Post Budget Retreat
February 16, 2026	Council Vision Planning Retreat
April 7, 2026	Council Presentation of FY26/27 Proposed Budget
April 7, 2026	Budget Posted on Website and Hard Copies Available for Review at Public Library and City Clerk's Office
April 21, 2026	Public Hearing
May 4, 2026	Council Discussion and Review
May 19, 2026	Council to Consider Adoption of FY26/27 Proposed Budget

Budget Highlights

- Total Budget - \$134,666,035
- \$0.60 Ad Valorem Tax Rate
- Priority Investment in Employees
- Uptown Jacksonville Investment
- \$34.46 Million for Public Safety
- Change in Business Practices
- Water & Sewer Rate Increase of 1%
- Sanitation Commercial/Business Rate Increase Due to Increase in Onslow County Landfill Charges



Budget Book

- Budget Message Including White Papers
- Budget Summary and Analysis
- Department Budget Summaries
- Fee Schedule
- Capital Improvement Plan (Book #2)



General Fund (GF)

	Amount
Total Revenues	\$71,472,113
Ad Valorem Tax	\$39,504,161
Sales Tax	\$17,390,391
Fees	\$2,324,911



GF Expenditures by Department

Department	Expense %
Finance	3%
Fire	17%
Human Resources	2%
CMO, Legal, Mayor, & Council	3%
Non-Departmental	15%
Neighborhood Improvement Services	1%
Parks	6%
Planning, Inspections, & Code Enforcement	3%
Police	31%
Public Services	10%
Recreation	6%
Transportation	3%
Total	100%



Water & Sewer Fund

- Rate Increase of 1%

Expenditures	FY26 Amended	FY27 Proposed
Water & Sewer Fund	\$36,775,193	\$34,020,846



Solid Waste Fund

- No Residential Rate Increase
- Rate Increase for Commercial/Business Due to Proposed Increase in Landfill Fees By Onslow County

Expenditures	FY26 Amended	FY27 Proposed
Solid Waste Fund	\$11,870,910	\$10,492,513



Capital Improvement Plan

- Uptown Jacksonville
- Public Services Facility Upgrades
- Pedestrian Improvements
- Regional Sewer Project
- Jacksonville Station Phase 2
- Miracle Field
- Northeast Creek Wetland and Shoreline Improvements
- Commons Parking Lot Rehabilitation



Next Steps

Date	Items
April 21, 2026	Public Hearing
May 4, 2026	Council Discussion and Review
May 19, 2026	Council to Consider Adoption of FY26/27 Proposed Budget



Discussion Item

Capital Planning Financial Model

Agenda Item 7

Capital Planning Model

- Forecast Revenues & Expenditures
- Includes Capital Plans & Debt
- Assists in Measuring Debt Capacity with Competing Factors Such As New Projects or Borrowings
- Test Sustainability



Capital Planning Model

- Revenues to Grow at 2% Annually
- Expense Escalation 1.5% - 5% Per Year Based on Category-Specific Indices
- FY27 Proposed CIP Used With Some Projects Through 2036



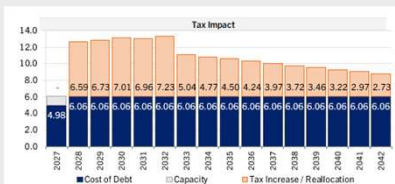
Capital Planning Model

- \$50 Million Borrowing to Fund One City Center Construction
- Transfer from Capital Reserve Fund to Support One City Center Debt Service
- Tax Rate at \$0.60



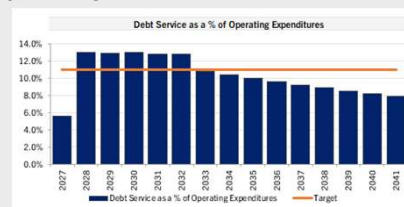
Projected Financial Metrics

- Projected Debt Service Levels to Exceed Current Levels by Approximately \$4.8 Million or An Estimated 7.23 Pennies in FY32



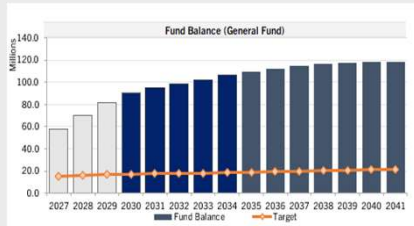
Projected Financial Metrics

- Debt Service to Expenditures Reach Maximum of 13% in FY28



Projected Financial Metrics

- Fund Balance Remains Well Above Targets



What the Model Tells Us

- The City Can Support the Proposed Borrowing in the Near Term
- Debt Service Will Increase Significantly (\$4.8M/ 7.23 Cents Equivalent)
- Current Tax Rate Does Not Fully Fund Future Debt Needs
- Fund Balance Remains Strong in Short-Term but is Not a Long-Term Funding Strategy



Fund Balance

- Revaluation and Revenue Growth Create Temporary Surpluses
- Debt Service Ramps Up Over Time
- Model Shows Timing Differences - Not Long-Term Sustainability



Sustainability

- Debt Service Sustainable in the Short-Term
- Manageable in the Mid-Term with Policy Decisions
- Requires Future Policy Adjustments to Maintain Alignment Between Revenues and Long-Term Obligations



Financial Outlook

- Debt Decisions Made Today Create Long-Term Obligations
- Revaluation Determines Future Revenue Capacity
- Early Alignment Avoids Large Adjustments Later
- Allows City to Plan Proactively Rather Than React



Key Risks

- Revenue Growth Slow Than Projected
- Debt Service Higher Than Estimated
- Operating Costs of Facility
- Increased Operating/Capital Expenditures
- Overreliance on Fund Balance for Ongoing Costs



Recommendations

- Maintain Current Tax Rate
- Continue Monitoring Long-Term Sustainability
- Re-Evaluate Capital Timing As Needed



Discussion Item

Recreation Project Updates

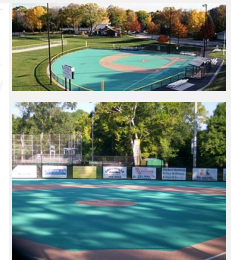
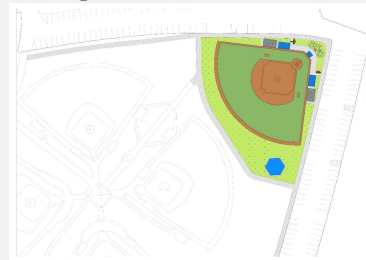
Agenda Item 8

Inspiration Field

- Fully Accessible, Inclusive Ball Field
 - Designed for children and adults with physical, sensory, developmental, or mobility challenges to play alongside others in the same space
- Key Components
 - Accessible Surface Baseball Field and Dugouts
 - Field Lighting
 - 20'x20' Shelter Pavilion
 - Sidewalk Connecting the Field and Shelter



Inspiration Field



Inspiration Field Timeline

- North Carolina Parks and Recreation Trust Fund (PARTF) Accessibility For Parks Grant
- Notice to Proceed – May 2026
 - TE Davis General Contractor
 - Musco - Lighting Contractor
- Estimated Completion by End of 2026

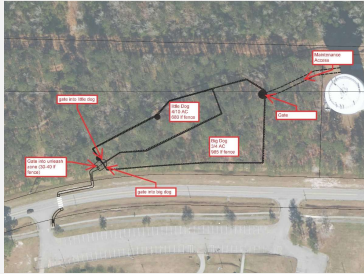


Dog Park

- Highly Requested by the Public Across Multiple Engagement Platforms
- Identified as a High Priority in the 2024 Recreation and Parks Master Plan
- Located in the Commons, as Recommended in Plan
- Off-Leash Park with Clear Rules and Expectations



Dog Park



Key Benefits:

- Provides Strong Community Value
- Encourages a Healthy and Active Lifestyle
- Fosters Social Connections and Engagement



Dog Park Next Steps

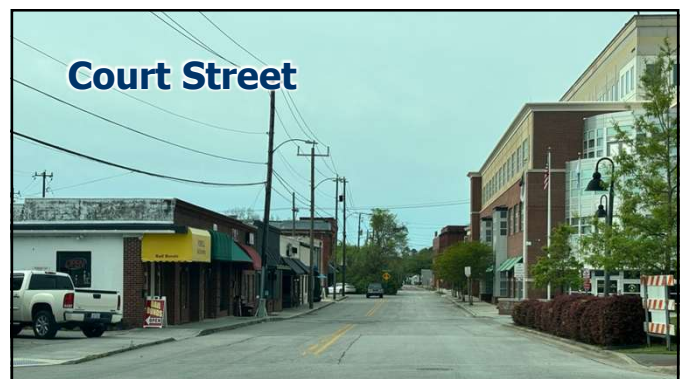
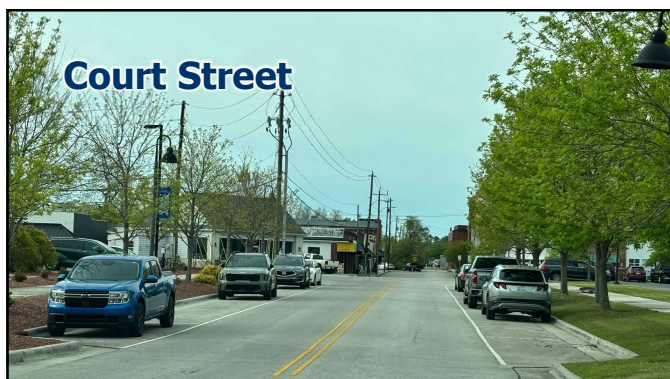
- Partnering City Departments
 - Parks, Streets, Public Services, Recreation, and City Manager's Office
- Services To Be Contracted
 - Fence, Electric, Sidewalk, and Pedestrian Crossing
- Completion – Fall/Winter 2026



Discussion Item

Court Street Project Update

Agenda Item 9





Court Street History

- Early 90's: Water Mains Redone Along Court Street
- Mid 90's: Old Bridge Street Extended to E Railroad St.
- Mid 90's: Court Street Narrowed To One-Way
- Mid/late 90's: Brick Roadway Installed
- 2021: Plans Designed for Reinstatement of 2-Way



Court Street History

- FY22: CIP Project Added For 2-Way and Brick Resurfacing
- FY23: Court Street Streetscape CIP Adjusted To FY27
- FY24: Submitted To PS For Finalizing and Construction
- December 2025: Project Advertised
- February 2026: Project Awarded To CM Mitchell Construction
- April 2026: Construction To Begin



Project Scope

- Restore 2-Way Traffic From New Bridge to Old Bridge St.
- Remove Medians and Brick Pavers From Old Bridge To College St.
- Resurface Both Blocks



Brick Roadways

Advantages

- Historic Appearance
- More "Charming" or Aesthetic
- Roughness Can Slow Traffic
- Cooler Than Asphalt
- More Desired In This Area
- Hides Reflective Cracking

Challenges

- Settle and Shift
- Prone To Rutting
- Loosen Over Time
- Pop Out Of Place
- Rides Rougher and Noisier
- Potential Trip Hazards
- More Expensive To Install
- More Difficult To Maintain



Problem Areas



Planned Projects

- Downtown Transit Transfer Station
- Additional Public Parking Opportunities
- Installation Of Removable Bollards
- Reconstruction of the Parking Lot At East Railroad and Old Bridge Streets
- Court Street Streetscape Project



Project Specifics

- Awarded to CM Mitchell Construction
- Contract Price of \$179,292
- Construction Period of 4 Months
- Ready To Begin
- Old Bridge Street and Sidewalks To Remain Open



Options

1. Continue With the Construction Project As Planned
2. Replace 2-Way Section; Move Resurfacing Of Brick Area To the Future Project
3. Replace Brick With Dyed & Stamped Concrete



**Rotary Property
Parking Lot**



**Community Development Week
Open House – Anne Street**







Request for City Council Action

**Consent
Agenda
Item: 1
Date: 4/21/2026**

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 reduces the General Fund appropriated fund balance by \$299,714.

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 Mission BBQ contributions to the Police Department (\$2,450).
- Receive transfer in of remaining excess funds to the General fund (\$499,714) from the School Resource Officer Grant (PD9803).
- Increase the use of appropriated fund balance in the General Fund (\$200,000) to include the addition of dyed and brick-stamped concrete and bollards to the Court Street Improvements project (GF2402).
- Transfer funds budgeted in Facilities Maintenance (\$61,800) for the Commons bathroom renovation to the Recreation budget for the correct capitalization of the improvement.

Stakeholders

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

Options

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

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

Option 2: Do not approve the budget amendment.

Considerations: 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 and Special Revenue Fund budgets are hereby enacted:

GENERAL FUND

REVENUES	BUDGET	CHANGE	TOTAL
POLICE CONTRIBUTIONS	9,480	2,450	11,930
TRANSFER IN FROM SPECIAL REVENUE	129,129	499,714	628,843
APPROPRIATED FUND BALANCE	3,948,468	(299,714)	3,648,754
TOTAL ADJUSTMENTS		202,450	
TOTAL FUND REVENUES	68,770,009	202,450	68,972,459

EXPENDITURES	BUDGET	CHANGE	TOTAL
POLICE EXPENDITURES	21,311,857	2,450	21,314,307
TRANSFER OUT TO CAPITAL PROJECTS FUND	476,634	200,000	676,634
FACILITIES MAINTENANCE	2,050,357	(61,800)	1,988,557
RECREATION EXPENDITURES	4,161,043	61,800	4,222,843
TOTAL ADJUSTMENTS		202,450	
TOTAL FUND EXPENDITURES	68,770,009	202,450	68,972,459

Appropriate Mission BBQ contribution to the Police Department (\$2,450). Receive transfer in of excess general funds (\$499,714) from SRO grant (PD9803). Increase the use of appropriated fund balance (\$200,000) to include the addition of dyed and brick-stamped concrete to the Court Street Improvements project (GF2402). Transfer funds budgeted in Facilities Maintenance (\$61,800) for the Commons bathroom renovation to the Recreation budget for the correct capitalization of the improvement.

SCHOOL RESOURCE OFFICER (PD9803)

EXPENDITURES	BUDGET	CHANGE	TOTAL
TRANSFER OUT TO GENERAL FUND	162,448	499,714	662,162
PROJECT EXPENDITURES	16,275,476	(499,714)	15,775,762
TOTAL ADJUSTMENTS		-	
TOTAL PROJECT EXPENDITURES	16,275,476	-	16,275,476

Transfer excess general fund match (\$499,714) to return unused funds to the General Fund.

COURT STREET IMPROVEMENTS (GF2402)

REVENUES	BUDGET	CHANGE	TOTAL
TRANSFER IN FROM GENERAL FUND	300,000	200,000	500,000
TOTAL ADJUSTMENTS		200,000	
TOTAL PROJECT REVENUES	300,000	200,000	500,000

EXPENDITURES	BUDGET	CHANGE	TOTAL
PROJECT EXPENDITURES	300,000	200,000	500,000
TOTAL ADJUSTMENTS		200,000	
TOTAL PROJECT EXPENDITURES	300,000	200,000	500,000

Receive transfer in from General Fund (\$200,000) to include the addition of dyed and brick-stamped concrete and bollards to the Court Street Improvements project (GF2402).

Attachment

A

This ordinance shall be effective upon its adoption.

ADOPTED by the Jacksonville City Council in regular session this 21st day of April, 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk



Request for City Council Action

Consent
Agenda
Item:

2

Date: 4/21/2026

Subject: FY 2025 BJA Comprehensive Opioid, Stimulant, and Substance Use, Site-Based Program (COSSUP)

Department: Police

Presented by: Jarad Phelps, Police Chief

Presentation: No

Issue Statement

The Jacksonville Police Department has received notification of a FY 2025 BJA Comprehensive Opioid, Stimulant, and Substance Use, Site-Based Program (COSSUP) Grant to support the development, implementation, or expansion of comprehensive programs in response to overdose deaths, illicit opioids, stimulants, and other substances. Based on our agency's current COSSUP grant scope, which includes training, supplies, and acute treatment in relation to substance abuse prevention and rehabilitation, we are requesting to continue these programmatic aspects of the grant by applying for a new funding cycle that will allow for sustainability of current initiatives.

Financial Impact

Staff intends to apply for \$50,000 in COSSUP funding to support already established initiatives under our current program. There is no local match required for this grant.

Action Needed

Council authorization to apply for the grant. If awarded, staff would return to Council for acceptance.

Recommendation

Staff recommends Council authorize City Manager or his representative to apply for the COSSUP grant funding.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

A Certification by the Chief Executive Officer of the Applicant Government



Staff Report

Consent
Agenda
Item: 2

FY 2025 BJA COSSUP Grant

Introduction/Need

Staff continues to explore means by which we can reduce the impact of opioid-related incidents within our City. Since 2019, we have coordinated efforts utilizing COSSUP grant funding to work toward this overarching goal. We have identified education and prevention as primary targets for reducing opioid-related incidents, with a focus on training for community partners and internal Staff members. In 2024, we began a training program for local businesses and organizations to deliver Naloxone and keep it in a secure location in the event it is needed. We have also partnered with Onslow County Schools to place vape disposal units for proper disposal of vape products. We plan to procure these units this year and deliver appropriate training for use and disposal. We plan to continue offering financial assistance for individuals needing advanced treatment related to substance use in acute cases and as advised by our clinical Staff.

Procedural History

- March 25, 2026: Staff was made aware of a FY2025 COSSUP grant funding opportunity through BJA to develop, implement or expand comprehensive programs in response to overdose deaths, illicit opioids, stimulants, and other substances of abuse.
- April 21, 2026: Staff requests Council review to apply for FY2025 COSSUP funding to continue established programmatic initiatives.

Stakeholders

- Citizens of the City of Jacksonville
- Jacksonville Police Department

Options

If grant funding is not utilized, the department faces the following option:

1. Continue to explore funding opportunities for staff and community members to be properly trained in substance abuse current topics and approaches to preventing opioid-related overdoses in our jurisdiction as well as lifesaving Naloxone and ongoing costs associated with supplies for proper vape disposal in schools.

Appendix 1

U.S. DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS

Certification by the Chief Executive Officer (or senior official) of the Applicant Government

On behalf of the applicant named below, and in support of its application, I certify under penalty of perjury to the Office of Justice Programs ("OJP"), U.S. Department of Justice ("USDOJ"), that all of the following are true and correct:

- (1) I am the chief executive officer of the State or local government ("the jurisdiction") of which the applicant entity named below is a part (or a senior official of the jurisdiction, with the legal authority to bind the same), I have received appropriate legal advice as to this certification, and I have the authority to make this certification on my own behalf as chief executive officer (or senior official) and on behalf of the jurisdiction and the applicant entity. I understand that OJP will rely upon this certification as a material representation in any decision to make an award to the applicant entity.
- (2) I have carefully reviewed (or have received pertinent legal advice concerning) 8 U.S.C. §§ 1373(a) & (b) and 1644, including the prohibitions on certain actions by State and local government entities, agencies, and officials regarding information on citizenship and immigration status.
- (3) I (and the applicant entity) understand that, for purposes of this certification, the term "program or activity" means what it means under title VI of the Civil Rights Act of 1964 (*see* 42 U.S.C. § 2000d-4a), and that terms used in this certification that are defined in 8 U.S.C. § 1101 mean what they mean under that section 1101, except that the term "State" also shall include American Samoa (*cf.* 42 U.S.C. § 901(a)(2)).
- (4) I (and the applicant entity) assure that the applicant entity (and its officials and other personnel) will comply with 8 U.S.C. §§ 1373 and 1644 in any "program or activity" receiving federal financial assistance under any award made by OJP pursuant to this application. I further certify that any subrecipient (at any tier) of such federal financial assistance (and its officials and other personnel) will also comply with 8 U.S.C. §§ 1373 and 1644.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 34 U.S.C. § 10271 or under 18 U.S.C. § 1001 or 1621, and may subject me and the applicant entity to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729–3730 and §§ 3801–3812). I also acknowledge that OJP awards, including certifications provided in connection with such awards, are subject to review by USDOJ, including by OJP and by the USDOJ Office of the Inspector General.

Signature of Chief Executive Officer (or senior official) of the Applicant Government

Date of Certification

Printed Name of Chief Executive Officer (or senior official)

Title of Chief Executive Officer (or senior official)

Name of Applicant Government Entity

Attachment

A



Request for City Council Action

**Consent
Agenda
Item:** **3**
Date: 4/21/2026

Subject: NCDOT Offer to Purchase a Utility Easement for U-5728
Department: Transportation Services
Presented by: Stephanie Kutz, Transportation Manager
Presentation: No

Issue Statement

NCDOT is planning to make roadway improvements at the intersection of Marine Boulevard at Bell Fork Road and Gum Branch Road – commonly referred to as U-5728. The project is intended to improve safety and reduce congestion by adding new travel lanes at each approach. U-5728 is scheduled to begin construction in Fiscal Year 2026.

To construct U-5728, NCDOT must acquire an additional permanent utility easement as shown in Attachment B.

Financial Impact

NCDOT has offered an appraised value of \$2,575 as compensation for the easement.

Action Needed

Consider the offer from NCDOT to purchase the easement and authorize the Mayor to sign the Permanent Utility Easement agreement and the attached Resolution for Conveyance.

Recommendation

Staff recommends that Council approve the sale of easement and authorize the Mayor to sign the Permanent Utility Easement agreement and the Resolution for Conveyance.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Permanent Utility Easement
- B Location Map
- C Resolution

Revenue Stamps \$ _____

PERMANENT UTILITY EASEMENT

THIS INSTRUMENT DRAWN BY Ben Sox CHECKED BY _____

RETURN TO: Division R/W Agent, NCDOT
5501 Barbados Blvd
Castle Hayne NC 28429

NORTH CAROLINA	TIP/PARCEL NUMBER:	<u>U-5728 001Z</u>
COUNTY OF <u>Onslow</u>	WBS ELEMENT:	<u>54019.2.1</u>
TAX PARCEL <u>063906</u>	ROUTE:	<u>US 17 Business at SR 1308</u>

THIS EASEMENT, made and entered into this the _____ day of _____ 20 26
by and between City of Jacksonville
PO Box 128
Jacksonville NC 28541-0128

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

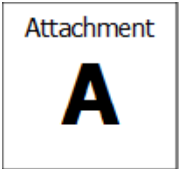
WITNESSETH

THAT WHEREAS, the DEPARTMENT desires to construct and maintain a utility facility through and across the property of GRANTORS,

AND WHEREAS, GRANTORS, recognizing the benefits accruing to their said property through the construction and maintenance by the DEPARTMENT of roads and highways upon or in the vicinity of said property of GRANTORS,

NOW, THEREFORE, in consideration of said benefits, and further consideration of \$ _____ and other valuable considerations, GRANTORS hereby release the DEPARTMENT, its successors and assigns, from any and all claims for damages by reason of the construction and maintenance of said utility facility across and through the lands of GRANTORS, and GRANTORS hereby give, grant, bargain, sell and convey unto the DEPARTMENT, its successors, and assigns, an easement for the construction and maintenance of a utility facility across and through the property of GRANTORS located in Jacksonville Township, Onslow County, and being more fully described in a deed recorded in Book 2440, Page 809, Onslow County Registry, said easement being described as follows:

Point of beginning being N 65°6'3.0" E, 248.758 feet from -L- Sta 15+00 thence to a point on a bearing of N 34°56'42.8" E 4.985 feet thence to a point on a bearing of S 55°16'24.0" E 29.979 feet thence to a point on a bearing of N 34°43'36.0" E 20.000 feet thence to a point on a bearing of N 55°16'24.0" W 21.010 feet thence to a point on a bearing of N 48°2'38.0" E 12.336 feet thence to a point on a bearing of N 41°57'22.0" W 8.958 feet thence to a point on a bearing of S 48°2'38.0" W 40.132 feet thence to a point on a bearing of S 55°16'48.0" E 6.131 feet returning to the point and place of beginning.



The final right of way plans showing the above described areas are to be certified and recorded in the Office of the Register of Deeds for said county pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

A Permanent Utility Easement (PUE) in perpetuity for the installation and maintenance of utilities as described below. The DEPARTMENT and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said utility easement area(s) a utility line or lines, with all necessary pipes, poles and appurtenances, together with the right at all times to enter said utility easement area(s) for the purpose of inspecting said utility line or lines and making all necessary repairs and alterations thereon: together with the right to cut away and keep clear of said utility line or lines, all trees and other obstructions inside the utility easement area(s) and to cut, fell and remove any and all trees on the premises that are or may become tall enough, in the DEPARTMENT'S, and its agents', or assigns' opinion, to endanger a line or other facility within the utility easement area(s) ("Danger Trees"). The DEPARTMENT and its agents or assigns shall also have the right to access the utility easement area(s) and Danger Trees at any time and from time to time by vehicles, equipment, and pedestrians, provided that such access to the utility easement area(s) and Danger Trees from outside of the utility easement area(s) shall be confined to then-existing streets, roads, and driveways to the extent they provide sufficient access.

The DEPARTMENT shall have the right to use the Permanent Utility Easement area(s) for additional working area during the above-described project. The underlying fee owner retains the right to continue to use the Permanent Utility Easement area(s) in any manner and for any purpose, provided that such use does not unreasonably interfere with the rights granted to the DEPARTMENT in this document. For example, it shall not be unreasonable for the fee owner to safely use the Permanent Utility Easement area(s) to access the easement area or the remainder of the property, or for parking.

The DEPARTMENT'S acquisition of the Permanent Utility Easement(s), by itself, does not constitute new control of access (C/A) pursuant to N.C.G.S. §§ 136-89.51 or 136-89.52. Further, this easement does not allow the DEPARTMENT or any utility to prevent the landowner from accessing the easement or the remainder of the property outside the easement.

Upon completion and acceptance by the DEPARTMENT of the above-described project, no utilities, appurtenances, or work performed by a utility or other assigns pursuant to the rights granted under the easement within the Permanent Utility Easement(s), shall be added or modified in a manner that interferes with the underlying fee owner's existing points of ingress, egress, and parking, unless appropriate substitute access or parking is provided or the DEPARTMENT provides just compensation for the taking of those rights. If existing points of ingress or egress do not exist, or if additional points of ingress or egress are desired, nothing in this easement prohibits the underlying fee owner from applying for a driveway permit from the DEPARTMENT in the ordinary course. A court of competent jurisdiction shall at all times retain the authority to determine whether the DEPARTMENT or its agents or assigns have exceeded the scope of the rights granted under the easement.

This easement is subject to the following provisions only:

NA

There are no conditions to this EASEMENT not expressed herein.

To HAVE AND TO HOLD said perpetual easement for highway purposes unto the DEPARTMENT, its successors and assigns, and the GRANTORS, for themselves, their heirs, successors, executors and assigns, hereby warrant and covenant that they are the sole owners of the property; that they solely have the right to grant the easement; and that they will forever warrant and defend title to the same against the lawful claims of all persons whomsoever;

The Grantors acknowledge that the project plans for Project # 54019.2.1 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 54019.2.1 , Onslow County; and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

IN WITNESS WHEREOF, GRANTOR, pursuant to a resolution dated _____, has caused this instrument to be signed in its corporate name by its MAYOR, its corporate seal hereto affixed, and attested by its CITY CLERK, by order of the JACKSONVILLE CITY COUNCIL, this the day and year first above written

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

City of Jacksonville

(SEAL) BY: Sammy Phillips, Mayor City of Jacksonville

ATTEST: Rose Marshburn, Clerk of the City of Jacksonville

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

(Official Seal)	North Carolina, <u>Onslow</u> County
	I, _____, a Notary Public for _____ County, North Carolina, certify that
	Rose Marshburn _____ personally, came before me this day and acknowledged that he/she is the CLERK of the CITY OF <u>Jacksonville</u> , and that by authority duly given, the foregoing instrument was signed in its name by its MAYOR of the CITY OF Jacksonville, sealed with its corporate seal, and attested by Rose Marshburn _____ as its CITY CLERK.
	Witness my hand and official seal this the _____ day of _____, 20 <u>26</u> .
	_____ Notary Public My commission expires: _____

8/17/99

EASTERN HOMEWORKS, LLC
DB 5728 - PG 148
MB 1 - PG 146



PROJECT REFERENCE NO. U-5728		SHEET NO. 5	
RW SHEET NO.			
ROADWAY DESIGN ENGINEER		HYDRAULIC DESIGN ENGINEER	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED			
 DAVENPORT HOME OFFICE 119 BROOKSTOWN AVENUE, SUITE PH1 WINSTON-SALEM, NC 27159 336.741.1381 www.davenportinc.com NCEHS PLAN LICENSE NO. C-252			

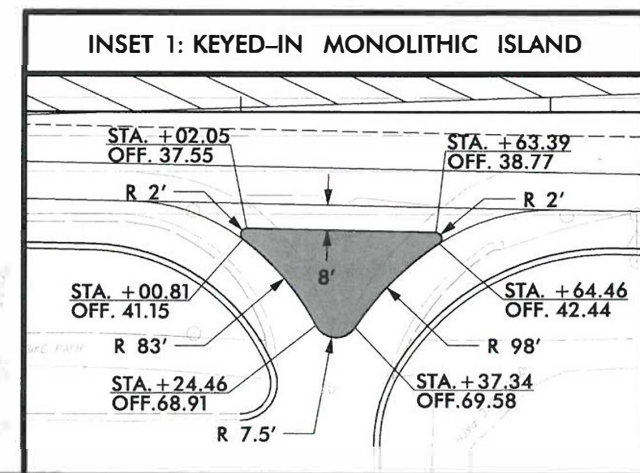
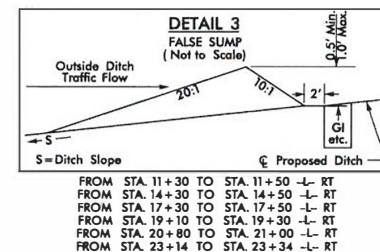
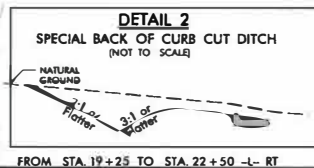
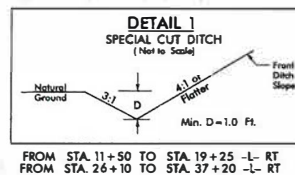
MATCHLINE SEE SHEET 4 -L- STA.15 + 00.00

100' TAPER
RIGHT TURN TAPER

790' UNIFORM TRANSITION
(EB LANES)

NOTE: PRELIMINARY UTILITY EASEMENTS (PUE) HAVE BEEN SHOWN FOR
R/W AND UTILITIES COORDINATION. PUE SHOWN ARE TENTATIVE
AND ARE SUBJECT TO CHANGE PRIOR TO FINAL ACCEPTANCE.

REFERENCES:
FOR PROFILE OF -L- SEE SHEET 9



MATCHLINE SEE SHEET 6 -L- STA. 23 + 00.00

Attachment
B

RESOLUTION 2026-XX

RESOLUTION AUTHORIZING THE CONVEYANCE OF A UTILITY EASEMENT FOR NCDOT PROJECT U-5728

WHEREAS, the North Carolina Department of Transportation (NCDOT) is undertaking Project U-5728 to construct roadway improvements at the intersection of US 17 Business (Marine Boulevard) and SR 1308 (Bell Fork Road / Gum Branch Road); and

WHEREAS, the purpose of the project is to improve safety and relieve congestion at this intersection by adding lanes in each quadrant, enhancing drainage, and constructing sidewalks along a portion of Bell Fork Road, with utility relocation and construction anticipated to begin in 2026; and

WHEREAS, NCDOT requires the acquisition of a permanent utility easement, over certain property owned by the City of Jacksonville, identified as Tax Parcel 036906 and designated by NCDOT as Parcel U-5728 001Z; and

WHEREAS, the City parcel is located at 1300 North Marine Boulevard, and is currently used for a multi-use path and Transportation Center; and

WHEREAS, the property contains approximately 12.030 acres, of which 0.018 acres (depicted in *orange* on the attached Exhibit “A”) will be acquired as a permanent utility easement, leaving approximately 12.030 acres remaining with access to North Marine Boulevard; and

WHEREAS, improvements included in the acquisition consist of a portion of asphalt paving, concrete curbing, and landscaping, with the multi-use path to remain in its current location; and

WHEREAS, based on an independent appraisal, NCDOT has offered compensation in the amount of \$2,575 for the acquisition of the easement, and associated improvements;

NOW, THEREFORE, be it resolved by the City Council of the City of Jacksonville, North Carolina:

1. That the City of Jacksonville hereby approves the conveyance to NCDOT of approximately 0.018 acres of permanent utility easement (orange) from Tax Parcel 036906, together with associated improvements, for NCDOT Project U-5728, as shown on the attached Exhibit “A” – Easement Map.
2. That the City accepts the offer of \$2,575 as full compensation for said acquisition.
3. That the City Manager, or his designee, is authorized to execute all documents necessary to complete the conveyance, including deeds, plats, and agreements consistent with this resolution.

Attachment

C

ADOPTED by the Jacksonville City Council in regular session, this 21st day of April 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk



Request for City Council Action

Consent
Agenda
Item:

4

Date: 4/21/2026

Subject: NCDOT Offer to Purchase a Utility Easement for U-5950
Department: Transportation Services
Presented by: Stephanie Kutz, Transportation Manager
Presentation: No

Issue Statement

NCDOT is planning to make roadway improvements at the intersection of Marine Boulevard at Henderson Drive – commonly referred to as U-5950. The project is intended to improve safety, drainage, and provide pedestrian accommodation. U-5950 is scheduled to begin construction in Fiscal Year 2027.

To construct U-5950, NCDOT must acquire a permanent utility easement as shown in Attachment B.

Financial Impact

NCDOT has offered an appraised value of \$2,900 as compensation for the easement.

Action Needed

Consider the offer from NCDOT to purchase a utility easement and authorize the Mayor to sign the Permanent Utility Easement and the attached Resolution for Conveyance.

Recommendation

Staff recommends that Council approve the sale of the utility easement and authorize the Mayor to sign the Permanent Utility Easement and the Resolution for Conveyance.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Permanent Utility Easement
- B Location Map
- C Resolution

Revenue Stamps \$ _____

PERMANENT UTILITY EASEMENT

THIS INSTRUMENT DRAWN BY Ben Sox CHECKED BY _____

RETURN TO: Division R/W Agent, NCDOT
5501 Barbados Blvd
Castle Hayne NC 28429

NORTH CAROLINA	TIP/PARCEL NUMBER:	U-5950 003Z
COUNTY OF Onslow	WBS ELEMENT:	46895.2.1
TAX PARCEL 040890	ROUTE:	US 17 Business

THIS EASEMENT, made and entered into this the _____ day of _____ 20 26
by and between City of Jacksonville
PO Box 128
Jacksonville NC 28541-0128

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

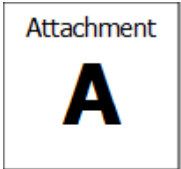
WITNESSETH

THAT WHEREAS, the DEPARTMENT desires to construct and maintain a utility facility through and across the property of GRANTORS,

AND WHEREAS, GRANTORS, recognizing the benefits accruing to their said property through the construction and maintenance by the DEPARTMENT of roads and highways upon or in the vicinity of said property of GRANTORS,

NOW, THEREFORE, in consideration of said benefits, and further consideration of \$ _____ and other valuable considerations, GRANTORS hereby release the DEPARTMENT, its successors and assigns, from any and all claims for damages by reason of the construction and maintenance of said utility facility across and through the lands of GRANTORS, and GRANTORS hereby give, grant, bargain, sell and convey unto the DEPARTMENT, its successors, and assigns, an easement for the construction and maintenance of a utility facility across and through the property of GRANTORS located in Jacksonville Township, Onslow County, and being more fully described in a deed recorded in Book 893, Page 255, Onslow County Registry, said easement being described as follows:

Point of beginning being N 50°29'06" E, 2734.61 feet from monument "PHONE1" having North Carolina State Plane coordinates (NAD83) of Northing 369616.10, Easting 2473495.36; thence from the Point of beginning to a point on a bearing of S 41°58'10" E 10.00 feet thence to a point on a bearing of N 48°01'50" E 5.08 feet; thence to a point on a bearing of S 41°49'10" E 4.88 feet; thence to a point on a bearing of S 48°10'50" W 5.22 feet; thence to a point on a bearing of S 41°49'10" E 29.85 feet; thence to a point on a bearing of S 48°10'50" W 19.78 feet; thence to a point on a bearing of N 41°49'10" W 30.04 feet; thence to a point on a bearing of S 48°10'50" W 5.00 feet; thence to a point on a bearing of N 41°49'10" W 14.61 feet; thence to a point on a bearing of N 48°01'50" E 24.89 feet; returning to the point and place of beginning.



The final right of way plans showing the above described areas are to be certified and recorded in the Office of the Register of Deeds for said county pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

A Permanent Utility Easement (PUE) in perpetuity for the installation and maintenance of utilities as described below. The DEPARTMENT and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said utility easement area(s) a utility line or lines, with all necessary pipes, poles and appurtenances, together with the right at all times to enter said utility easement area(s) for the purpose of inspecting said utility line or lines and making all necessary repairs and alterations thereon: together with the right to cut away and keep clear of said utility line or lines, all trees and other obstructions inside the utility easement area(s) and to cut, fell and remove any and all trees on the premises that are or may become tall enough, in the DEPARTMENT’S, and its agents’, or assigns’ opinion, to endanger a line or other facility within the utility easement area(s) (“Danger Trees”). The DEPARTMENT and its agents or assigns shall also have the right to access the utility easement area(s) and Danger Trees at any time and from time to time by vehicles, equipment, and pedestrians, provided that such access to the utility easement area(s) and Danger Trees from outside of the utility easement area(s) shall be confined to then-existing streets, roads, and driveways to the extent they provide sufficient access.

The DEPARTMENT shall have the right to use the Permanent Utility Easement area(s) for additional working area during the above-described project. The underlying fee owner retains the right to continue to use the Permanent Utility Easement area(s) in any manner and for any purpose, provided that such use does not unreasonably interfere with the rights granted to the DEPARTMENT in this document. For example, it shall not be unreasonable for the fee owner to safely use the Permanent Utility Easement area(s) to access the easement area or the remainder of the property, or for parking.

The DEPARTMENT’S acquisition of the Permanent Utility Easement(s), by itself, does not constitute new control of access (C/A) pursuant to N.C.G.S. §§ 136-89.51 or 136-89.52. Further, this easement does not allow the DEPARTMENT or any utility to prevent the landowner from accessing the easement or the remainder of the property outside the easement.

Upon completion and acceptance by the DEPARTMENT of the above-described project, no utilities, appurtenances, or work performed by a utility or other assigns pursuant to the rights granted under the easement within the Permanent Utility Easement(s), shall be added or modified in a manner that interferes with the underlying fee owner’s existing points of ingress, egress, and parking, unless appropriate substitute access or parking is provided or the DEPARTMENT provides just compensation for the taking of those rights. If existing points of ingress or egress do not exist, or if additional points of ingress or egress are desired, nothing in this easement prohibits the underlying fee owner from applying for a driveway permit from the DEPARTMENT in the ordinary course. A court of competent jurisdiction shall at all times retain the authority to determine whether the DEPARTMENT or its agents or assigns have exceeded the scope of the rights granted under the easement.

This easement is subject to the following provisions only:

NA

There are no conditions to this EASEMENT not expressed herein.

To HAVE AND TO HOLD said perpetual easement for highway purposes unto the DEPARTMENT, its successors and assigns, and the GRANTORS, for themselves, their heirs, successors, executors and assigns, hereby warrant and covenant that they are the sole owners of the property; that they solely have the right to grant the easement; and that they will forever warrant and defend title to the same against the lawful claims of all persons whomsoever;

The Grantors acknowledge that the project plans for Project # 46895.2.1 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 46895.2.1 , Onslow County; and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

IN WITNESS WHEREOF, GRANTOR, pursuant to a resolution dated _____, has caused this instrument to be signed in its corporate name by its MAYOR, its corporate seal hereto affixed, and attested by its CITY CLERK, by order of the JACKSONVILLE CITY COUNCIL, this the day and year first above written

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

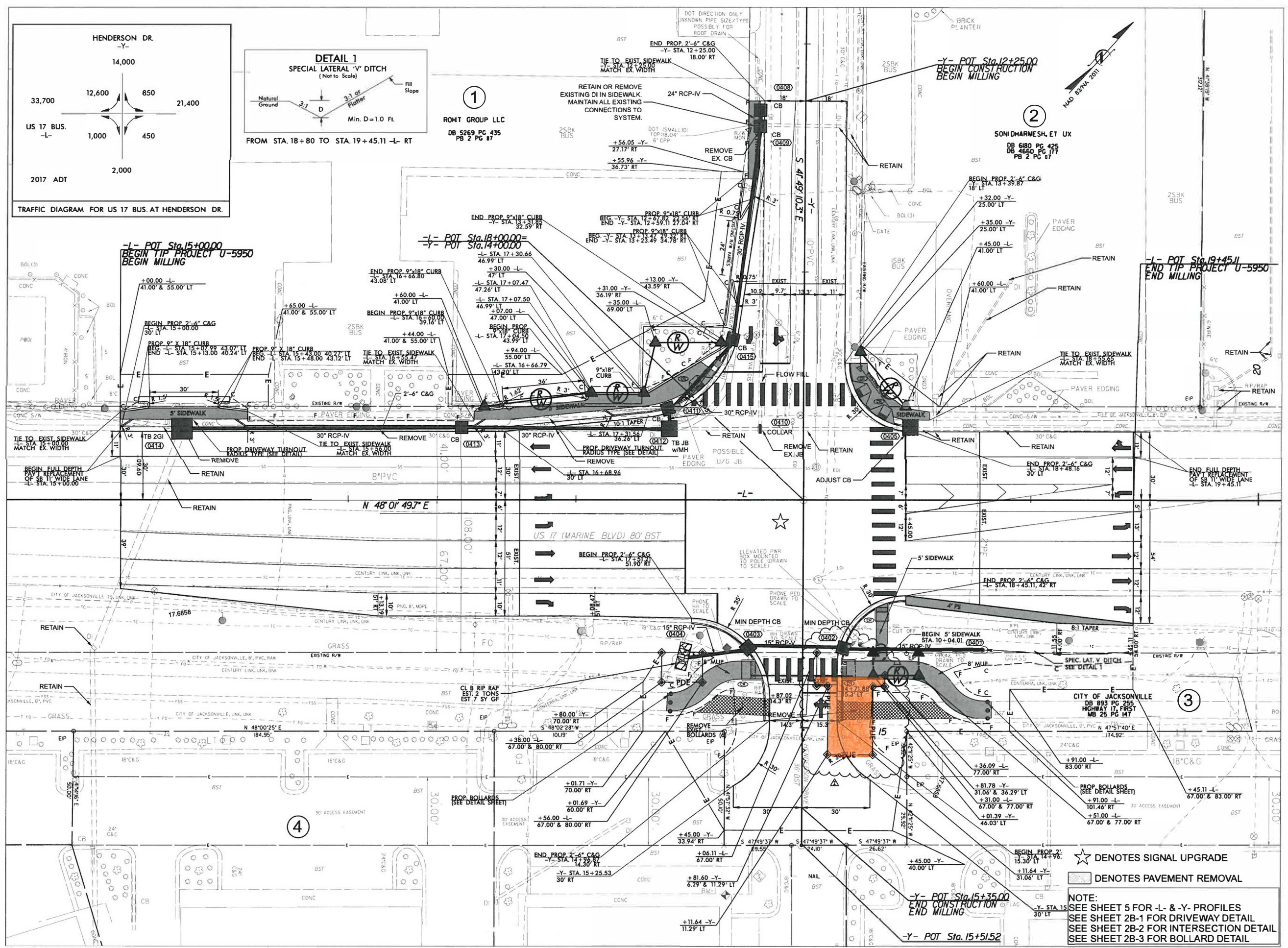
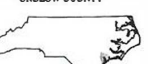
City of Jacksonville

(SEAL) BY: Sammy Phillips, Mayor City of Jacksonville

ATTEST: Rose Marshburn, Clerk of the City of Jacksonville

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

(Official Seal)	North Carolina, <u>Onslow</u> County
	I, _____, a Notary Public for _____ County, North Carolina, certify that
	Rose Marshburn _____ personally, came before me this day and acknowledged that he/she is the CLERK of the CITY OF <u>Jacksonville</u> , and that by authority duly given, the foregoing instrument was signed in its name by its MAYOR of the CITY OF Jacksonville, sealed with its corporate seal, and attested by Rose Marshburn _____ as its CITY CLERK.
	Witness my hand and official seal this the _____ day of _____, 20 <u>26</u> .
	_____ Notary Public My commission expires: _____



★ DENOTES SIGNAL UPGRADE
■ DENOTES PAVEMENT REMOVAL

NOTE:
SEE SHEET 5 FOR -L- & -Y- PROFILES
SEE SHEET 2B-1 FOR DRIVEWAY DETAIL
SEE SHEET 2B-2 FOR INTERSECTION DETAIL
SEE SHEET 2B-3 FOR BOLLARD DETAIL

RESOLUTION 2026-XX

RESOLUTION AUTHORIZING THE CONVEYANCE OF A UTILITY EASEMENT FOR NCDOT PROJECT U-5950

WHEREAS, the North Carolina Department of Transportation (NCDOT) is undertaking Project U-5950 to construct roadway improvements at the intersection of US 17 Business (Marine Boulevard) and SR 1336 (Henderson Drive); and

WHEREAS, the purpose of the project is to improve safety and operations at the intersection by correcting a substandard turning radius for vehicles, improving drainage performance, and enhancing pedestrian access, with utility relocation and construction anticipated to begin in 2026; and

WHEREAS, NCDOT requires the acquisition of a permanent utility easement, over certain property owned by the City of Jacksonville, identified as Tax Parcel 040890 and designated by NCDOT as Parcel U-5950 003Z; and

WHEREAS, the City parcel is located at 44 North Marine Boulevard, and is currently used for a multi-use path; and

WHEREAS, the property contains approximately 4.375 acres, of which 0.023 acres (depicted in *orange* on the attached Exhibit “A”) will be acquired as a permanent utility easement, leaving approximately 4.375 acres remaining with access to North Marine Boulevard; and

WHEREAS, improvements included in the acquisition consist of a portion of asphalt paving, concrete curbing, and landscaping; and

WHEREAS, based on an independent appraisal, NCDOT has offered compensation in the amount of \$2,900 for the acquisition of the easement, and associated improvements;

NOW, THEREFORE, be it resolved by the City Council of the City of Jacksonville, North Carolina:

1. That the City of Jacksonville hereby approves the conveyance to NCDOT of approximately 0.023 acres of permanent utility easement (orange) from Tax Parcel 040890, together with associated improvements, for NCDOT Project U-5950, as shown on the attached Exhibit “A” – Easement Map.
2. That the City accepts the offer of \$2,900 as full compensation for said acquisition.
3. That the City Manager, or his designee, is authorized to execute all documents necessary to complete the conveyance, including deeds, plats, and agreements consistent with this resolution.

Attachment

C

ADOPTED by the Jacksonville City Council in regular session, this 21st day of April 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk



Request for City Council Action

**Consent
Agenda
Item:** **5**
Date: 4/21/2026

Subject: License Agreement Modification – Commons Water Tank
Department: Public Services
Presented by: Wally Hansen, Public Services Director
Presentation: No

Issue Statement

The City of Jacksonville and Verizon Wireless entered into agreement to allow the placement of cellular antennas and associated equipment at the Commons Water Tank site. Verizon Wireless is now requesting permission to extend the licensing agreement for an additional 7-year term at the current rate, with a three percent annual license fee increase. All other terms and conditions will remain the same.

Financial Impact

None

Action Needed

Consider authorizing the City Manager to execute the contract revisions to extend the license with Verizon Wireless for an additional 7-year term at the Commons Water Tank and authorize the City Manager or his representative to execute the agreements.

Recommendation

Staff recommends Council approve the extension of the license agreement and authorize the City Manager or his representative to execute the agreements.

Approved: ☒ City Manager ☒ City Attorney

Attachment:

A Proposed License Agreements – Commons Water Tank

Cell Site Name: Jacksonville Commons Water Tank
Cell Site Address: 1164 Commons Drive North, Jacksonville, NC
VZW Site ID: Commons / 5000392152

**FIRST AMENDMENT TO LICENSE AGREEMENT
(COMMONS ELEVATED WATER TOWER)**

THIS FIRST AMENDMENT TO LICENSE AGREEMENT ("First Amendment"), dated as of the latter of the signature dates below, by and between the **CITY OF JACKSONVILLE**, North Carolina, duly incorporated by the State of North Carolina, having a mailing address at P.O. Box 128, Jacksonville, North Carolina, 28540 (hereinafter referred to as "Licensor") and **Cellco Partnership d/b/a Verizon Wireless**, a Delaware general partnership, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), (hereinafter referred to as "Licensee").

WHEREAS, Licensor and Licensee entered into a LICENSE AGREEMENT ("Agreement") dated April 12, 2018, whereby Licensor leased to Licensee certain designated corral spaces on an elevated water storage tower ("Tower") on certain property located in the City of Jacksonville, Onslow County, North Carolina ("Site"); and

WHEREAS, the term of the Agreement expires on February 28, 2026 and Licensor and Licensee, in their mutual interest, wish to amend the Agreement for the purpose of extending the term as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Licensor and Licensee agree as follows:

1. Term. Section 3 of the Agreement is hereby amended to add the following: Upon expiration of the original term of the Agreement, the term shall be automatically extended for an additional term of seven years commencing on March 1, 2026 ("New Commencement Date") and ending at Midnight on February 28, 2033. Thereafter, this Agreement may be renegotiated by both parties.

2. Other Terms and Conditions Remain. In the event of any inconsistencies between the Agreement and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Agreement and Amendments otherwise are unmodified and remains in full force and effect. Each reference in the Agreement and Amendments to itself shall be deemed also to refer to this First Amendment.

3. Notices. All notices required to be given hereunder shall be given in writing certified or registered mail, return receipt requested, or by a nationally recognized delivery service for next day delivery at the respective addresses of the parties set forth herein or at such other address as may be designated in writing by either party. Notice given by mail shall be deemed given three days after the date of mailing thereof as follows:

If to Licensee's address for notice purposes is:

Cellco Partnership d/b/a Verizon Wireless
Attention: Network Real Estate
180 Washington Valley Road
Bedminster, NJ 07921

With a copy to: Basking Ridge Mail Hub
Attn: Legal Intake One
Verizon Way
Basking Ridge, New Jersey 07920

Licensor's address for notice purposes is:

City of Jacksonville 815
New Bridge Street Post
Office Box 128
Jacksonville, NC 28541-0128
Attention: City Manager

4. Recording Prohibited. Licensor and Licensee each hereby represents, warrants, and covenants that it will not record this First Amendment in the Office of the Register of Deeds for Onslow County.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this First Amendment on the dates set forth below.

"Licensor"

CITY OF JACKSONVILLE

By: _____
Joshua W. Ray, City Manager

Date: _____

ATTEST:

Rose Marshburn, City Clerk

Date

Approved to as form:

Lorna Welch, City Attorney

Date

"Licensee"

Cellco Partnership d/b/a Verizon Wireless

By: _____

Name: _____
Tasharruf Khan

Title: _____
Tasharruf Khan
Director Network, Sys Performance

Date: _____
3/25/26

APPROVAL BY CITY FINANCE OFFICER

This instrument has been pre-audited in the manner required by the Local Government and Fiscal Control Act.

By: _____
Sabrina Adams, City Finance Director

Date: _____

Licensee ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA)
) ss:
COUNTY OF CARROLL)

I, the undersigned Notary Public, do hereby certify that TASIMARUF KHAN, the ~~Director of System Performance~~ of **Cellco Partnership**, a Delaware general partnership d/b/a Verizon Wireless, personally appeared before me and acknowledged the due execution of the foregoing First Amendment for the purpose therein contained.

Witness my hand and seal this 2nd day of MARCH, 2026.

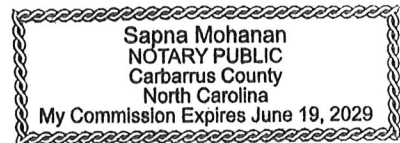
Sapna Mohanan

NOTARY PUBLIC

My Commission Expires:

June 19th 2029

(SEAL)



Licensor ACKNOWLEDGEMENT

North Carolina
Onslow County

I, _____, a Notary Public for said County and State, certify that _____ personally appeared before me this day and acknowledged that he/she is the _____ of the City of Jacksonville a Municipal corporation, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its _____ sealed with its corporate seal, and attested by his/her self as its _____

Witness my hand and official seal, this the _____ day of _____, 2026.

(Official Seal)

Notary Public

My Commission Expires: _____



Request for City Council Action

**Consent
Agenda
Item: 6**
Date: 4/21/2026

Subject: Code Amendment – Chapter 2 – Administration – City Council Meeting Schedule
Department: City Attorney's Office
Presented by: Lorna I. Welch, City Attorney
Presentation: No

Issue Statement

At the March 18, 2025, Regular Meeting, City Council approved a revision to the Council Rules of Procedure, setting out a detailed meeting schedule reflecting current meeting practices. Under this schedule, Council meets in Regular Workshop session on the first Tuesday, following the first Monday, of the month at 5:30 PM. The Regular City Council meeting is held at 5:30 PM on the third Tuesday, following the first Monday, of the month.

Chapter 2 of the City Code contains language regarding meeting dates and times which conflicts with the adopted Council Rules of Procedure.

The proposed Code Amendment (Attachment A) would give flexibility for the application of the Council Rules of Procedure, removing certain sections that dictate Council's meeting schedule from Chapter 2 – Administration, Article II. – City Council, Sec. 2-19. – Meetings – Regular.

Financial Impact

None

Action Needed

Consider adoption of the Ordinance amending the City Code.

Recommendation

Staff recommends Council consider adopting the Ordinance amending the City Code as presented.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

A Ordinance Amending the City Code

ORDINANCE 2026-XX

AN ORDINANCE AMENDING CHAPTER 2 – ADMINISTRATION
ARTICLE II CITY COUNCIL; SECTION 2-19 – MEETINGS – REGULAR

BE IT ORDAINED by the City Council of the City of Jacksonville that Chapter 2, Administration, Article II – City Council, Section 2-19 – Meetings of the Jacksonville City Code is hereby amended as follows:

Deletions are shown with strikethroughs. Additions are shown in Bold.

Chapter 2 – Article II

Sec. 2-19. Meetings-Regular.

- (a) ~~The city council shall establish a regular meeting and a regular workshop meeting schedule consisting of one (1) regular meeting each month and two (2) regular workshop meetings each month. The first regular workshop meeting shall be held at 5:00 p.m. on the first Tuesday following the first Monday of each month and the second meeting shall be held two (2) weeks thereafter. The regular meeting shall be held at 7:00 p.m. following the second regular workshop of the month.~~ **Pursuant to N.C.G.S. § 160A-71, the City Council shall establish a regular meeting schedule fixing a time and place for at least one regular meeting per month.** Pursuant to N.C.G.S. § 143-318.12, a copy of the Council's current meeting schedule indicating the dates, times and location of regular meetings shall be on file in the office of the city clerk.
- (b) ~~If any regularly scheduled meeting conflicts with the date of a city, county, state or federal election, the meeting shall be held instead on the next business day. If any regularly scheduled meeting conflicts with the date of a legal holiday, the meeting shall be held instead on the next business day.~~

Adopted by the Jacksonville City Council in regular session this 21st day of April 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

Attachment

A



Request for City Council Action

**Consent
Agenda
Item:** 7
Date: 4/21/2026

Subject: Revision to the Rules of Procedure for City Council
Department: City Attorney's Office
Presented by: Lorna I. Welch, City Attorney
Presentation: No

Issue Statement

In addition to the proposed Code Amendment to the City Council's regular meeting schedule in Chapter 2 – Administration, Article II – City Council, Sec. 2-19 – Meetings – Regular, staff is also recommending an update to the City Council's Rules of Procedure. This revision would add language regarding Council formally adopting its annual meeting schedule each calendar year.

Financial Impact

None

Action Needed

Consider approval of the revision to the Rules of Procedure for City Council.

Recommendation

Staff recommends Council approve the revision to the Rules of Procedure for City Council.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

A Draft Revised Rules of Procedure for City Council

**RULES OF PROCEDURE FOR THE
JACKSONVILLE CITY COUNCIL**

ADOPTED MARCH 8, 1988

1. **Regular Meeting Dates** (8/8/2006) (11/16/2010)
(11/17/2015)(3/18/2025)(4/21/2026)

a) Adoption of Annual Regular Meeting Schedule

The City Council shall adopt a schedule of regular meetings for the upcoming calendar year on or before November 30 of the preceding year. Amendments to this annual meeting schedule may be made by resolution of the Council or as otherwise provided by law.

a)b) Regular Meetings

Unless otherwise adopted in its schedule of annual meetings, tThe Council shall hold one Regular City Council Meeting each month on the third Tuesday following the first Monday of the month, at 5:30 PM in Council Chambers at the Jacksonville City Hall.~~The meeting shall occur on the third Tuesday following the first Monday . The Meeting shall begin at 5:30 PM and shall be held in Council Chambers at the Jacksonville City Hall unless designated otherwise by City Council.~~

b)c) Regular Workshop Meetings

Unless otherwise adopted in its schedule of annual meetings, the Council shall hold one Regular City Council Workshop Meeting each month on the first Tuesday following the first Monday of the month, at 5:30 PM in Meeting Rooms A & B at the Jacksonville City Hall.~~The Council shall hold one Regular City Council Workshop Meeting each month. The meeting shall occur on the first Tuesday following the first Monday. The Meetings shall begin at 5:30 PM and shall be held in Meeting Rooms A & B at the Jacksonville City Hall unless designated otherwise by City Council.~~

There shall be no public comment period scheduled for the Regular Workshop Meetings.

e)d) Election Dates and Legal Holidays

Unless otherwise adopted in its schedule of annual meetings, wWhenever a regular or workshop meeting conflicts with the date of a city, county, state or federal election, the meeting shall be held instead on the next business day. Unless otherwise adopted in its schedule of annual meetings, iIf any regularly scheduled meeting conflicts with the date of a ~~legal~~ holiday, the meeting shall be held instead on the next business day.



Request for City Council Action

**Consent
Agenda
Item: 8**
Date: 4/21/2026

Subject: Code Amendment – Chapter 10 – Intoxicating Liquors – An Ordinance to Allow the Sale of Alcoholic Beverages Before Noon on Sundays at Licensed Premises

Department: City Attorney's Office

Presented by: Lorna I. Welch, City Attorney

Presentation: No

Issue Statement

At the City Council Regular Meeting on August 22, 2017, Council approved an Ordinance to allow the sale of alcoholic beverages before noon on Sundays at licensed premises, pursuant to authority granted to local governing bodies by North Carolina S.L. 2017-87. However, the Ordinance approved by Council on that date did not contain the language required to amend the City Code (see Attachment B).

Staff is requesting that Council adopt an Ordinance to amend Chapter 10 – Intoxicating Liquors, Sec. 10-2 - Reserved, to reflect what Council adopted at its August 22, 2017, Regular meeting and to be codified in Chapter 10 of Jacksonville's City Code as an Ordinance "Allowing the Sale of Alcoholic Beverages Before Noon on Sundays at Licensed Premises" (Attachment A).

Financial Impact

None

Action Needed

Consider adoption of the Ordinance amending the City Code.

Recommendation

Staff recommends Council consider adopting the Ordinance amending the City Code as presented.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Ordinance Amending the City Code
- B Ordinance 2017-35 (a document enacted August 22, 2017)

ORDINANCE 2026-XX

AN ORDINANCE AMENDING
CHAPTER 10 – INTOXICATING LIQUORS – SECTION 10-2 – RESERVED

BE IT ORDAINED by the City Council of the City of Jacksonville that Chapter 10, Intoxicating Liquors, Section 10-2 - Reserved of the Jacksonville City Code is hereby amended to incorporate Ordinance No. 2017-35, as follows:

Deletions are shown with strikethroughs. Additions are shown in Bold.

Chapter 10 – Intoxicating Liquors

Sec. 10-2. ~~Reserved~~ **Allowing the sale of alcoholic beverages before noon on Sundays at licensed premises.**

- (a) **Pursuant to the authority granted by S.L. 1017-87 any establishment located in the corporate limits of Jacksonville and holding an ABC permit issued pursuant to G.S. 18B-1001 is permitted to sell beverages allowed by its permit beginning at 10 A.M. on Sundays, effective August 22, 2017.**

Adopted by the Jacksonville City Council in regular session August 22, 2017, and re-adopted for codification this 21st day of April, 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

Attachment

A



Request for City Council Action

Consent
Agenda
Item:

9

Date: 4/21/2026

Subject: Remnant Defendant Opioid Settlement Authorization
Department: CMO and Legal
Presented by: Lorna I. Welch, City Attorney
Presentation: No

Issue Statement

The City of Jacksonville is a plaintiff in national opioid litigation. Outside opioid counsel for the City has negotiated a Settlement Agreement to resolve claims against certain opioid-related defendants, otherwise known as the Six (6) Remnant Defendants. Authorization is needed for the City of Jacksonville to execute a participation and release form for the City's participation in the Settlement Agreement.

Financial Impact

Additional funds to address the opioid crisis in City of Jacksonville

Action Needed

Council's approval of the attached resolution to authorize the Mayor to sign a participation and release form for the City to participate in, and receive funds from, this Remnant Defendant Settlement Agreement.

Recommendation

Staff recommends Council approve the Resolution Authorizing Participation in the Remnant Defendant Opioid Settlement Agreement.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Resolution Authorizing Participation in the Remnant Defendant Opioid Settlement Agreement

RESOLUTION 2026-XX

A RESOLUTION OF THE CITY COUNCIL THE CITY OF JACKSONVILLE, NORTH CAROLINA AUTHORIZING PARTICIPATION IN THE REMNANT DEFENDANT OPIOID SETTLEMENT AGREEMENT

WHEREAS, the City of Jacksonville (the "Subdivision") has been involved in litigation and/or potential claims relating to the opioid epidemic; and

WHEREAS, a proposed nationwide settlement known as the Remnant Defendant Settlement Agreement (the "Agreement") has been negotiated to resolve claims against certain opioid-related defendants; and

WHEREAS, the Agreement provides for monetary payments and other relief to participating political subdivisions, with allocations determined pursuant to the Plan of Allocation set forth in Exhibit E of the Agreement; and

WHEREAS, the Agreement contemplates participation by political subdivisions through execution of required participation documents and releases, and provides for the administration and distribution of settlement funds by a Notice and Claims Administrator (see § VI(B)(1)(d)); and

WHEREAS, participation in the Agreement is intended to secure funding for opioid remediation and related purposes for the benefit of the Subdivision and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSONVILLE NORTH CAROLINA CITY COUNCIL:

1. ****Approval of Settlement Participation.****

The Subdivision hereby approves participation in the Remnant Defendant Settlement Agreement and elects to become a Participating Subdivision, subject to the terms and conditions set forth therein.

2. ****Authorization of Execution.****

The Mayor is hereby authorized to execute all necessary documents required for participation in the Agreement, including any Participation Agreement, Release, or related certifications.

3. ****Acknowledgment of Allocation and Use of Funds.****

The Subdivision acknowledges that any settlement funds received will be allocated pursuant to Exhibit E and administered in accordance with the Agreement, including any applicable State-Subdivision Agreement governing distribution and use of funds (§ I(VV)).

Attachment

A

4. ****Compliance with Terms.****

The Subdivision agrees to comply with all applicable terms of the Agreement, including requirements related to claims submission, release of claims, and use of funds for approved opioid remediation purposes.

5. ****Effective Date.****

This Resolution shall take effect immediately upon adoption.

Adopted by the Jacksonville City Council in regular session this 21st day of April, 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk



Request for City Council Action

Agenda Item:	10
Date:	4/21/2026

Subject: Public Hearing (*Legislative*) - Proposed Fiscal Year 2026/2027 Budget
Department: City Manager's Office
Presented by: Joshua W. Ray, City Manager
Presentation: Yes

Issue Statement

Per North Carolina General Statute (NCGS) § 159-13, the City Council is required to conduct a Public Hearing to receive public comment on the proposed budget prior to budget adoption. Additionally, the Council is required to adopt a balanced operating budget for FY27 by June 30, 2026.

A copy of the proposed budget was delivered to Jacksonville City Council on April 7, 2026. The proposed budget has been available for public inspection in the City Clerk's Office since April 7, 2026, as well as the Onslow County Library, and the City's website. The Public Hearing and the Public Notice of Budget Availability have been duly advertised in the Jacksonville Daily News.

Budget Highlights:

- \$134,342,890 Total Budget (6% reduction from FY26 Adopted Budget)
- \$0.60 Ad Valorem Tax Rate
- Priority Investment in Employees
- \$34.46 Million for Public Safety
- Water & Sewer Rate Increase of 1%
- Sanitation Commercial/Business Rate Increase Due to Proposed Increase in Onslow County Landfill Charges

Financial Impact

The Proposed Budget for Fiscal Year 2026/2027 includes:

Operations	\$129,199,976
Capital Projects	\$23,898,289
Transfers	(\$18,755,375)
Total Current Budget	\$134,342,890

Action Needed

Conduct Public Hearing

Recommendation

No action required at this time; adoption of budget to occur at a future meeting on or before June 30, 2026.

Approved: ☒ City Manager ☒ City Attorney

Attachments: None



Staff Report

Agenda Item:	10
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Public Hearing (*Legislative*) – Proposed Fiscal Year 2026/2027 Budget

Introduction

Per North Carolina General Statute (NCGS) § 159-13, the City Council is required to conduct a Public Hearing to receive public comment on the proposed budget prior to budget adoption. Additionally, the Council is required to adopt a balanced operating budget for FY27 by June 30, 2026.

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- \$0.60 Ad Valorem Tax Rate
- Priority Investment in Employees
- \$34.46 Million for Public Safety
- Water & Sewer Rate Increase of 1%
- Sanitation Commercial/Business Rate Increase Due to Proposed Increase in Onslow County Landfill Charges

Based on Onslow County's recent property revaluation, the City calculated the revenue-neutral ad valorem tax rate for Fiscal Year 2027, which is \$0.4424 per \$100 of assessed value. This rate was calculated using the real and personal property value estimates provided to the City by Onslow County, totaling \$6,597,400,000, and applying a 1.18% growth factor.

The City of Jacksonville operates our local government with less ad valorem tax revenue than the top 25 municipalities (by population) in NC. This anomaly is based on Jacksonville having a much smaller tax base than our fellow municipalities. To generate sufficient General Fund revenues to maintain the same level of services for our citizens as in the past, the Proposed FY27 Budget includes a tax rate of \$0.60.

Procedural History

- October 13, 2025 – Council Post Budget Retreat
- February 16, 2026 – Council Vision Planning Retreat
- April 7, 2026 – Council Presentation of FY26/27 Proposed Budget
- April 7, 2026 – Budget Posted on Website and Hard Copies Available for Review at Public Library and City Clerk's Office
- April 21, 2026 – City Council will conduct a Public Hearing

Stakeholders

- Citizens of the City of Jacksonville



Request for City Council Action

Agenda Item:	11
Date:	4/21/2026

Subject: Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Lejeune Boulevard- Rezoning from Residential Single-Family 7 (RSF-7) to Corridor Commercial (CC)

Department: Planning & Inspections

Presented by: Ryan King, Director of Planning & Inspections

Presentation: Yes

Issue Statement

Charles F. Riggs & Associates on behalf of Extivita, LLC has submitted a request to rezone a 0.356-acre parcel of land located on Lejeune Boulevard adjacent to 901 Hargett Street, Tax Map ID#:427-23. The property is currently zoned Residential Single-Family 7 (RSF-7), and the request is to rezone it to Corridor Commercial (CC).

The parcel is developed as, and has historically been used as, a parking lot to serve 901 Hargett Street.

Financial Impact

None

Action Needed

Conduct Public Hearing

Consideration of the Proposed Rezoning Request, accepting the evaluation found within the staff report based on Findings of Facts A through J being found in the affirmative. The proposed map amendment is reasonable and consistent with the CAMA Land Use Plan which designates this parcel as Office.

Recommendation

Staff and the Planning Advisory Board recommend that City Council approve the rezoning request based on Findings of Facts A through J being found in the 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 Rezoning Application
- D UDO Table of Uses
- E RSF-7 & CC District Standards
- F Existing Zoning Map
- G Existing CAMA FLU Map
- H Proposed Zoning Map



Staff Report

Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Lejeune Boulevard- Rezoning from Residential Single-Family 7 (RSF-7) to Corridor Commercial (CC)

Introduction

Charles F. Riggs & Associates on behalf of Extivita, LLC has submitted a request to rezone a 0.356-acre parcel of land located on Lejeune Boulevard adjacent to 901 Hargett Street, Tax Map ID#:427-23. The property is currently zoned Residential Single-Family 7 (RSF-7), and the request is to rezone it to Corridor Commercial (CC).

The parcel is developed as, and has historically been used, as a parking lot to serve 901 Hargett Street.

Procedural History

- March 5, 2026 – Application received.
- April 13, 2026 – The Planning Advisory Board recommended approval of this request.
- April 21, 2026 – City Council will conduct a public hearing and consider the rezoning request.

Stakeholders

- Charles F. Riggs & Associates – Applicant
- Extivita, LLC – Property Owner
- Surrounding property owners – In accordance with the North Carolina General Statutes, all adjacent property owners have been notified of the proposed rezoning pursuant to North Carolina General Statutes and the Jacksonville Unified Development Ordinance (UDO). In addition, Public Hearing Notifications have been 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.

Zoning Assessment

The parcel proposed for rezoning is located on Lejeune Boulevard adjacent to 901 Hargett Street and is currently zoned Residential Single-Family 7 (RSF-7). The property to the north and west is developed for single-family use and is also zoned Residential Single-Family 7 (RSF-7); the property to the east is developed, is currently unoccupied, and is zoned Corridor Commercial (CC). The property to the south across Lejeune Boulevard is zoned Corridor Commercial (CC) and Military Reservation (MR) District, and is currently in use as a barber shop, coffee shop and Lejeune Memorial Gardens.

Flight Path Overlay District Assessment

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

Buffer Assessment

Article 7, Nonconformities, Section 7.5, Correction of Nonconforming Site Features, states that when remodeling or redevelopment cost equals 25-75 percent of the current fair market or assessed value of the structure, that a corresponding percentage of the off-street parking, landscaping, perimeter buffer, and screening standards of the ordinance be installed or upgraded on the site. A Type A buffer would normally be required between the property and those properties not zoned Corridor Commercial (CC), however, Section 7.5 does allow for some deviation (compliance to the maximum extent practicable) due to the layout of existing development.

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 parcel proposed for rezoning as Office. Property to the east is also identified as Office. Property to the north and west are identified as Low Density Residential. Property to the south across Lejeune Boulevard is identified as Neighborhood Commercial and Conservation.

The Office land use designation provides areas for single buildings and office parks of several buildings. Small retail components may be included to serve on-site employees. Office areas should have access to a major thoroughfare.

The proposed rezoning is consistent with CAMA Goal 34, to "Promote land use compatibility." Specifically, Policy 34.3 is to encourage a mixture of retail, office, civic and public benefit uses to promote convenience, efficiency and long-term vitality of commercial areas.

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. The property is developed as a parking lot and has historically been used as parking to serve the business at 901 Hargett Street.

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 parcel proposed for rezoning is zoned Residential Single-Family 7 (RSF-7). Surrounding properties are zoned Residential Single-Family 7 (RSF-7) and Corridor Commercial (CC).

Staff believes the proposed rezoning is compatible with existing zoning in the area and more appropriate due to the existing and historic use of the property.

- 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 parcel proposed for rezoning is zoned Residential Single-Family 7 (RSF-7). Surrounding properties are zoned Residential Single-Family 7 (RSF-7) and Corridor Commercial (CC). 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 this property 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 parcel proposed for rezoning is zoned Residential Single-Family 7 (RSF-7). Surrounding properties are zoned Residential Single-Family 7 (RSF-7) and Corridor Commercial (CC).

Staff believes the existing CC zoning adjacent to the site supports the proposed rezoning of this property 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 property is currently developed as a parking lot. Staff has not been presented with any evidence to suggest the rezoning would adversely impact the natural environment.

Factors to Consider

- Approval of the rezoning would eliminate a nonconforming use (vehicular use area in RSF-7) as the parcel is developed as and has historically been used as a parking lot to serve 901 Hargett Street.
- Denial would leave the use nonconforming; potentially being a barrier for redevelopment of the site/re-use of the building at 901 Hargett Street.
- Residential properties and roadways abut this commercial development.

Options

- 1) Approval of the Rezoning **(STAFF & PLANNING BOARD RECOMMENDED)**
- 2) Denial of the Rezoning Request.
- 3) Continue the hearing until the next Regular Scheduled City Council Meeting (May 19, 2026). Provide staff with specific direction on what information Council would like to have provided for consideration.



Draft Planning Advisory Board Minutes – April 13, 2026

Agenda Item:	11
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Lejeune Boulevard- Rezoning from Residential Single-Family 7 (RSF-7) to Corridor Commercial (CC)

Charles F. Riggs & Associates on behalf of Extivita, LLC has submitted a request to rezone a 0.356-acre parcel of land located on Lejeune Boulevard adjacent to 901 Hargett Street, Tax Map ID#:427-23. The property is currently zoned Residential Single-Family 7 (RSF-7), and the request is to rezone it to Corridor Commercial (CC).

The parcel is developed and has historically been used as a parking lot to serve 901 Hargett Street. Ryan King presented additional information that is included within the staff report.

Bob Dupuis asked if staff knew of any plans for the property. Ryan King explained that a rezoning would allow any development within the new base zoning. Even if a property owner has a specific idea in mind, he or she can alter the plan to other uses allowed in the zoning district. By contrast, a planned development or conditional zoning gives specific approval to a specific concept.

Homer Spring explained his review process. For this specific request, would it be likely that a developer would want to place a home on this lot? He believes it is unlikely.

Grace Haubrich made a motion to approve the rezoning request, accepting the evaluation found in the staff report based on findings of facts a-j being found in the affirmative. The proposed map amendment is reasonable and consistent with the CAMA Land Use Plan, which designates this parcel as "office." Chase Popkin seconded.

The motion to approve the map amendment was unanimously approved by the Board Members present.

WORKSHEET FOR REZONING REQUESTS

Applicant: Charles F. Riggs & Associates on behalf of Extivita, LLC
Property Location: Lejeune Boulevard (adjacent to 901 Hargett Street)
Tax Map ID: 427-23
Existing zoning designation: Residential Single-Family 7 (RSF-7)
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

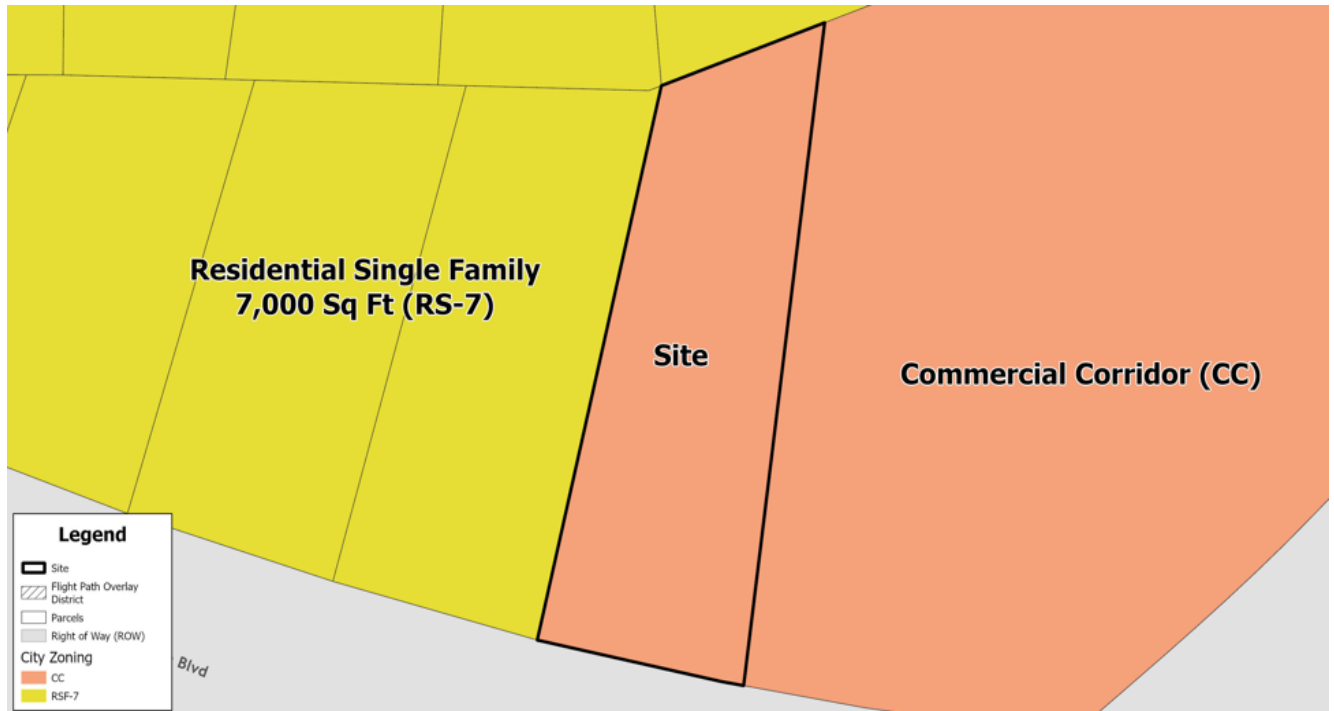
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- 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 parcel from Residential Single-Family 7 (RSF-7) to Corridor Commercial (CC) as shown on the below map (Tax Map ID: 427-23)



This action is consistent with the adopted CAMA Land Use Plan and is found to be reasonable and in the public interest.

This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 21st day of April 2026.

Sammy Phillips, Mayor

ATTEST:

Rose R. Marshburn, City Clerk

Attachment

B



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

pd (HHA)

Project Name: Extivita, LLC

Project #:

PEW-70000002
(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: Extivita, LLC

Address: P. O. Box 13887, Durham, NC 27709-3887

Phone Number: 919-623-5397

Email Address: edward.digirolamo@steelnetwork.com

Developer's Name: Extivita, LLC

Address: P. O. Box 13887, Durham, NC 27709-3887

Phone Number: 919-623-5397

Email Address: edward.digirolamo@steelnetwork.com

Surveyor's Name: Charles F. Riggs & Associates, Inc.

Address: P. O. Box 1570, Jacksonville, NC 28541

Phone Number: 910-455-0877

Email Address: riggsland@riggslandnc.com

Engineer's Name: N/A

Attachment

C



Address: N/A

Phone Number: N/A

Email Address: N/A

Architect's Name: N/A

Address: N/A

Phone Number: N/A

Email Address: N/A

ePlan Point of contact for this application: Charles F. Riggs

Phone Number: 910-455-0877

Email Address: riggsland@riggslandnc.com

Project Site Address: 901 Hargett Street and Lejeune Boulevard

Map Book/Page #: 2/4

Tax Map & Parcel #: 427-23

Deed Book/Page #: 6418/588

Map Book/Page #:

Tax Map & Parcel #:

Deed Book/Page #:

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: N/A

Existing & Proposed # of lots: 1 / N/A

Current Zoning Designation: RSF-7

Proposed Zoning Designation: CC

Existing Sq Ft: 15,508
(All buildings on site)

Proposed Sq Ft: N/A
(including canopies, accessory buildings)

Existing & proposed square footage: 15,508 / N/A (including canopies, accessory buildings)

City Limits (Yes/No) Circle One

ETJ (Yes/No) Circle One

Electric Utility Provider: N/A

of Existing Units: N/A

of Proposed Units: N/A

Average Lot Size: 15,508 Sq. Ft.

Value of Land: N/A

Total Acreage: 0.356

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

Proposed Use: Commerical

Existing Use: Commercial

Current Land Use Designation: Commerical/Residential

Proposed Land Use Designation: Commercial

Applicant's Signature Charles F. Riggs, agent

Date 03/05/20

CHARLES F. RIGGS & ASSOCIATES, INC.

Charles F. Riggs, P.L.S. L-2981
charlesriggs@riggslandnc.com
(910) 455-0877

Land Surveyors
Corporate License (C-730)
riggsland@riggslandnc.com
www.riggslandnc.com

Physical Address: 502 New Bridge Street
Jacksonville, NC 28540
Mailing Address: P. O. Box 1570
Jacksonville, NC 28541

To whom it may concern:

Property Legal Description:

Parcel IDs: 427-23
Street Address: Lejeune Boulevard & 901 Hargett Street
Subdivision: Chaney Heights
County: Onslow

Please Print:

Property Owner (Title, if applicable): Extivita, LLC

The undersigned, registered property owners of the above noted property, do hereby authorize Charles F. Riggs and Associates, Inc. and the employees thereof, to act on my behalf as my agent and take all actions necessary for processing, issuance and acceptance of any permit, certification, or approval and all standard and special conditions attached, if any.

Address: P. O. Box 13887, Durham, NC 27709-3887

Telephone Number: (919) 623-5397

Facsimile Number: N/A

Email Address: Ed@Extivita.org

Authorized Signature:  , PE Date: 2/5/2026
Edward R. di Girolamo, P.E.
CEO, EXTIVITA.

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

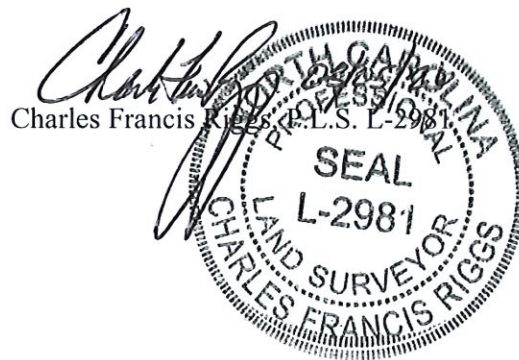
Charles F. Riggs, P.L.S. L-2981
charlesriggs@riggslandnc.com
(910) 455-0877

Corporate License (C-730)
riggsland@riggslandnc.com
www.riggslandnc.com

Physical Address: 502 New Bridge Street
Jacksonville, NC 28540
Mailing Address: P. O. Box 1570
Jacksonville, NC 28541

Lot 18, Block J, Chaney Heights, Map Book 2, Page 4
Jacksonville Township, Onslow County, North Carolina

Commencing at an existing N.C.G.S. Monument "ON 4" having coordinates of Northing: 367,276.59, Easting: 2,475,653.15. NAD83(2011), thence leaving said monument and along the northern right-of-way line of N.C. Highway 24 – Lejeune Boulevard (100' R/W – Public – Asphalt) and crossing N.C.S.R. 1403 – Hargett Street (60' R/W – Public – Asphalt) North 80 degrees 45 minutes 53 seconds West 141.74 feet to a set iron rod in the intersection of the northern right-of-way line of N.C. Highway 24 and the western right-of-way line of N.C.S.R. 1403 – Hargett Street, thence leaving said right-of-way line intersection and along the northern right-of-way line of N.C. Highway 24, North 78 degrees 27 minutes 01 seconds West 117.73 feet to a set iron rod in said northern right-of-way line and being the southeastern corner of Lot 18, Block J, Chaney Heights as recorded in Map Book 2, Page 4 of the Onslow County Registry and being THE TRUE POINT OF BEGINNING: thence leaving said true point of beginning and along the northern right-of-way line of N.C. Highway 24 North 76 degrees 56 minutes 52 seconds West 83.54 feet to an existing iron pipe in said northern right-of-way line and being the southwestern corner of Lot 18 and the southeastern corner of lot 19, thence leaving the northern right-of-way line of N.C. Highway 24 and along the common line of Lot 18 and Lot 19, North 14 degrees 03 minutes 27 seconds East 199.17 feet to a set iron rod in said common line, thence continuing along said common line North 14 degrees 03 minutes 27 seconds East 3.03 feet to a point in a sanitary sewer manhole cover and being the northwest corner of Lot 18, the northeast corner of lot 19, the southeast corner of Lot 6 and the southwest corner of Lot 7, thence leaving said common corner and along the southern line of Lot 7 and the northern line of Lot 18, North 68 degrees 17 minutes 20 seconds East 66.74 feet to a set iron rod in said southern line of Lot 7 and being the northeastern corner of Lot 18, thence leaving the said southern line of Lot 7 and along the eastern line of Lot 18 South 07 degrees 04 minutes 20 seconds West 241.53 feet to a set iron rod in northern right-of-way line of N.C. Highway 24 and being the southeastern corner of Lot 18 and being the point and place of beginning and being Lot 18, Block J, Chaney Heights as recorded in Map Book 2, Page 4 of the Onslow County Register of Deeds and containing 15,508 square feet as surveyed by Charles Francis Riggs, P.L.S. L-2981 on January 19, 2026. The courses contained within are correct in angular relationship and referenced to NAD83(2011).



Parcel ID:

032249

Map Number:

427-23

NC PIN:

437611573486

Owner:

EXTIVITA LLC

Mailing Address:

PO BOX 13887

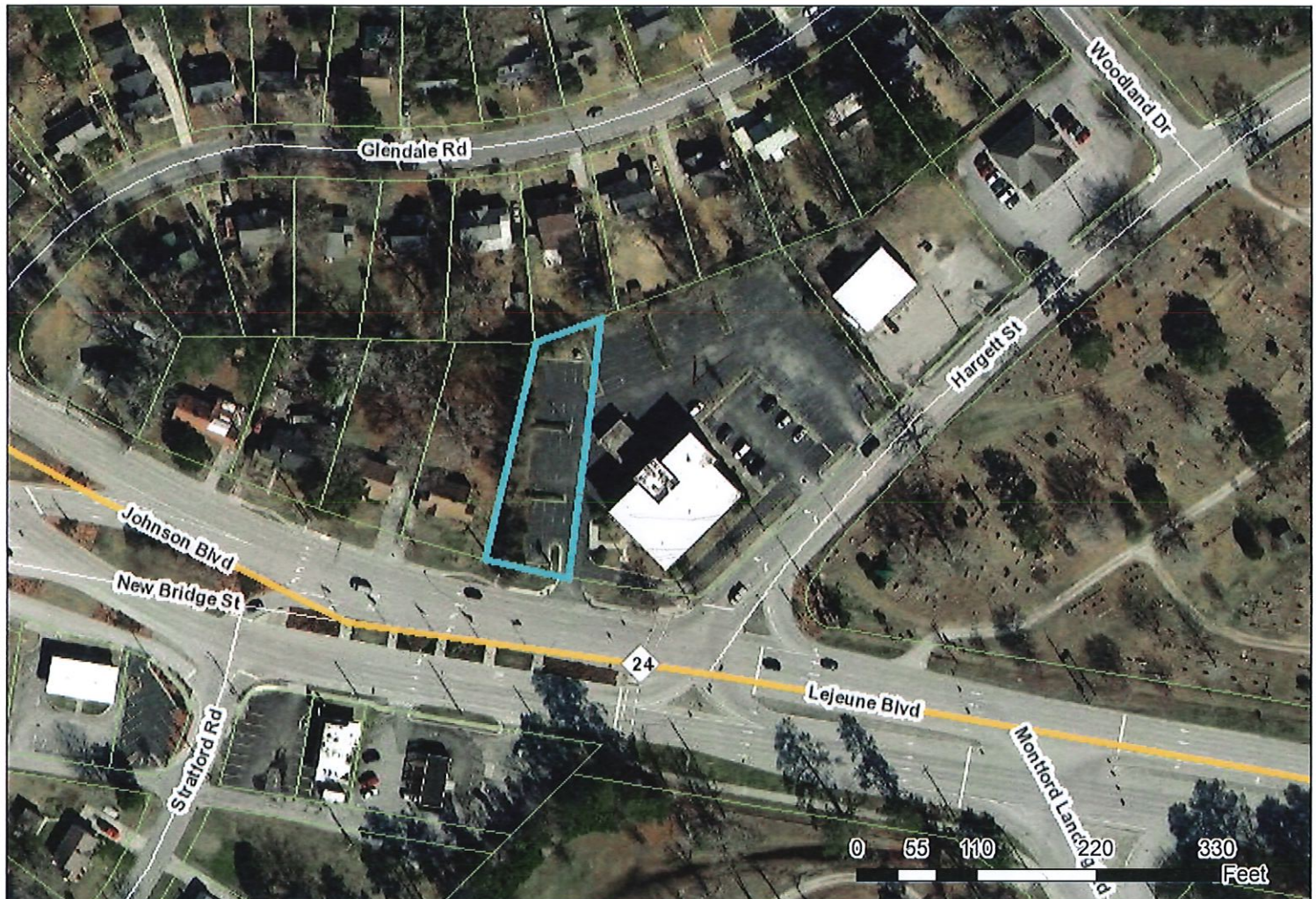
DURHAM

NC

27709-3887

November 20, 2025**WARNING: THIS IS NOT A SURVEY**

This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

**General Information**

Total Acres: 0.39

Land Value: \$ 0

Bldg Value: \$ 0

Market Val: \$ 0

Heated Sqft:

of Bedrooms:

Year Built:

Nbhd Code: 2461

Improv Code: C

Township: JACKSONVILLE

City Limit: JACKSONVILLE

Physical Address: LEJEUNE BLVD

Subdivision: CHANEY HEIGHTS + THOMPSON P

Property Desc: L18 BJ CHANEY HEIGHTS

Plat Book: 2-4

Fire District: JACKSONVILLE

Last Sale Info:

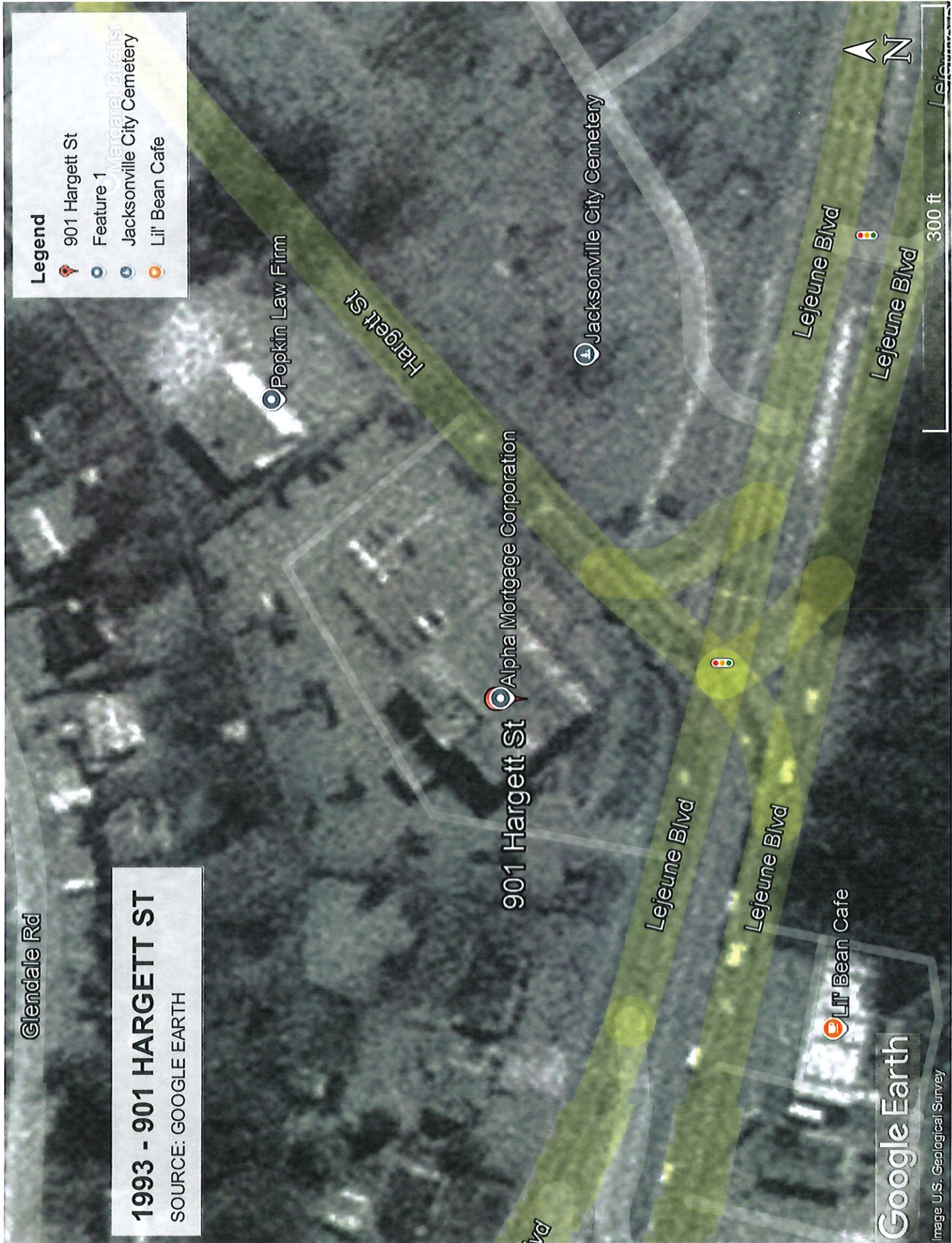
Deed Ref: 6418 / 588

Sale Price: \$ 0

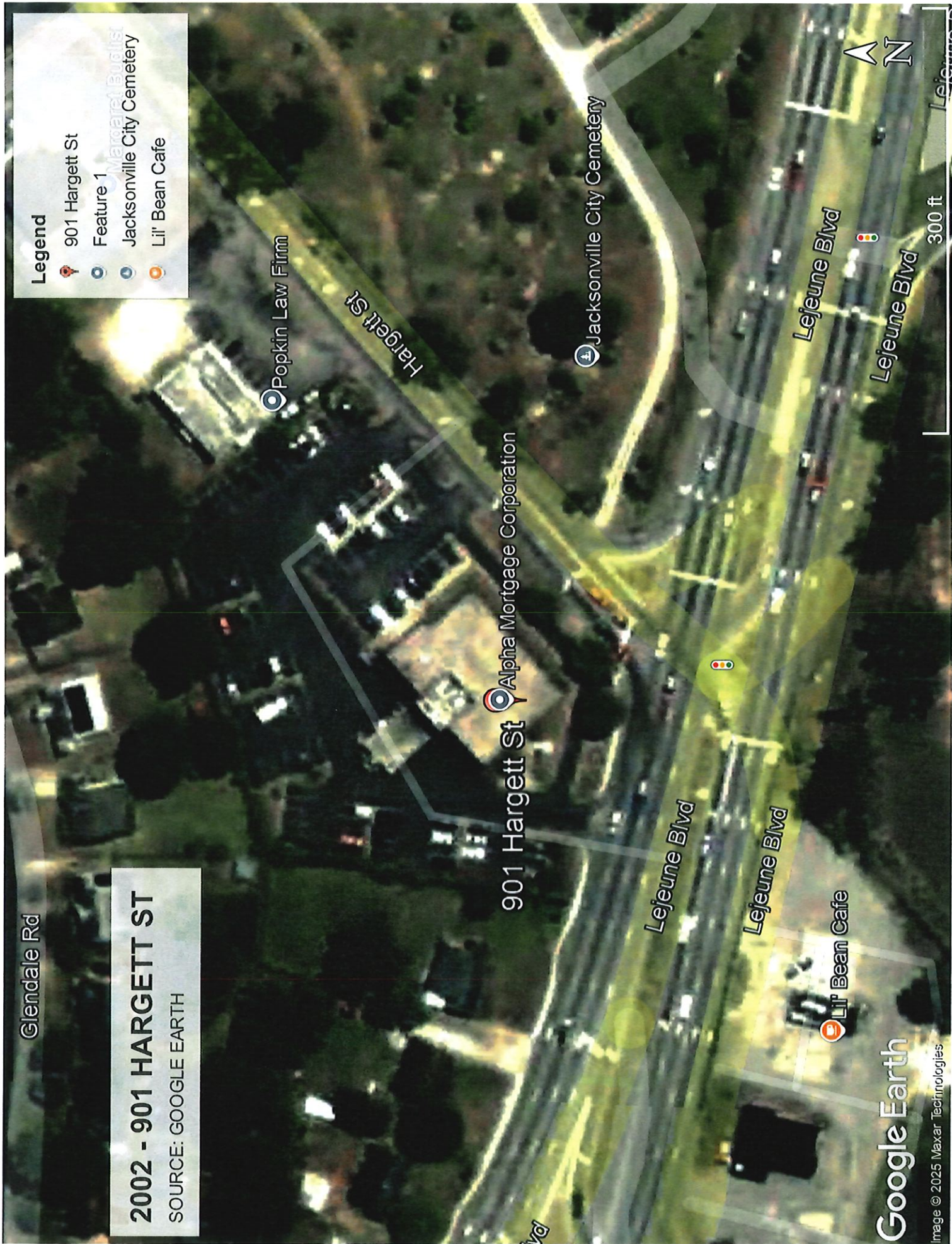
Sale Date: 18-AUG-25



Onslow County
Geographical Information Services
234 NW Corridor Blvd
Jacksonville, NC 28540
(910) 937-1190
gis@onslowcountync.gov







Glendale Rd

2002 - 901 HARGETT ST

SOURCE: GOOGLE EARTH

Legend

- 901 Hargett St
- Feature 1
- Jacksonville City Cemetery
- Lil' Bean Cafe

Popkin Law Firm

901 Hargett St Alpha Mortgage Corporation

Jacksonville City Cemetery

Lejeune Blvd

Lejeune Blvd

Lejeune Blvd

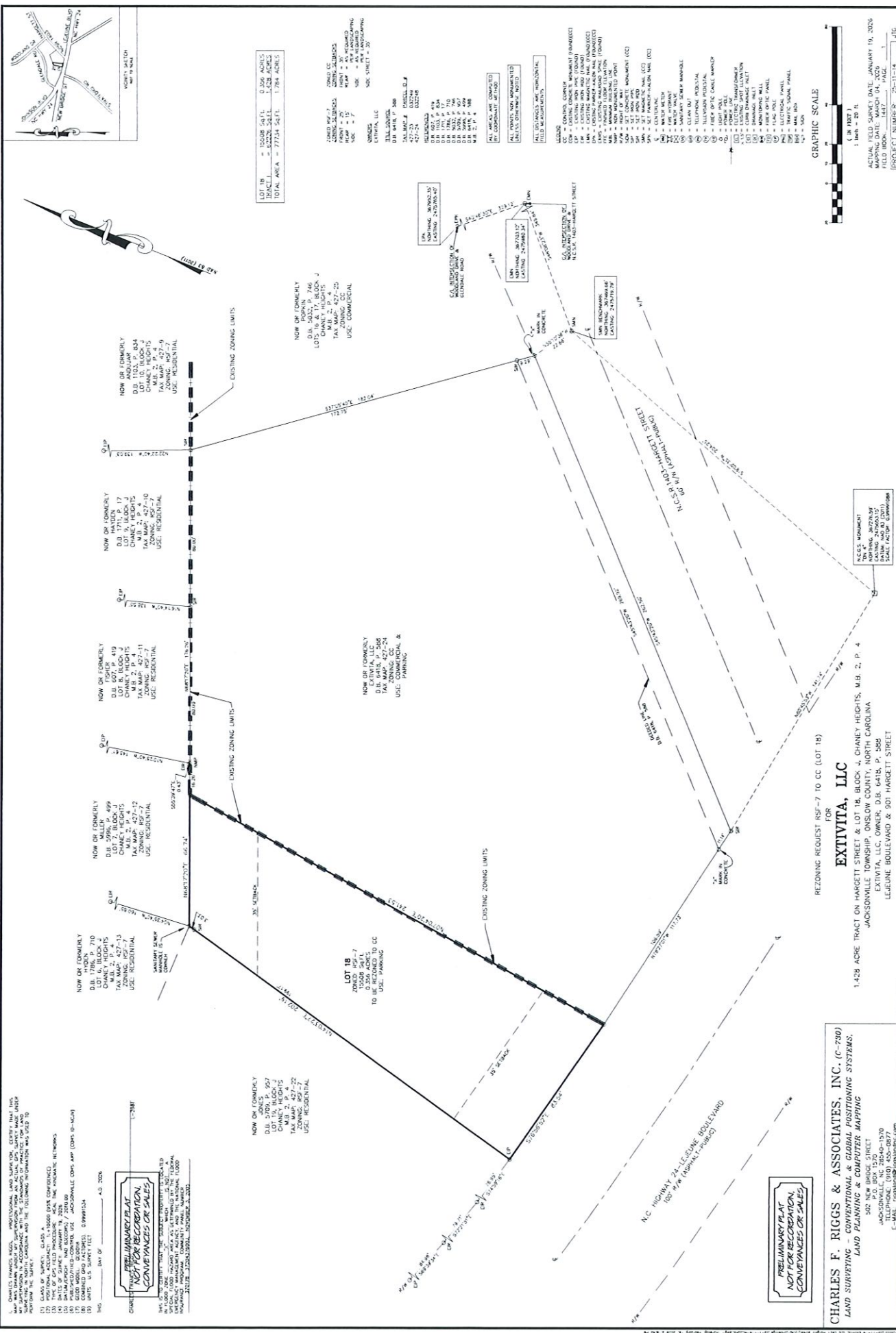
Lejeune Blvd

Lil' Bean Cafe

300 ft

Google Earth

Image © 2025 Maxar Technologies



1. OWNER'S NAME: CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
2. DATE OF SURVEY: 01/19/2026
3. CLASS OF SURVEY: CLASS A
4. POSITIONAL ACCURACY: 1:10000 (GPS CONFORMANCE)
5. DATE OF SURVEY: JANUARY 19, 2026
6. PUBLISHED/FILED: CONVENTIONAL & GLOBAL POSITIONING SYSTEMS
7. PUBLISHED/FILED: CONVENTIONAL & GLOBAL POSITIONING SYSTEMS
8. COMPILED AND DRAWN: J. S. RIGGS
9. UNITS: U.S. SURVEY FEET

**PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES**

THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY THE PROPERTY DESCRIBED HEREIN. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY THE PROPERTY DESCRIBED HEREIN.

LOT 18
ZONED: RSF-7
0.326 ACRES
TO BE REZONED TO CC
USE: PARKING

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TO BE REZONED TO CC
USE: PARKING

&%VC CITY OF JACKSONVILLE
 *** CUSTOMER RECEIPT ***
Oper: HAUTRY Type: BP Drawer: 1
Date: 3/05/26 01 Receipt no: 177749
 Year Number Amount
 2026 70000002
PZ PLANNING & ENGINEERING
 \$550.00
Tender detail
CK CHECKS 19079 \$550.00
Total tendered \$550.00
Total payment \$550.00
Trans date: 3/05/26 Time: 10:31:01
THANK YOU - HAVE A NICE DAY
&%LF

ARTICLE 4: Use Standards

4.1 Use Table

A. Explanation of Use Table Structure

1. General

Table 4.1.1, *Use Table*, lists land uses and indicates whether they are permitted, permitted as a special use, permitted in a planned development zoning district, or prohibited in each base zoning district and planned development district. The use table also includes references to any additional requirements or regulations applicable to the specific use type.

The status of a use in a conditional zoning district shall be the same as in the parallel base zoning district unless such status is restricted by conditions imposed as part of the Conditional Rezoning designating the conditional zoning district.

2. Organization of Uses

The use table organizes allowable uses by use classifications, use categories, and use types. The use table and Section 9.3, *Use Classifications, Categories, and Use Types*, together provide a systematic basis for identifying and consolidating or distinguishing unidentified land uses to determine whether a particular land use is allowable in a particular zoning district and in addressing future land uses.

3. Permitted Uses

A "P" in a cell of the use table indicates that the corresponding use category or use type is allowed by right in the corresponding base zoning district or parallel conditional zoning district, subject to compliance with the use-specific standards referenced in the final column of the use table (and conditions imposed as part of a Conditional Rezoning, if applicable). An "MP" is used in the columns for the planned development districts, and specifies the allowable use types in a particular planned development district provided the use type is set out in an approved master plan. Permitted uses are subject to all other applicable regulations of this UDO, including those set forth in Article 5: *Development Standards*, and Article 6: *Subdivision Standards*.

4. Special Uses

An "S" in a cell of the use table indicates that the corresponding use category or use type is allowed in the corresponding base zoning district only upon approval of a Special Use Permit in accordance with Section 2.3.D, *Special Use Permit*, any use-specific standards referenced in the final column of the use table. Uses subject to a Special Use Permit are subject to all other applicable regulations of this UDO, including those set forth in Article 5: *Development Standards*, and Article 6: *Subdivision Standards*.

5. Allowed Uses Subject to a Planned Development District Classification

An "MP" in a cell indicates that a use category or use type is allowed by right in a planned development district. Uses shall be subject to compliance with the use-specific regulations set forth in the final column of the table unless specified otherwise in an approved Planned Development Residential (PD-R) District Master Plan. In addition, only land uses identified and approved with the planned development master plan shall be allowed. Allowed uses are subject to other applicable regulations in this UDO, including those set forth in Section 3.8, *Planned Development Districts*. Use types that are blank are not allowable in a particular planned development district, and shall not be included in a master plan.

6. Prohibited Uses

A cell with a backslash in the use table indicates that the use type is prohibited in the corresponding zoning district.

7. Uses in MR District

Table 4.1.1, *Use Table*, does not include a column for the MR District, and the only uses allowed shall be those solely and directly related to military purposes as determined by the federal government or its representatives.

8. Use-Specific Standards

When a particular use category or use type is permitted in a zoning district, there may be additional regulations that are applicable to a specific use. The existence of these use-specific standards is noted through a section reference in the last column of the use table titled "Additional Requirements." References refer to Section 4.2, *Use-Specific Standards*. These standards shall apply to a particular use regardless of the base zoning district where it is proposed unless otherwise specified.

9. Use Restricted or Prohibited by Overlay Zoning District

Regardless of whether the use table identifies a particular use type as a permitted use, or special use in a zoning district, or references additional requirements for the use type, the use type may be restricted or prohibited, or subject to more restrictive additional requirements, in accordance with applicable overlay district provisions in Section 3.9, *Overlay Zoning Districts*.

10. Unlisted Uses

The City Manager or their designee shall determine whether or not an unlisted use is part of an existing use category or use type defined in Section 9.3, *Use Classifications, Categories, and Types*, or is substantially similar to an already defined use type, using the standards in Section 9.3.A.4, *Interpretation of Unlisted Uses*.

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.1.a
	Child day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	S	MP	MP	MP	C.1.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.2.a
	Medical/dental clinic*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	
	Medical treatment facility*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	C.2.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	

ARTICLE 4: USE STANDARDS

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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
	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

Table 4.1.1: 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

Table 4.1.1: Use Table

P = Permitted Use

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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).

E. Residential Single-Family 7 (RSF-7) District

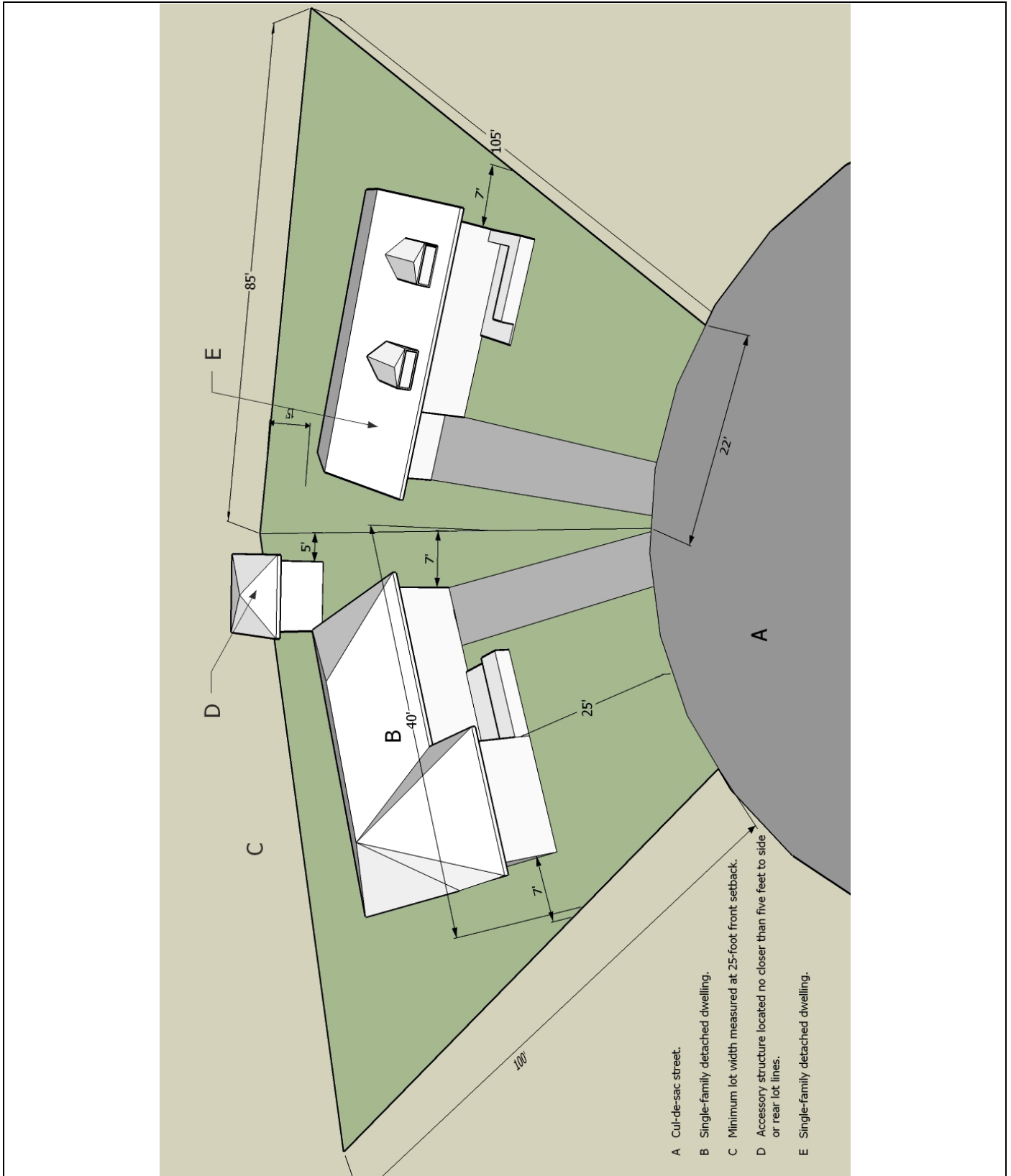
RSF-7 Residential Single-Family 7		Dimensional Standards	
		Number of Dwelling Units per Single-Family Lot, max.	Single-family: 1 principal
Purpose The RSF-7 district is established to accommodate primarily single-family detached residential development at medium densities on lots of 7,000 square feet. District regulations are intended to discourage any use that substantially interferes with the development of single-family 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, schools, and minor utilities. Major utilities and religious institutions, are allowed subject to a Special Use Permit (see Section 2.3.C).		Lot Size, min. (square feet)	7,000
		Net Density, max. (units/acre)	6.22
		Lot Coverage, max. (% of lot area)	60
		Lot Width, min. (feet)	40
		Front Setback from ROW, min. (feet)	25
		Corner Side Setback, min. (feet)	15
		Side Setback, min. (feet)	7
		Rear Setback, min. (feet)	15
		Accessory Use Setback, min. (feet)	5 (prohibited in front or corner side setbacks)
		Height, max. (feet)	35
RSF-7 Typical Building Form		RSF-7 Typical Lot Pattern	
			
			

Article 3: Zoning districts

SECTION 3.5: Residential Base Zoning Districts

Subsection E: Residential Single-Family 7 (RSF-7) District

RSF-7 Typical Lot Configuration

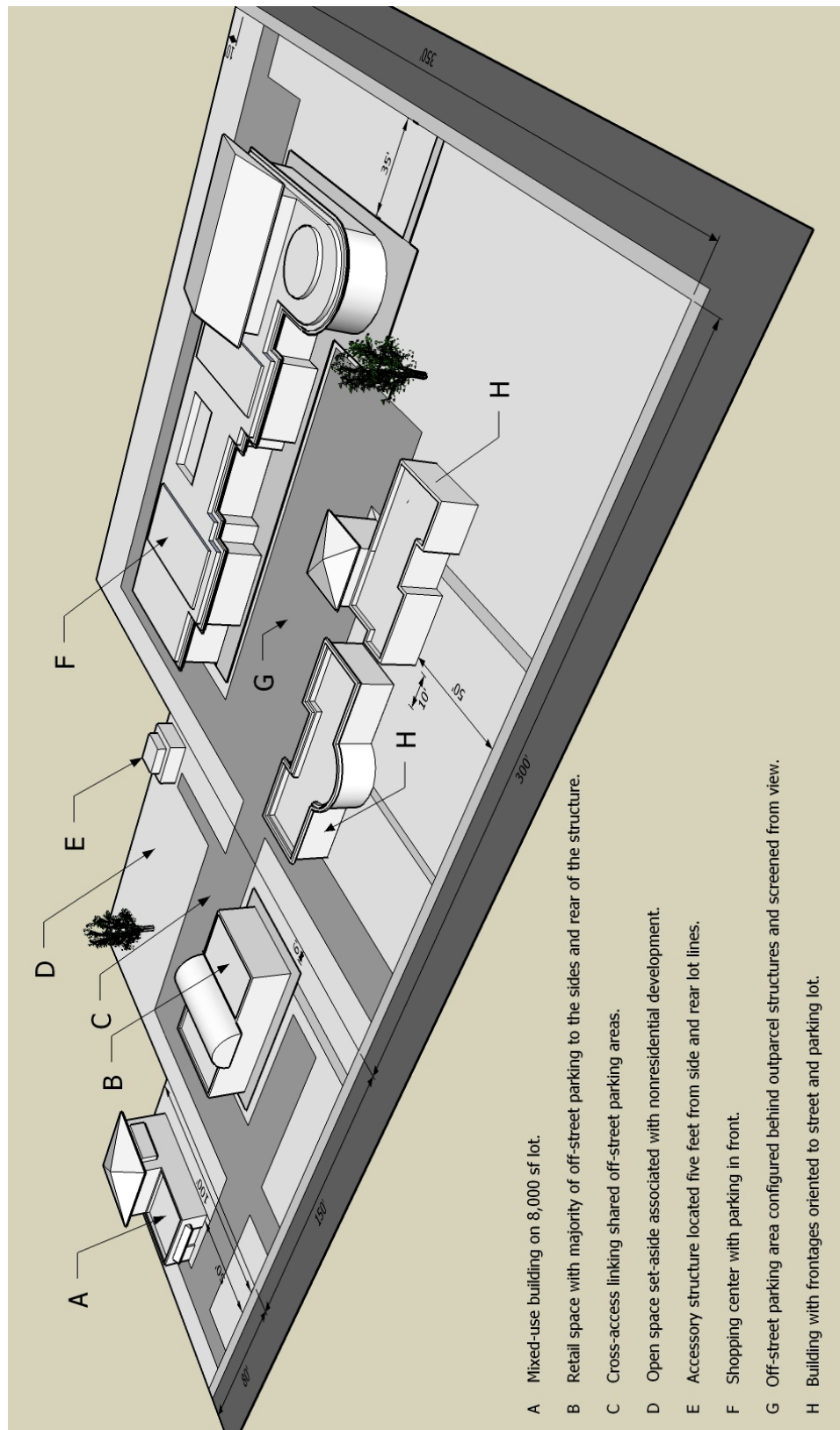


Article 3: Zoning districts**SECTION 3.6: Nonresidential and Mixed Use Zoning Districts****Subsection F: Corridor Commercial (CC) District****F. Corridor Commercial (CC) District**

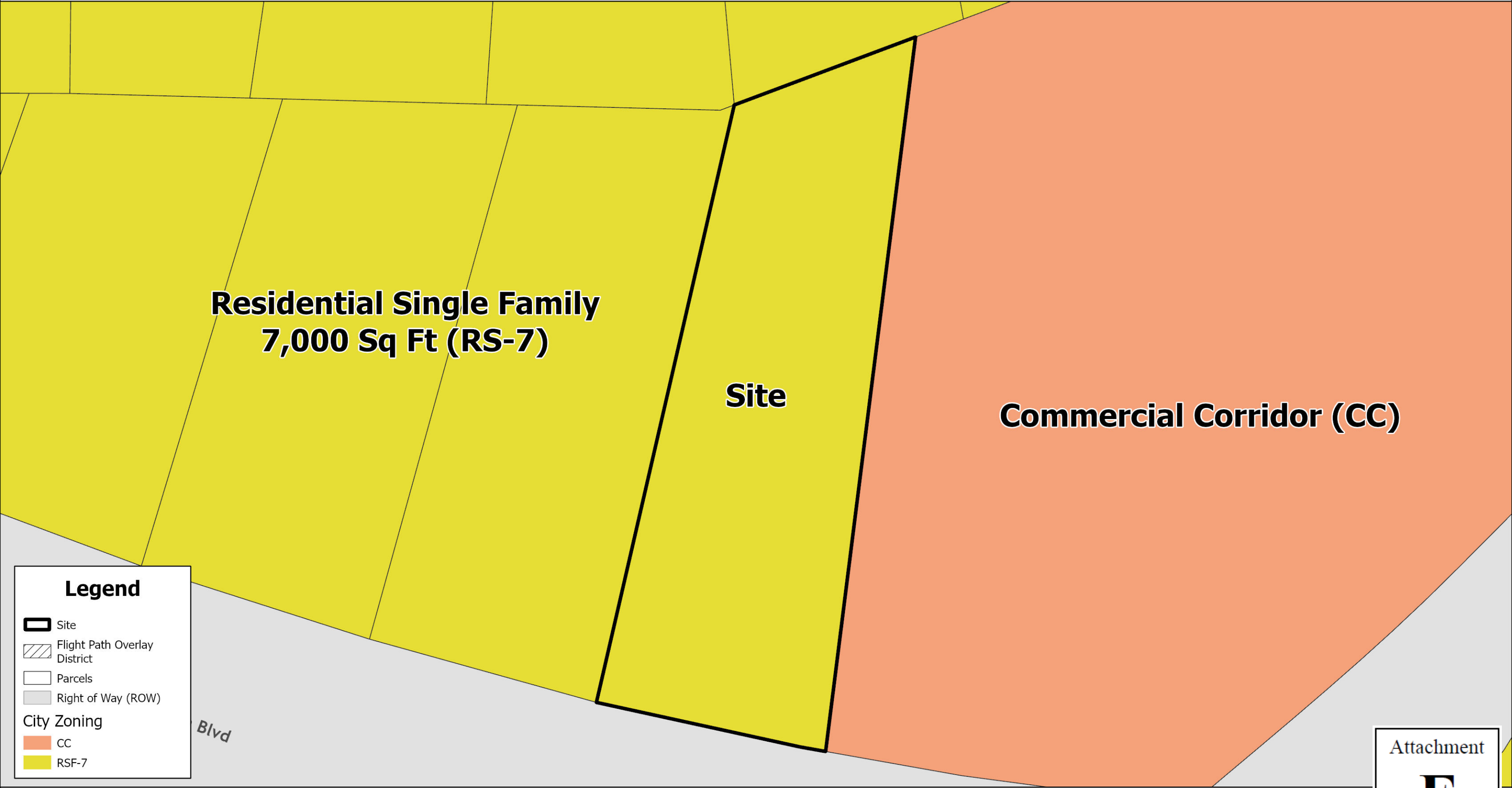
CC Corridor Commercial	Dimensional Standards	
	Lot Size, min. (square feet) [1]	N/A
	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
Purpose	Lot Width, min. (feet)	25
The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, 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
	
	

CC Typical Lot Configuration

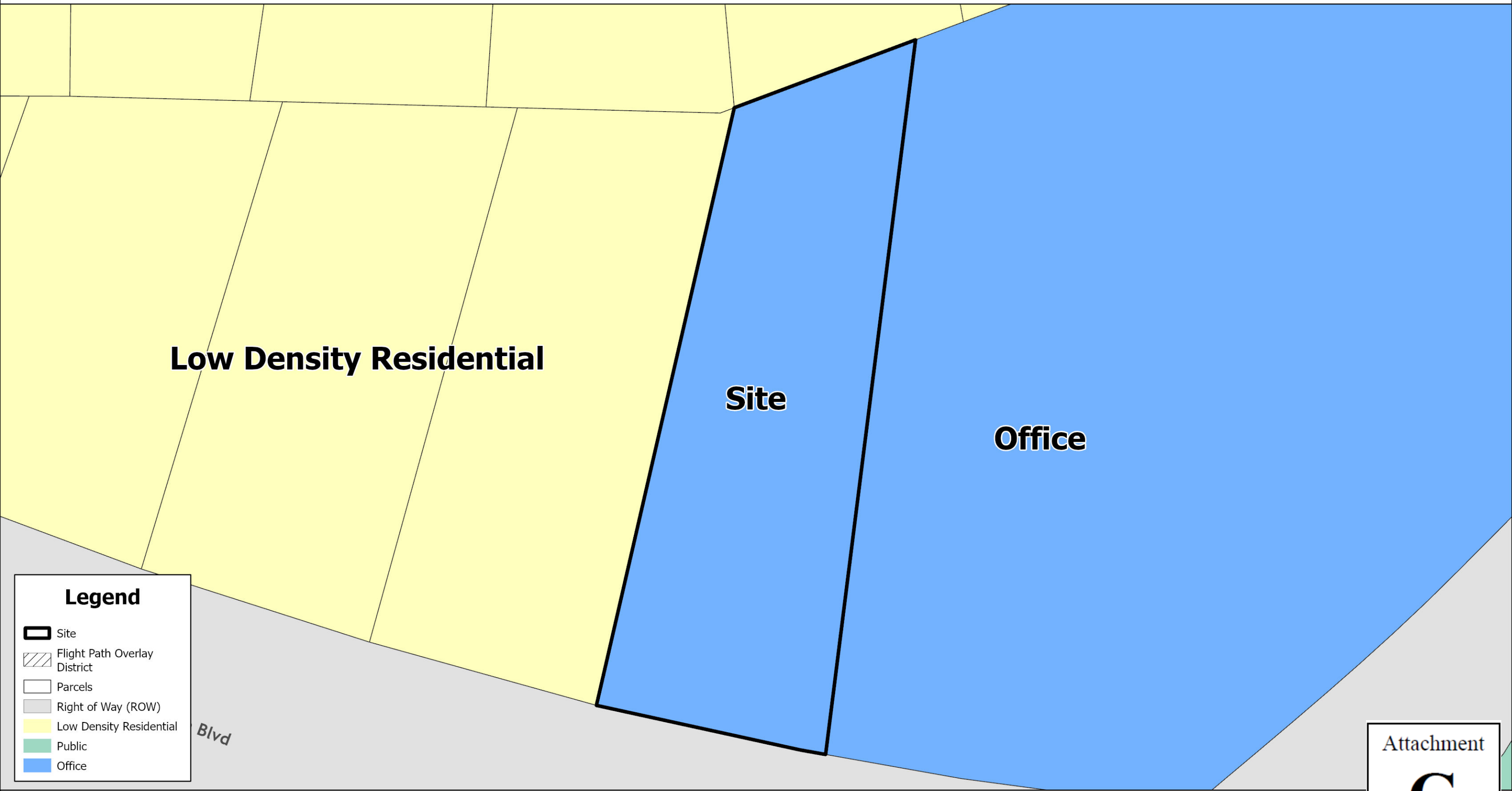


Parcel 427-23 - Current Zoning



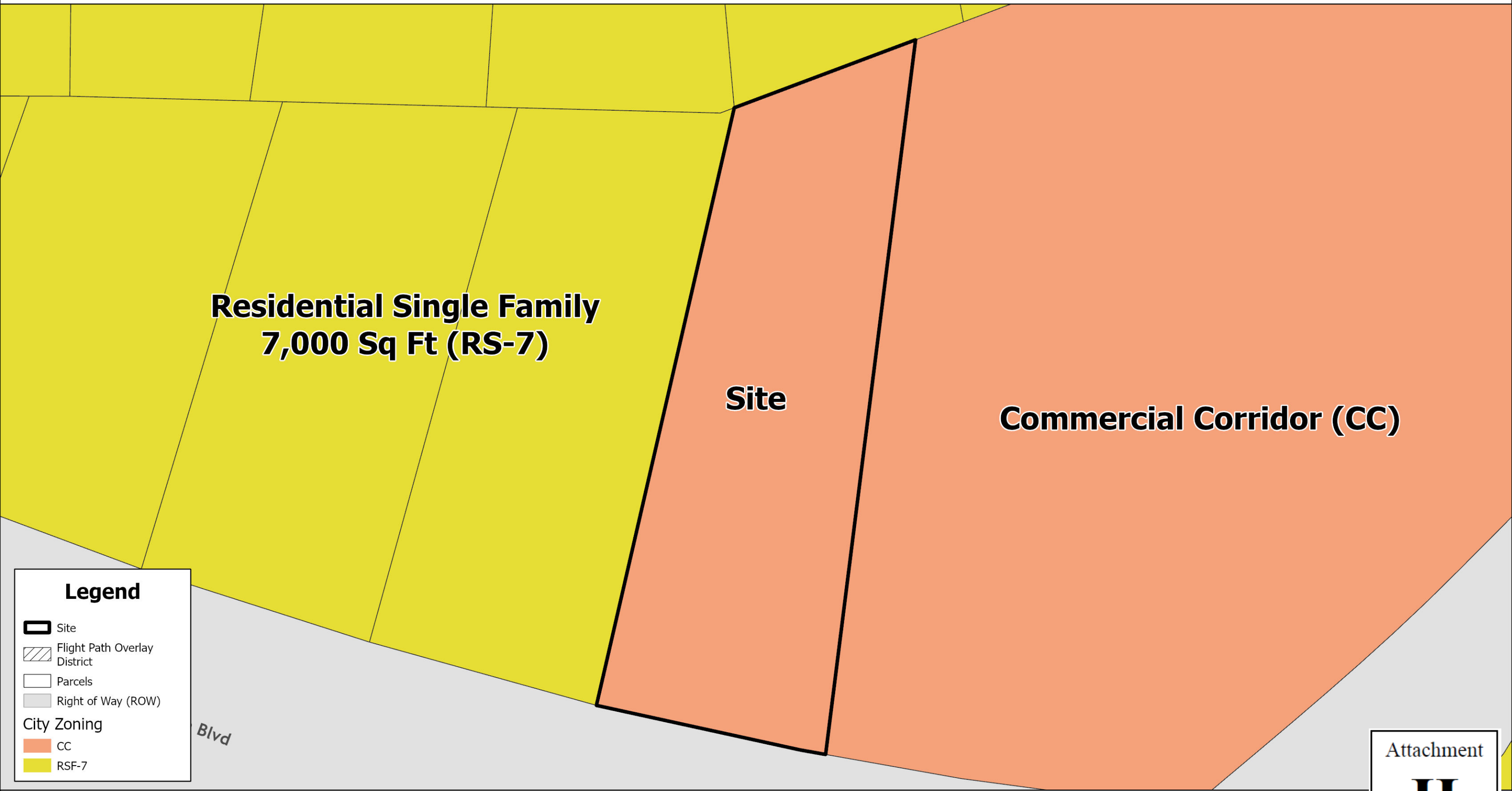
Disclaimer: This map is intended for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. This map should not be used for any legal boundary determinations. Data displayed on this map is collected from various different sources.

Parcel 427-23 - Future Land Use



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.

Parcel 427-23 - Proposed Zoning



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Request for City Council Action

Agenda Item:	12
Date:	4/21/2026

Subject: Public Hearing (*Legislative*) Map Amendment –Zoning Map Amendment – Padrick Property – Rezoning from Conservation (CON-Onslow County) to Residential Single-Family 5 (RSF-5)

Department: Planning & Inspections

Presented by: Ryan King, Director of Planning & Inspections

Presentation: Yes

Issue Statement

Kimley-Horn, on behalf of the Padrick Trustees, has submitted a request to rezone a 167.64-acre parcel of land recently annexed and located at the end of Williamsburg Parkway adjacent to the proposed Thornwood development, Tax Map ID#:330-13.

The property is currently zoned Conservation (CON) under Onslow County, and the request is to rezone it to Residential Single-Family 5 (RSF-5).

Financial Impact

None

Action Needed

Conduct Public Hearing

Consideration of the Proposed Rezoning Request accepting the evaluation found within the staff report based on Findings of Facts A through J being found in the affirmative. The proposed map amendment is reasonable, however, inconsistent with the CAMA Land Use Plan as it will necessitate an amendment to the plan because the parcels are presently outside of our planning jurisdiction.

Recommendation

Staff and the Planning Advisory Board recommend that City Council approve the rezoning request based on Findings of Facts A through J being found in the affirmative. and direct staff to amend the CAMA Future Land Use Map. The proposed map amendment is reasonable and will be consistent with the CAMA Land Use Plan once amended.

Approved: ☒ City Manager ☒ City Attorney

Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Rezoning Application
- D UDO Table of Uses
- E RSF-5 District Standards
- F Existing Zoning Map
- G Existing CAMA FLU Map
- H Proposed Zoning Map



Staff Report

Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Padrick Property – Rezoning from Conservation (CON-Onslow County) to Residential Single-Family 5 (RSF-5)

Introduction

Kimley-Horn, on behalf of the Padrick Trustees, has submitted a request to rezone a 167.64-acre parcel of land recently annexed and located at the end of Williamsburg Parkway adjacent to the proposed Thornwood development, Tax Map ID#:330-13. The property is currently zoned Conservation (CON) under Onslow County, and the request is to rezone it to Residential Single-Family 5 (RSF-5).

Procedural History

- January 23, 2026 – Application received.
- March 17, 2026 – Council approved the annexation of the property.
- April 13, 2026 – The Planning Advisory Board recommended approval of this request.
- April 21, 2026 – City Council will conduct a public hearing and consider the rezoning request.

Stakeholders

- Kimley-Horn – Applicant
- Padrick Trustees – Property Owners
- Surrounding property owners – In accordance with the North Carolina General Statutes, all adjacent property owners have been notified of the proposed rezoning pursuant to North Carolina General Statutes and the Jacksonville Unified Development Ordinance (UDO). In addition, Public Hearing Notifications have been 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.

Zoning Assessment

The parcel proposed for rezoning is located at the end of Williamsburg Parkway/Fawn Trail and is adjacent to the proposed Thornwood development. The property is currently zoned Conservation (CON) under Onslow County. The property to the north is currently zoned Rural Agricultural (RA) and Planned Development Commercial (PD-C), the property to the south is zoned Conservation (CON) and Residential Single-Family 7 (RSF-7), the property to the east is currently zoned Residential Single-Family 7 (RSF-7), and the property to the west is zoned Office and Institutional (O-I) and Heavy Industrial (H-IN). Surrounding properties are vacant, with the exception of the properties to the east in Regency Park developed as single-family residential.

The property will be a continuation of the proposed Thornwood single-family development adjacent to the site.

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. No buffer is required; however, Article 5, Section 5.3, Open Space Set-Aside does require that open space be provided, and street trees will be required under Article 6, Section 6.1, Subdivisions.

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 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 zoned Residential Single-Family 5 (RSF-5), Staff is recommending the CAMA Future Land Use Map be updated to classify this property as Moderate Density Residential (MDR).

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

Evaluation:

The proposed Residential Single-Family 5 (RSF-5) district is similar to the surrounding Residential Single-Family 7 (RSF-7) zone; however, the RSF-5 zoning district would allow for higher density residential development.

Staff believes the properties are suitable for the type of land uses permitted in the zoning district due to the size of the tract and 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 residential 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:

Surrounding properties are vacant or are primarily used for single-family residential purposes. Kimley Horn did conduct a Neighborhood Meeting on December 2, 2025, a meeting summary has been provided with the application.

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:

Surrounding properties are vacant or are primarily used for single-family residential purposes.

Staff believes the proposed zoning will allow for orderly development with a slightly higher density.

- 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/will be constructed to improve access 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 this property will not 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;*

Evaluation:

The proposed Residential Single-Family 5 (RSF-5) district is similar to the surrounding Residential Single-Family 7 (RSF-7) zone; however, the RSF-5 zoning district would allow for higher density residential development.

Staff believes the properties are suitable for the type of land uses permitted in the zoning district due to the size of the tract and availability of city utilities.

- 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.

- 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 proposed Residential Single-Family 5 (RSF-5) district is similar to the surrounding Residential Single-Family 7 (RSF-7) zone.

There is no evidence that the proposed amendment will result in significantly adverse impacts to the natural environment.

Factors to Consider

- The City has 60 days from March 17, 2026 pursuant to NC GS 160D-202 to establish a City zoning designation.
- Approval of the zoning will create new growth opportunities for the City of Jacksonville.
- The RSF-5 zoning district is a higher density single family residential zoning district.
- This area is bordered by the New River and residential properties and the City of Jacksonville's 400 acres (future home of Uptown Jacksonville).
- This area is adjacent to the development previously identified in the Williamsburg Plantation Master Plan.

Options

- 1) Approval of the Rezoning **(STAFF & PLANNING BOARD RECOMMENDED)**
- 2) Denial of the Rezoning Request.
- 3) Continue the hearing until the next Regular Scheduled City Council Meeting (May 19, 2026). Provide staff with specific direction on what information Council would like to have provided for consideration.



Draft Planning Advisory Board Minutes – April 13, 2026

Agenda Item:	12
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Public Hearing (*Legislative*) Map Amendment – Zoning Map Amendment – Padrick Property – Rezoning from Conservation (CON-Onslow County) to Residential Single-Family 5 (RSF-5)

Kimley-Horn, on behalf of the Padrick Trustees, has submitted a request to rezone a 167.64-acre parcel of land recently annexed and located at the end of Williamsburg Parkway adjacent to the proposed Thornwood development, Tax Map ID#:330-13. The property is currently zoned Conservation (CON) under Onslow County, and the request is to rezone it to Residential Single-Family 5 (RSF-5).

Ryan King presented additional information that is included within the staff report.

Ryan King reported an error on a map in the presentation. The property to the north is no longer RSF-20; it is a PD-C.

Bob Dupuis asked Ryan King to provide a definition of “conservation.” Ryan King explained that there could be environmental factors, like wetlands, that went into the County’s consideration. The parcel is also landlocked, and that may have played a significant role in the decision.

Chase Popkin asked staff about CAMA guidelines. Should any of those standards be considered by the Planning Advisory Board? Any liability to consider? Ryan King explained that when plans come forward, staff will review for compliance with City ordinances. Additionally, any and all State or Federal review and approvals will have to be completed.

Chase Popkin asked about density. Ryan King explained that RSF-5 is a higher density than RSF-7. Ryan King also explained that when a developer plans infrastructure and works around environmental hazards, housing density can decrease.

Jerry March referenced the different phases and projects in the area. He expressed a concern for the volume of homes and how that may impact traffic.

Ryan King explained the road network plan for the area. The property before the PAB for a rezoning is an important connection point. Ryan Kind did acknowledge that this road network will take time and will develop in phases.

Chase Popkin asked if the PAB could vote to zone the property RSF-7 instead of the requested RSF-5 to reduce density.

Staff advised that PAB could make a recommendation of RSF-7 for Council's consideration.

Grace Haubrich added that speed bumps might be an option to reduce the speed of cars in this development. Ryan King explained that there are pros and cons to speed calming devices. One negative component is emergency response.

Bob Dupuis noted that the staff report references staff's approval of the developer's proposal of RSF-5.

Homer Spring added that some of the land won't be developable. It was originally designated "conservation," and there was a reason for that.

Ryan King calculated how many homes would be proposed if the developer was able to meet maximum density for RSF-5 for the total acreages. Maximum density would be approximately 1,400 homes. The developer's representatives are proposing approximately 200 homes.

Ryan King explained that one reason the developers may propose a zoning district that has more density than what is needed is that the lot standards, such as setbacks and minimum lot sizes, may give the developer more flexibility. It may not be a decision based on density.

Dr. Lesan made a motion to approve the rezoning request based on reasonableness, 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 upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J. Homer Spring second the motion.

The motion to approve the map amendment was approved by the Board Members present in a 5-1 vote. Jerry March opposed.

WORKSHEET FOR REZONING REQUESTS

Applicant: Kimley-Horn on behalf of the Padrick Trustees

Property Location: Williamsburg Parkway (Thornwood)

Tax Map ID: 330-13

Existing zoning designation: Conservation (CON-Onslow County)

Proposed zoning designation: Residential Single Family 5 (RSF-5)

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

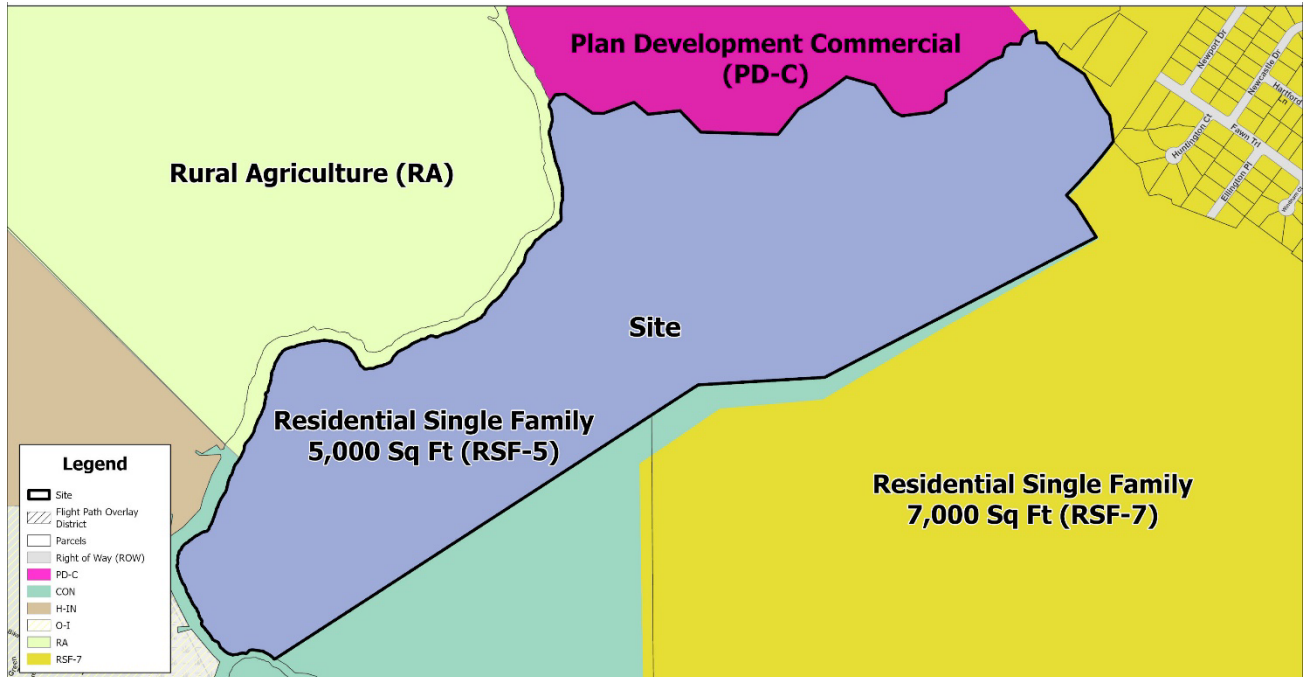
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- 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 parcel from Conservation (CON-Onslow County) to Residential Single Family 5 (RSF-5) as shown on the below map (Tax Map ID#:330-13):



This action is consistent with the adopted CAMA Land Use Plan and is found to be reasonable and in the public interest.

This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 21st day of April 2026.

Sammy Phillips, Mayor

ATTEST:

Rose Marshburn, City Clerk

Attachment

B



DEVELOPMENT PLAN APPLICATION

(Incomplete applications may result in project delay)

Project Name: _____ Project #: _____
(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: _____

Address: _____

Phone Number: _____ Email Address: _____

Developer's Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Surveyor's Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Engineer's Name: _____

Attachment

C



Address: _____

Phone Number: _____ Email Address: _____

Architect's Name: _____

Address: _____

Phone Number: _____ Email Address: _____

ePlan Point of contact for this application: _____

Phone Number: _____ Email Address: _____

Project Site Address: _____

Map Book/Page #: _____ Tax Map & Parcel #: _____ Deed Book/Page #: _____

Map Book/Page #: _____ Tax Map & Parcel #: _____ Deed Book/Page #: _____

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

Existing # of lots: _____ Proposed # of lots: _____ Existing & Proposed # of lots: _____

Current Zoning Designation: _____ Proposed Zoning Designation: **RSF-5**

Existing Sq Ft: _____ Proposed Sq Ft: _____
(All buildings on site) (including canopies, accessory buildings)

Existing & proposed square footage: _____ (including canopies, accessory buildings)

City Limits (Yes/☒ No) Circle One

ETJ (☒ Yes/No) Circle One

Electric Utility Provider: _____ # of Existing Units: _____

of Proposed Units: _____ Average Lot Size: _____

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: _____ Existing Use: _____

Current Land Use Designation: _____ Proposed Land Use Designation: _____

Applicant's Signature Katie Witt Date _____



Site Plan and Subdivision Plat Requirements

Requirements for Site and Subdivision plats can be found in the City of Jacksonville [Unified Development Ordinance \(UDO\)](#) and accompanying [UDO Administrative Manual](#).

ePlan Application Required

Starting October 1st, 2014, Electronic Plan Review (ePlan), a web-based solution that allows Site Plans, Subdivisions, Building Plans and Building Permits to be submitted electronically, replacing the traditional paper-based review method will be required. ePlan will improve the plan review cycle, reduce costs associated with obtaining building permits and development approvals, as well as support green initiatives.

How do I use ePlan? The following three steps will get you started:

Step 1: Submit application and fees

Submit your requests (applications and any upfront review fees) to the City of Jacksonville Planning and Permitting Division, 815 New Bridge Street Jacksonville, NC 28540.

Step 2: Setup your computer to use ePlan before attempting to log in

If you are new to ePlan Review, please follow the instructions on the Electronic Plan Review Setup page prior to logging into ePlan.

Step 3: ePlan invitation email and upload documents/drawings

Upon acceptance of your request for an application, you will receive an email invitation to use Electronic Plan Review to upload your application documents, plans, and any other required documents as outlined in the [ePlan Applicant User Guide](#). This guide is filled with pictures showing exactly how to move through the ePlan system. It is of high importance to follow the instructions in the ePlan Applicant User Guide completely to avoid unnecessary permitting and plan review delays.

Click [here](#) to go to the Jacksonville Electronic Plan Review login page.

For assistance using the ePlan system, please contact the Planning and Permitting Division at 910-938-5236 or email us at permittingspecialist@jacksonvillenc.gov.

If there are any utilities onsite provided by ONWASA, Scientific or any other agencies other than the City of Jacksonville, please provide a paper copy for each utility company.

&%VC CITY OF JACKSONVILLE
*** CUSTOMER RECEIPT ***
Oper: HAUTRY Type: BP Drawer: 1
Date: 1/30/26 00 Receipt no: 151725
Year Number Amount
2026 70000001
PZ PLANNING & ENGINEERING
\$550.00
Tender detail
CK CHECKS 2135405 \$550.00
Total tendered \$550.00
Total payment \$550.00
Trans date: 1/30/26 Time: 15:42:25
THANK YOU - HAVE A NICE DAY
&%LF

Padrick Rezoning – Neighborhood Meeting Summary

Meeting Date: December 2, 2025 @ 6pm

Meeting Location: Jacksonville Onslow Chamber of Commerce
1099 Gum Branch Road, Jacksonville, NC 28540

Attendees:

- Project Team
 - Jason Swain (DR Horton)
 - Will Riddick (DR Horton)
 - Junior Santiago (DR Horton)
 - Katie Witt (Kimley-Horn)
 - Morgan Rosamond (Kimley-Horn)
- Neighbors
 - Matthew Thomas (905 Fawn Trail)
 - Jerry March (238 Newport Drive)

Meeting Summary:

- Meeting was kicked off with an introduction to the project and overview of what a rezoning is, and the process. Discussed the RSF-5 Zoning Designation.
- Neighbors voiced concerns with traffic through their neighborhood
 - Discussed connections through the City's Uptown project, which the neighbors understood to only be an emergency connection.
 - Discussed number of trips generated by Padrick development
 - Discussed connections through future Thornwood development and that Thornwood is anticipated to come online before Padrick, so traffic will come through there Williamsburg Parkway and Thornwood
- Neighbors voiced concerns about creating flooding on their properties. They feel that drainage will be "cut off" and have nowhere to go but their yards.
 - Discussed that existing drainage that flows to the project site will be conveyed through the site with ditches or culverts, which is a requirement. Stormwater analysis will be completed with the project.
- Neighbors mentioned again that they do not feel construction traffic can be handled by Fawn Trail
 - DR Horton replied that their contractors are going to want to avoid congested residential streets when possible. If there are other options for construction traffic at the time of development, those will be explored.

- Neighbors voiced concerns about the construction noise and having construction equipment / material staged on their streets.
 - Development team discussed that there are ordinances in place that dictate working hours and that those will be followed. Also mentioned that since this is a large tract, there will be room for staging on the project site.
- Neighbors asked about the construction timeline for the project
 - Construction is anticipated to start in fall of 2026.
- Neighbors asked about the types of homes that would be proposed in the development and raised concerns with the values of their properties decreasing because of the development.
 - DR Horton replied that the exact types of homes are still being explored. The market conditions will be reviewed but they currently anticipate 3-4 bedroom homes with a mix of single and two-story.
 - They mentioned that the buyers in Williamsburg Plantation will be different from the buyers in the Padrick neighborhood. They do not expect an impact on values in Williamsburg Plantation
 - DR Horton discussed that their largest customer is the US Military. While they are not specifically targeting military for this neighborhood, they would expect a high number of military buyers.
- Neighbors voiced concerns about the trees being cut down and environmental impacts to wildlife.
 - Development team discussed that any buffer requirements will be followed, and that they would explore the possibility of maintaining additional buffer where possible.
 - Development team also discussed the wetland and stream studies that were completed for the project and how any impacts will be permitted through the state and USACE
- Neighbors asked if there would be streetlights along the road connection and mentioned they were concerned with lights shining into their back yards.
 - Discussed that streetlights along the road connection will likely be required and that there are ordinances in place that limit light pollution at the property boundaries. DR Horton reiterated that they would adhere to the ordinance and be good neighbors.

PAR ID		OWNER NAME		DATE	DEED BOOK	PAGE
020728		PADRICK JAMES R TRUSTEE		16-MAR-07	2837	422
MAP	PARCEL					
330-13						
ORTHO						
436701						
TOWNSHIP						
JACKSONVILLE						
SPLIT FROM						

PROPERTY ADDRESS	GUM BRANCH RD
------------------	---------------

ORIGINAL DEEDED ACREAGE		DATE	MB.	PG.	SUBDIVISION NAME	SECTION	PHASE	BLOCK	UNIT	LOT
ORIGINAL CALCULATED AC.					NO SUBDIVISION RECORDED					
LESS & EXCEPT										
REMAINING AC.	192.95									

SPLITS, CONSOLIDATIONS, ACREAGE ADJUSTED	SPLITS, CONSOLIDATIONS, AC, ADJUSTED CONTINUED		ACREAGE		REFERENCE		ACREAGE	
	D.B.		SPLIT		D.B.		SPLIT	
	PG.		REMAINS		PG.		REMAINS	
	D.B.		SPLIT		D.B.		SPLIT	
	PG.		REMAINS		PG.		REMAINS	
	D.B.		SPLIT		D.B.		SPLIT	
	PG.		REMAINS		PG.		REMAINS	

REMARKS:

REASON-FIELD RES.	DEED AC.	CALCULATED AC.	LESS & EXCEPT	H.W.Y. R/W	R.R. R/W	WATER R/W	AC. SOLD
SPLIT TO	REMAINING AC.						
Hall's Sta.	D.B.	X	SPLIT				
Old Collier H.C.	P.G.	X	REM.				
Pellacher L. Waters	D.B.	2808	SPLIT				
330 - 13.1 Annexed	P.G.	10	REM.				
	D.B.		SPLIT				
	P.G.		REM.				
REMARKS	M/D	4367.0	(1)				

[illegible]

67 348

Hardy
White

81 308
↓
John
Huggins

220	419
215	632
213	478
212	388
210	334
210	195
208	555
205	24
197	545
158	378
126	23
161	298

Hardy White 7/
1942



Doc ID: 003815240004 Type: CAP
 Recorded: 03/16/2007 at 04:31:00 PM
 Fee Amt: \$23.00 Page 1 of 4
 Excise Tax: \$0.00
 Onslow County, NC
 Maryland K. Washington Reg. of Deeds
 BK **2837** PG **422-425**

This deed presented to
 The Onslow Co Tax Office
 Date 3-16-07 Clerk [Signature]

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by / Return to: Richard M. Wiggins, 202 Fairway Dr., Fayetteville, North Carolina 28305

Excise Tax: \$ 0.00 Parcel # 330-13,4,4

Parcel Identifier No. _____ Verified By _____ County on the _____ day of _____ 200____
 By _____

Mail to: McCoy, Weaver, Wiggins, et al

This Instrument was prepared by: McCoy, Weaver, Wiggins, et al, 202 Fairway Drive, Fayetteville, NC 28305

Brief description for the Index: Lot _____, _____ Subdivision

THIS DEED made this 16 DAY OF September, 2005 by and between

GRANTOR	GRANTEE
Sharlyn Pelletier Padrick and husband, James R. Padrick, Lionel W. Pelletier, III and wife Susan J. Pelletier, and Graham Scott Pelletier and wife, Jennifer Pelletier	James R. Padrick, Trustee of the Pelletier Heirs Hammond Land Trust, T/U/A dated September <u>26</u> , 2005 2510 Raeford Road Fayetteville, NC 28305

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

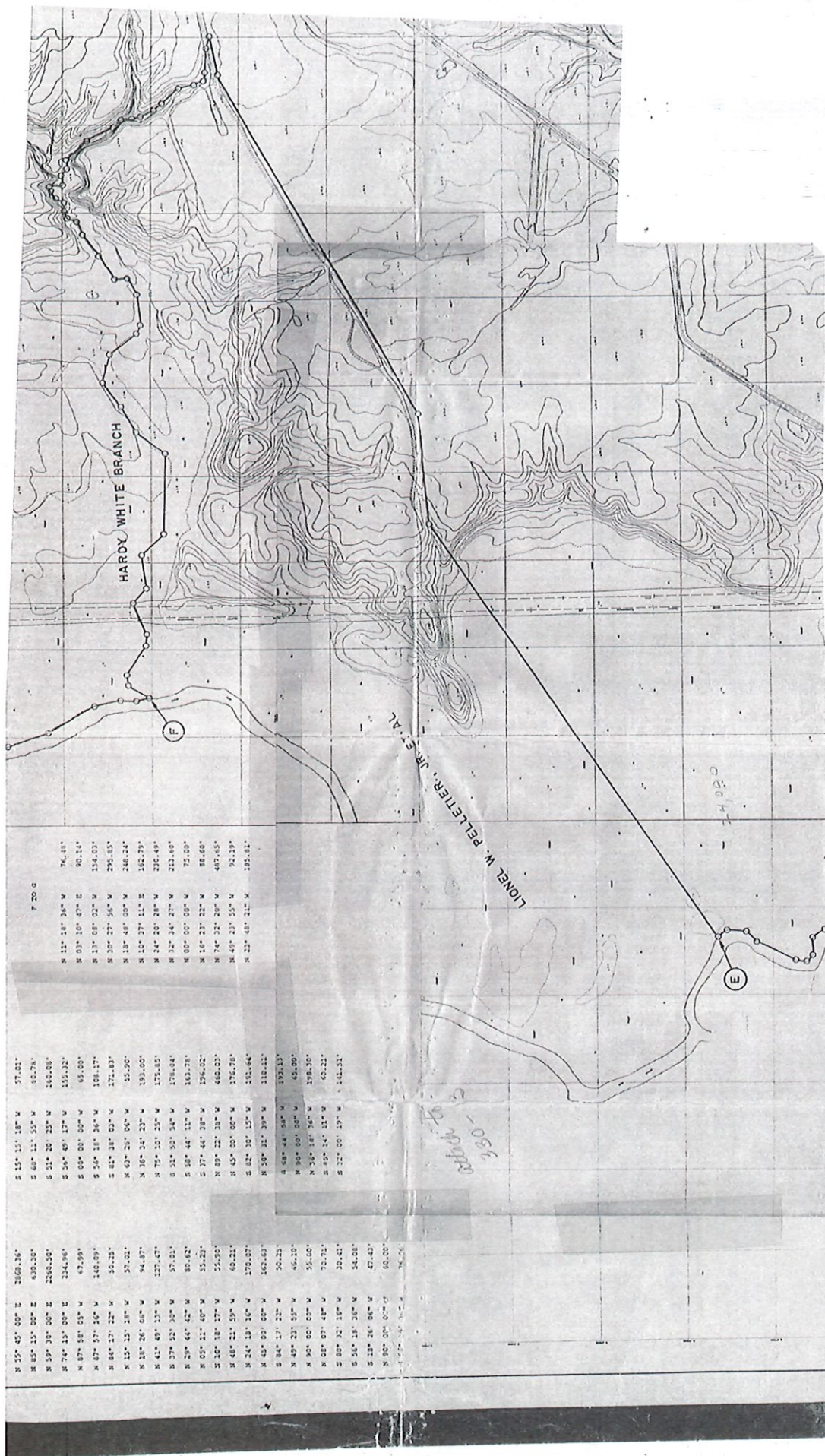
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Jacksonville Township, Onslow County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Exhibit "A"

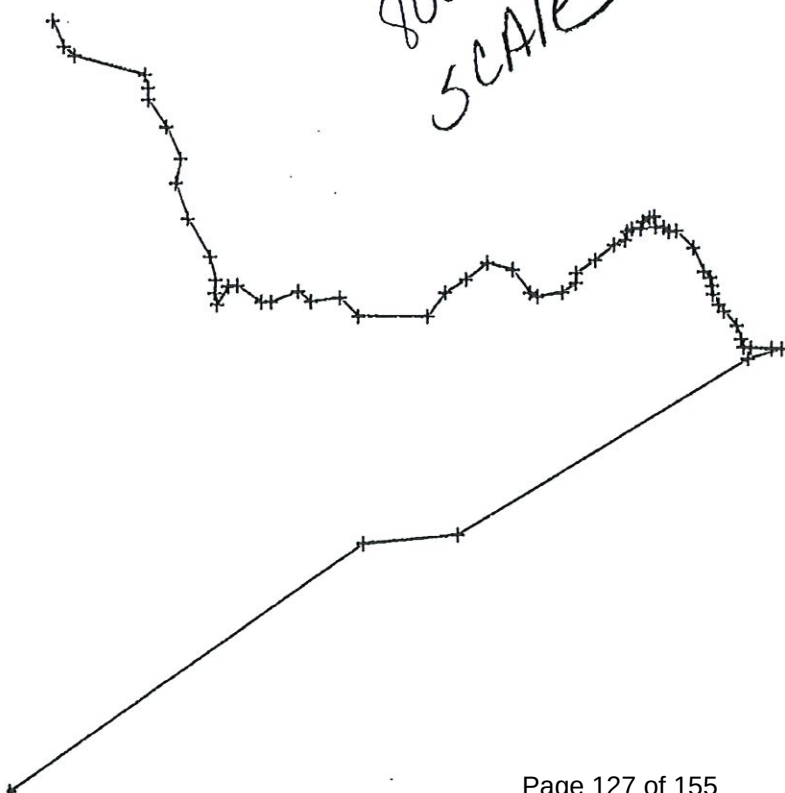
LYING and being in Jacksonville Township, Onslow County, North Carolina; beginning at an iron stake where a pair of bars formerly stood, adjoining the lands owned by Owen Huggins, now owned by John L. Roper, Lumber Company, thence with its line along a road by a ditch where a fence formerly stood to the Northwest Branch of New River near Howard's Island, thence up the various courses of said branch of New River to a branch or creek entering into New River, thence up the various courses of said branch or creek back to the beginning, containing 148 acres, more or less, same being known as the Hammond Land.

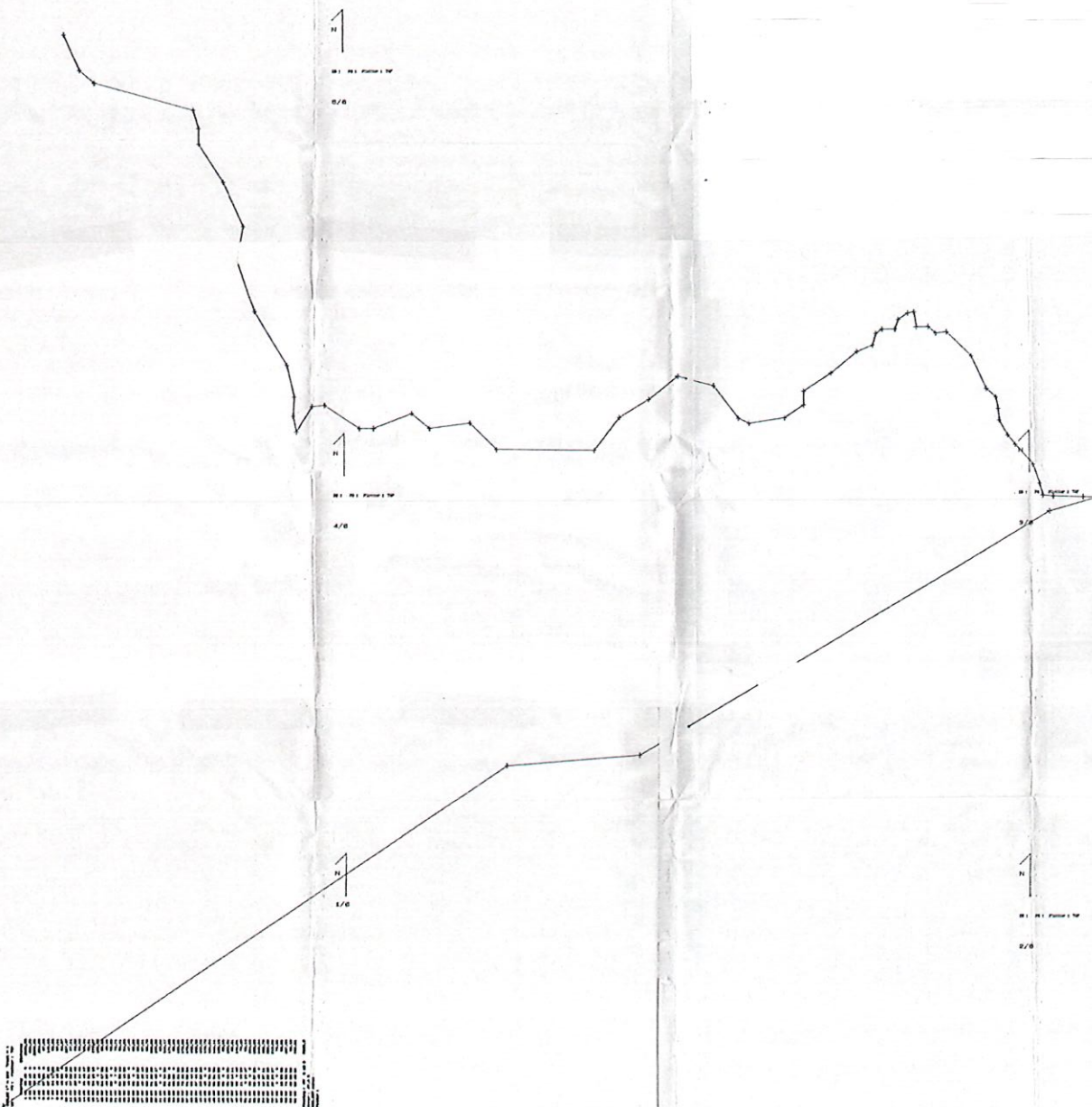
This being the same land sold by Leo L. Lanier and wife Ruby to L.W. Pelletier of Stella, NC, October 6, 1950 and recorded in Book 224, Page 55, Onslow County Registry.



1
2
1/1

800
SCALE





STATE OF NORTH CAROLINA

File No.

94E182

Onslow

County FILED

In The General Court Of Justice
Superior Court Division
Before The Clerk

In The Matter Of The Estate of: JUN 16 AM 11:50

Name And Address Of Decedent

Lionel Walter Pelletier Jr.
1819 Gum Branch Road
Jacksonville, NC 28540

ONSLow COUNTY N.C.S.C.

APPLICATION FOR PROBATE AND LETTERS.

Social Security No.

County Of Domicile At Time Of Death

Onslow

☐ TESTAMENTARY ☐ OF ADMINISTRATION CTA

G.S. 28A-6-1; 31-16; 105-22

Date Of Death

May 4, 1994

Date Of Will And Codicil(s) If Any

May 22, 1972

Place Of Death (If Different From County Of Domicile)

Duke Hospital, Durham, NC

Name And Mailing Address Of Applicant

James Ronald Padrick, CPA
2510 Raeford Road
Fayetteville, NC 28305

Telephone No.

910-323-5544

Name And Mailing Address Of Co-applicant

Telephone No.

Legal Residence (County, State)

Cumberland County, NC

Legal Residence (County, State)

Name And Address Of Attorney

None

Telephone No.

I, the undersigned, applying for probate and for letters in the above estate, being first duly sworn, say that:

- The decedent was domiciled in this county at the time of his death, or left property or assets in this county, or was a nonresident motorist who died in North Carolina; no other proceeding for probate or for administration is pending in any jurisdiction.
- The decedent left the paper-writing(s) purporting to be his Last Will and Testament ☐ and codicil(s), dated as shown above.
- ☒ I am an executor, devisee or legatee named in the will, or a next-of-kin or creditor of the decedent.
☐ I am the person entitled to apply for letters or am applying after all persons having prior right to apply have renounced.
☐ I am applying subject to G.S. 28A-6-2(1) and move that all necessary citations be issued.
- I am not disqualified pursuant to G.S. 28A-4-2 to administer the estate and have not renounced my right to do so.
- Following the execution of the will there were no children born to or adopted by the decedent, and the decedent did not thereafter marry or obtain a divorce. (If the facts are otherwise, state them on attachment.)
- After diligent inquiry, I have determined that the persons listed below are all the persons entitled to share in the decedent's estate. (If there is a court-appointed guardian for any such person(s), list the guardian's name and address on an attachment.)

NAME	AGE	RELATIONSHIP	MAILING ADDRESS
Ramona Pelletier ^{now deceased}	75	Wife	1819 Gym Branch Road Jacksonville, NC 28540
Sharalyn P. Padrick	45	Daughter	6854 Towbridge Road Fayetteville, NC 28306
Lionel W. Pelletier III	43	Son	208 Taylor Norton Road Swansboro, NC 28584
Graham S. Pelletier	38	Son	207 Stillwood Drive Jacksonville, NC 28540

AOC-E-201

Rev. 3/93

(Preliminary Inventory On Reverse)

Original-File Copy-Applicant Copy-Revenue

Page 129 of 155

6-16-94

NORTH CAROLINA:

ONSLOW COUNTY:

FILED
1994 MAY -6 PM 3:47
ONSLOW COUNTY, C.S.C.
BY _____

94E 182
94.16.117

I, LIONEL WALTER PELLETIER, JR., a resident of Onslow County, North Carolina, being of sound and disposing mind and memory, do hereby revoke all former Wills made by me, and do hereby make, publish and declare this my Last Will and Testament in manner and form as follows:

ARTICLE I.

I direct that all of my just debts, my funeral expenses and the cost of administration of my estate be paid out of the assets of my estate as soon as practicable after my death.

ARTICLE II.

I direct that all estate and inheritance taxes and other taxes in the general nature hereof (together with any interest or penalty thereon), which shall become payable upon or by reason of my death with respect to any property passing by or under the terms of this Will or any Codicil to it hereafter executed by me, or with respect to proceeds of any policy or policies of insurance on my life, or with respect to any other property (including property over which I have a power of appointment) included in my gross estate for the purpose of such taxes, shall be made by my Executor out of the principal of that portion of my residuary estate which is not included in the share qualifying for the marital deduction, and I direct that no part of any such taxes be charged against, or collected from, the person receiving or in possession of the property taxed, or receiving benefit thereof, it being my intentions that all such persons, legatees, devisees, surviving tenant by the entirety, appointees and beneficiaries receive full benefit without any diminution on account of such taxes.

ARTICLE III.

I bequeath and devise and appoint all the residue and remainder of my property and estate of every nature and wherever situated, (including all property which I may acquire or become

Lionel Walter Pelletier, Jr.

shall be used in the actual division and distribution of the income (from the date of my death) and principal of my residuary estate. In making distributions in satisfaction of my wife's share, the Executor shall distribute assets including cash, fairly representative of appreciation and depreciation (at the date or dates of distribution) in the value of all property available to the Executor for distribution under the provisions of this Article.

Subject to the foregoing, the decision of my Executor as to which assets shall be distributed in satisfaction of my wife's share; as to whether my estate shall be valued under the optional valuation provisions of the federal estate tax law; as to what elections should be exercised, and as to what proceedings are necessary to complete the ascertainment of the federal estate tax, shall be conclusive and binding on all persons.

I direct that my Executor shall deliver and convey my wife's share ascertained as aforesaid to my wife, RAMONA PELLETIER. It is my intention that the bequest to my wife hereunder shall qualify for the marital deduction. My Executor shall be vested with all of the discretionary powers herein conferred, but my Executor shall have no power or authority to exercise any of such discretionary powers in any manner which would disqualify such bequest for the marital deduction, and accordingly, all other provisions of this Will shall be subordinate to this requirement.

I direct that my Executor shall deliver and convey the remaining share to my children, SHARALYN PELLETIER PADRICK, LIONEL WALTER PELLETIER, III, and GRAHAM SCOTT PELLETIER, in equal shares, share and share alike. In the event that my wife shall predecease me, this share shall represent my entire estate.

ARTICLE V.

If my wife, RAMONA PELLETIER, and I shall die under such circumstances that there is not sufficient evidence to determine the order of our deaths, then it shall be presumed that she survived me; and my estate shall be administered and distributed, in all respects, in accordance with such presumption.

ARTICLE VI.

If my said wife shall predecease me, then pursuant to the provision of North Carolina General Statutes § 33-2, I appoint my daughter, SHARALYN PELLETIER PADRICK, of Fayetteville, North Carolina, as Guardian of the person of my minor son, GRAHAM SCOTT PELLETIER, and she shall have exclusive control of his custody, care and education. I direct that no bond or other security shall be required of my said daughter in any jurisdiction for the faithful performance of her duties as Guardian.

ARTICLE VII.

I hereby grant to my Executor hereinafter named all of the powers contained in North Carolina General Statutes § 32-27 which are incorporated herein by this reference subject to North Carolina General Statutes § 32-26.

ARTICLE VIII.

I constitute and appoint *L.W.P. 9-16-73*
Ronald J. Padrick (Son In Law)
Rarford, N.C. ~~CHARLES COOPER~~, presently of
Locust Road, Jacksonville, North Carolina, to be Executor of this
My Last Will and Testament. *Serve w/o Bond (J. Pelletier)*

IN TESTIMONY WHEREOF, I, the said LIONEL WALTER PELLETIER, JR., have signed the preceding three (3) typewritten pages, which together with this page, constitute this my Last Will and Testament and do hereunto set my hand and seal this the 22 day of May, 1972.

Lionel Walter Pelletier Jr. (SEAL)
LIONEL WALTER PELLETIER, JR.

Signed, sealed, published and declared by the said LIONEL WALTER PELLETIER, JR. to be his Last Will and Testament in the presence of us, who, at his request and in his presence, and in the presence of each other, do hereto set our hands as witnesses.

[Signature] OF *Jacksonville NC*
Dale S. Smith OF *Jacksonville, N.C.*
James J. Bush OF *Jacksonville, N.C.*

Warranty Deed

State of North Carolina ONSLow County

THIS DEED, Made this 1st day of May, 1976

LIONEL W. PELLETIER

of CARTERET County and State of North Carolina, of the first part, to
LIONEL W. PELLETIER, JR. and wife, RAMONA W. PELLETIER, SHARLYN
PELLETIER PADRICK and husband, JAMES R. PADRICK, LIONEL W.
PELLETIER, III and wife, SUSAN J. PELLETIER, GRAHAM SCOTT
PELLETIER, AS TENANTS IN COMMON,
of ONSLOW County and State of North Carolina of the second part:

WITNESSETH, That said party of the first part, for and in consideration of
Ten (10.00) Dollars, to
and other valuable considerations.

him paid by said party of the second part, the receipt of which is hereby acknowl-
edged, has bargained and sold, by these presents do bargain, sell and convey to said party of the
second part, their heirs, a certain tract or parcel of land in ONSLOW County, State
of North Carolina,

and described as follows, viz:

LYING and being in Jacksonville Township, Onslow County, North
Carolina, beginning at an iron stake where a pair of bars formerly
stood, adjoining the lands owned by Owen Huggins, now owned by
John L. Roper Lumber Company, thence with its line along a road
by a ditch where a fence formerly stood to the Northwest Branch
of New River near Howard's Island, thence up the various courses
of said branch of New River to a branch or creek entering into New
River, thence up the various courses of said branch or creek back
to the beginning, containing 148 acres, more or less, same being
known as the Hammond Land.

This being the same land sold by Leo L. Lanier and wife Ruby, to
L.W. Pelletier of Stella, N.C., October 6, 1950 and recorded in
Book 224 Page 55 Onslow County Registry.

NORTH CAROLINA:
ONslow COUNTY:

The foregoing certificate of Bonnie Lee Mason Notary Public of Pender County is adjudged to be correct and sufficient. Let the instrument together with certificates be registered.

Witness my hand and seal this the 6 day of October, 1950.

Nora E. Phillips, Asst. Superior Court.

Filed for registration at 11 o'clock A.M. October 6, 1950, and duly recorded October 6, 1950.

Mildred M. Thomas, Register of Deeds.

WARRANTY DEED

10-6-50

LEO L. LANIER AND WIFE,

TO

L. W. PELLETIER.

NORTH CAROLINA:
ONslow COUNTY:

THIS DEED, made this the 20th day of September, 1950, by Leo L. Lanier and wife, Ruby Lanier, of Onslow County, State of North Carolina, parties of the first part, to L. W. Pelletier, of Carteret County, State of North Carolina, party of the second part.

WITNESSETH, that said Leo L. Lanier and Ruby Lanier, in consideration of Ten (\$10.00) Dollars and other valuable considerations, to them paid by L. W. Pelletier, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to said L. W. Pelletier, his heirs and assigns, a certain tract or parcel of land lying and being in Jacksonville Township, Onslow County, State of North Carolina, and bounded as follows, Viz:

Lying and being in Jacksonville Township, Onslow County, North Carolina; beginning at an iron stake where a pair of bars formerly stood, adjoining the lands owned by Owen Huggins, now owned by John L. Roper Lumber Company, thence with its line along a road by a ditch where a fence formerly stood to the Northwest Branch of New River, near Howard's Island, thence up the various courses of said branch of New River to a branch or creek entering into New River, thence up the various courses of said branch or creek back to the beginning, containing 145 acres, more or less, same being known as the Hammond Land.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said L. W. Pelletier, his heirs and assigns, to their only use and behoof forever.

And the said Leo L. Lanier and Ruby Lanier, for themselves and their heirs, executors and administrators, covenant with said L. W. Pelletier, his heirs and assigns, that they are seised of said premises in fee and have right to convey in fee simple, that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Leo L. Lanier and Ruby Lanier have hereunto set their hands and seals, the day and year first above written.

Stamped and cancelled \$ 3.85
"REV STAMPS AFFIXED."

Leo L. Lanier (Seal)
Ruby Lanier (Seal)

NORTH CAROLINA:
ONslow COUNTY:

I, Dorothy B. Murrill Notary Public, do hereby certify that Leo L. Lanier and wife, Ruby Lanier, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance for the purposes therein expressed.

Witness my hand and Notarial Seal, this the 27th day of September, 1950.

Dorothy B. Murrill, Notary Public.

N. P. Seal
My com. exp: 1/26/51

NORTH CAROLINA:
ONslow COUNTY:

The foregoing certificate of Dorothy B. Murrill, Notary Public of Onslow County is adjudged to be correct and sufficient. Let the instrument together with certificates be registered.

Witness my hand and seal this the 6 day of October, 1950.

Nora E. Phillips, Asst. Clerk Superior Court.

Filed for registration at 11 o'clock A.M. October 6, 1950, and duly recorded October 6, 1950.

Mildred M. Thomas, Register of Deeds.

And the said party of the first part, for herself, her heirs, executors and administrators, covenants to and with the said parties of the second part, their heirs and assigns, that she is seized of said premises in fee simple and has a right to convey the same in fee simple; that the same are free and clear from any and all encumbrances, and that she does hereby forever warrant and will forever defend the said title to the same against the lawful claims of all persons whomsoever, excepting, however, the restrictions herein before set forth.

IN TESTIMONY WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, as of the day and year first above written.

Evelyn H. Leaven (SEAL)

NORTH CAROLINA:
ONCLOW COUNTY:

I, Dorothy S. Murrill, a Notary Public, in and for the said County and State, do hereby certify that Evelyn H. Leaven, a widow, personally known to me, personally appeared before me this day in Onslow County, North Carolina, and duly acknowledged the due execution by her of the foregoing instrument of writing (deed of conveyance) for the purposes therein expressed.

Witness my hand and Notarial seal this the 9th day of January, 1950.

Dorothy S. Murrill, Notary Public.

N. P. Seal
My com.exp: January 26, 1951.

NORTH CAROLINA:
ONCLOW COUNTY:

The foregoing certificate of Dorothy S. Murrill, Notary Public of Onslow County is adjudged to be correct and sufficient. Let the instrument together with certificates be registered.

Witness my hand and seal this 9 day of January, 1950.

Nora E. Phillips, Asst. Clerk Superior Court.

Filed for registration at 10 o'clock A.M. January 10, 1950, and duly recorded January 10, 1950.

Mildred M. Thomas, Register of Deeds.

WARRANTY DEED

1-10-50

C. L. SABISTON AND WIFE
TO
LEO L. LANIER AND WIFE.

NORTH CAROLINA:
ONCLOW COUNTY:

THIS DEED, Made this 6th day of January, 1950, by C. L. Sabiston and wife, Oleta M. Sabiston, of Onslow County and State of North Carolina, of the first part, to Leo L. Lanier and wife, Ruby Lanier, of Onslow County and State of North Carolina of the second part:

WITNESSETH, That said parties of the first part for and in consideration of Ten (\$10.00) Dollars and other valuable considerations to them paid by said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, by these present do bargain, sell and convey to said parties of the second part their heirs, a certain tract or parcel of land in Onslow County, State of North Carolina, adjoining the lands of and others, bounded as follows, viz:

Lying and being in Jacksonville Township, Onslow County, North Carolina, Beginning at an iron pipe where a pair of bars formerly stood adjoining the lands owned by Owen Huggins now owned by John L. Reper Lumber Company, thence with their line along a road by a ditch where a fence formerly stood to the Northwest branch of New River near Howard's Island; thence up the various courses of said branch of New River to a branch or creek entering into New River; thence up the various courses of said branch or creek back to the beginning, containing 148 acres, more or less, same being known as the Hammond Land.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said parties of the second part their heirs and assigns in fee simple, forever.

And the said parties of the first part for their heirs, executors and administrators, covenant with said parties of the second part their heirs and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that they will

warrant and defend the said title to the same against the claims of all persons who-
soever.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their
hands and seal the day and year above written.

G. L. Sabiston
Olota M. Sabiston
(SEAL)
(SEAL)

NORTH CAROLINA:
ONslow COUNTY:

I, Delly S. Burton, a Notary Public in and for said County and State do hereby
certify that G. L. Sabiston and wife, Olota M. Sabiston personally appeared before me
this day and acknowledged the execution of the foregoing instrument for the purpose
therein expressed.

Witness my hand and notarial seal this 10th day of January, 1950.

Delly S. Burton, Notary Public.

M. P. Seal
My com. exp: April 4, 1951.

NORTH CAROLINA:
ONslow COUNTY:

The foregoing certificate of Delly S. Burton, Notary Public, of Onslow County
is adjudged to be correct. Let the instrument, with this certificate, be registered.

Witness my hand, this 10 day of January, 1950.

Mora E. Phillips, Asst. Clerk Superior Court.

Filed for registration at 10 o'clock A.M. January 10, 1950, and duly recorded January
10, 1950.

Mildred M. Thomas, Register of Deeds.

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SITUATED AND LYING IN THE STATE OF NORTH CAROLINA, ONSLOW COUNTY, CITY OF JACKSONVILLE, BEING THE LAND CONVEYED TO JAMES R. PADRICK AS TRUSTEE BY DEED BOOK 2837, PAGE 422, AND BEING BOUNDED AS FOLLOWS:

ON THE NORTH BY LAND CONVEYED TO CITY OF JACKSONVILLE (D.B. 5667, PG. 89 AND DESCRIBED IN M.B. 56, PG. 30); ON THE EAST BY LAND CONVEYED TO THORNWOOD, LLC (D.B. 4709, PG. 311 AND DESCRIBED IN M.B. 81, PG. 11); AND TO LAND CONVEYED TO NEREIDA CHAFFIN (D.B. 6183, PG. 159 AND DESCRIBED IN M.B. 48, PG. 130); ON THE SOUTH BY LAND CONVEYED TO THORNWOOD, LLC (D.B. 6472, PG. 702 AND DESCRIBED IN M.B. 89, PG. 175); ON THE WEST BY THE NEW RIVER. ALL REFERENCES TO DEED BOOKS AND MAP BOOKS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE ONSLOW COUNTY REGISTER OF DEEDS OFFICE, NORTH CAROLINA) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON REBAR (HAVING STATE PLANE COORDINATES N: 380781.85' E: 2465413.40'); THENCE S 55°33'14" W, A DISTANCE OF 452.21' TO AN IRON REBAR WITH CAP (HAVING STATE PLANE COORDINATES N: 380526.07' E: 2465040.48'), SAID REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE RUNNING IN A CLOCKWISE DIRECTION S 62°37'36" W, A DISTANCE OF 1,818.71' TO A CALCULATED POINT; THENCE S 86°29'59" W, A DISTANCE OF 754.19' TO A CALCULATED POINT; THENCE S 56°59'59" W, A DISTANCE OF 2,993.03' TO A CALCULATED POINT IN THE EDGE OF THE EASTERN BANK OF THE NEW RIVER; THENCE ALONG THE EASTERN BANK OF THE NEW RIVER N 61°20'22" W, A DISTANCE OF 27.40' TO A CALCULATED POINT; THENCE N 50°31'26" W, A DISTANCE OF 47.88' TO A CALCULATED POINT; THENCE N 73°30'23" W, A DISTANCE OF 69.21' TO A CALCULATED POINT; THENCE S 87°23'57" W, A DISTANCE OF 72.17' TO A CALCULATED POINT; THENCE S 61°29'45" W, A DISTANCE OF 63.41' TO A CALCULATED POINT; THENCE N 85°35'20" W, A DISTANCE OF 51.61' TO A CALCULATED POINT; THENCE N 52°53'06" W, A DISTANCE OF 60.12' TO A CALCULATED POINT; THENCE N 37°27'20" W, A DISTANCE OF 58.57' TO A CALCULATED POINT; THENCE N 26°30'50" W, A DISTANCE OF 331.90' TO A CALCULATED POINT; THENCE N 24°44'27" W, A DISTANCE OF 117.52' TO A CALCULATED POINT; THENCE N 16°46'16" W, A DISTANCE OF 48.02' TO A CALCULATED POINT; THENCE N 02°00'53" E, A DISTANCE OF 35.04' TO A CALCULATED POINT; THENCE N 21°29'48" E, A DISTANCE OF 25.43' TO A CALCULATED POINT; THENCE N 38°06'17" E, A DISTANCE OF 24.41' TO A CALCULATED POINT; THENCE N 57°30'09" E, A DISTANCE OF 114.01' TO A CALCULATED POINT; THENCE N 43°26'57" E, A DISTANCE OF 83.65' TO A CALCULATED POINT; THENCE N 27°01'39" E, A DISTANCE OF 129.10' TO A CALCULATED POINT; THENCE N 25°26'50" E, A DISTANCE OF 108.75' TO A CALCULATED POINT; THENCE N 23°17'12" E, A DISTANCE OF 103.03' TO A CALCULATED POINT; THENCE N 22°32'41" E, A DISTANCE OF 117.18' TO A CALCULATED POINT; THENCE N 24°57'46" E, A DISTANCE OF 80.59' TO A CALCULATED POINT; THENCE N 39°29'33" E, A DISTANCE OF 54.14' TO A CALCULATED POINT; THENCE N 24°55'27" E, A DISTANCE OF 115.58' TO A CALCULATED POINT; THENCE N 11°31'50" E, A DISTANCE OF 117.64' TO A CALCULATED POINT; THENCE N 09°54'16" E, A DISTANCE OF 146.47' TO A CALCULATED POINT; THENCE N 11°01'21" E, A DISTANCE OF 108.12' TO A CALCULATED POINT; THENCE N 39°49'29" E, A

DISTANCE OF 77.86' TO A CALCULATED POINT; THENCE N 69°13'29" E, A DISTANCE OF 164.57' TO A CALCULATED POINT; THENCE N 84°17'36" E, A DISTANCE OF 136.02' TO A CALCULATED POINT; THENCE S 77°33'00" E, A DISTANCE OF 125.47' TO A CALCULATED POINT; THENCE S 47°15'02" E, A DISTANCE OF 77.60' TO A CALCULATED POINT; THENCE S 26°27'33" E, A DISTANCE OF 115.67' TO A CALCULATED POINT; THENCE S 78°24'16" E, A DISTANCE OF 22.72' TO A CALCULATED POINT; THENCE N 83°07'06" E, A DISTANCE OF 49.06' TO A CALCULATED POINT; THENCE N 60°21'20" E, A DISTANCE OF 59.43' TO A CALCULATED POINT; THENCE N 50°22'16" E, A DISTANCE OF 74.14' TO A CALCULATED POINT; THENCE N 47°09'42" E, A DISTANCE OF 69.86' TO A CALCULATED POINT; THENCE N 61°34'01" E, A DISTANCE OF 89.29' TO A CALCULATED POINT; THENCE N 74°33'15" E, A DISTANCE OF 57.93' TO A CALCULATED POINT; THENCE N 75°23'33" E, A DISTANCE OF 92.00' TO A CALCULATED POINT; THENCE N 68°38'30" E, A DISTANCE OF 98.29' TO A CALCULATED POINT; THENCE N 66°44'25" E, A DISTANCE OF 96.89' TO A CALCULATED POINT; THENCE N 56°01'09" E, A DISTANCE OF 77.47' TO A CALCULATED POINT; THENCE N 47°11'19" E, A DISTANCE OF 93.30' TO A CALCULATED POINT; THENCE N 31°13'18" E, A DISTANCE OF 98.02' TO A CALCULATED POINT; THENCE N 30°59'18" E, A DISTANCE OF 104.39' TO A CALCULATED POINT; THENCE N 39°32'17" E, A DISTANCE OF 79.15' TO A CALCULATED POINT; THENCE N 28°57'14" E, A DISTANCE OF 75.46' TO A CALCULATED POINT; THENCE N 35°15'47" E, A DISTANCE OF 50.91' TO A CALCULATED POINT; THENCE N 45°30'09" E, A DISTANCE OF 67.70' TO A CALCULATED POINT; THENCE N 54°26'58" E, A DISTANCE OF 82.06' TO A CALCULATED POINT; THENCE N 43°15'51" E, A DISTANCE OF 68.62' TO A CALCULATED POINT; THENCE N 17°34'04" E, A DISTANCE OF 57.04' TO A CALCULATED POINT; THENCE N 11°37'56" E, A DISTANCE OF 60.39' TO A CALCULATED POINT; THENCE N 01°10'55" E, A DISTANCE OF 109.40' TO A CALCULATED POINT; THENCE N 15°03'40" W, A DISTANCE OF 94.61' TO A CALCULATED POINT; THENCE N 31°02'27" W, A DISTANCE OF 45.45' TO A CALCULATED POINT ALSO BEING THE POINT WHERE NEW RIVER AND HARDY BRANCH MEET; THENCE RUNNING ALONG HARDY BRANCH N 29°23'57" E, A DISTANCE OF 141.51' TO A CALCULATED POINT; THENCE FOLLOWING HARDY BRANCH WESTWARD ALONG THE NORTHERN BOUNDARY OF THE SUBJECT PARCEL N 82°37'49" E, A DISTANCE OF 60.21' TO A CALCULATED POINT; THENCE S 58°54'58" E, A DISTANCE OF 198.30' TO A CALCULATED POINT; THENCE N 87°23'38" E, A DISTANCE OF 65.00' TO A CALCULATED POINT; THENCE N 66°08'36" E, A DISTANCE OF 193.13' TO A CALCULATED POINT; THENCE S 53°08'01" E, A DISTANCE OF 110.11' TO A CALCULATED POINT; THENCE N 79°53'53" E, A DISTANCE OF 191.64' TO A CALCULATED POINT; THENCE S 47°36'22" E, A DISTANCE OF 176.78' TO A CALCULATED POINT; THENCE N 88°01'00" E, A DISTANCE OF 460.03' TO A CALCULATED POINT; THENCE N 35°08'16" E, A DISTANCE OF 196.02' TO A CALCULATED POINT; THENCE N 56°07'49" E, A DISTANCE OF 163.78' TO A CALCULATED POINT; THENCE N 49°14'12" E, A DISTANCE OF 178.04' TO A CALCULATED POINT; THENCE S 77°46'47" E, A DISTANCE OF 175.85' TO A CALCULATED POINT; THENCE S 39°10'45" E, A DISTANCE OF 193.00' TO A CALCULATED POINT; THENCE S 66°02'28" E, A DISTANCE OF 55.90' TO A CALCULATED POINT; THENCE N 79°01'41" E, A DISTANCE OF 171.83' TO A CALCULATED POINT THENCE N 53°42'14" E, A DISTANCE OF 108.17' TO A CALCULATED POINT; THENCE N 02°36'22" W, A DISTANCE OF 65.00' TO A CALCULATED POINT; THENCE N 54°12'55" E, A DISTANCE OF 155.32' TO A CALCULATED POINT; THENCE N 48°44'03" E, A DISTANCE OF 160.08' TO A CALCULATED

POINT; THENCE N 67°48'14" E, A DISTANCE OF 90.67' TO A CALCULATED POINT; THENCE N 06°39'51" E, A DISTANCE OF 56.55' TO A CALCULATED POINT; THENCE N 63°07'03" E, A DISTANCE OF 40.79' TO A CALCULATED POINT; THENCE S 77°43'53" E, A DISTANCE OF 54.67' TO A CALCULATED POINT; THENCE N 25°35'22" E, A DISTANCE OF 75.21' TO A CALCULATED POINT; THENCE N 65°32'31" E, A DISTANCE OF 61.46' TO A CALCULATED POINT; THENCE S 33°15'59" E, A DISTANCE OF 32.10' TO A CALCULATED POINT; THENCE S 45°41'42" W, A DISTANCE OF 30.84' TO A CALCULATED POINT; THENCE S 35°43'10" E, A DISTANCE OF 24.44' TO A CALCULATED POINT; THENCE N 87°17'08" E, A DISTANCE OF 69.49' TO A CALCULATED POINT; THENCE S 41°50'18" E, A DISTANCE OF 38.59' TO A CALCULATED POINT; THENCE S 67°56'40" E, A DISTANCE OF 27.02' TO A CALCULATED POINT; THENCE N 60°43'07" E, A DISTANCE OF 23.64' TO A CALCULATED POINT; THENCE S 39°31'20" E, A DISTANCE OF 77.49' TO A CALCULATED POINT; THENCE S 74°19'51" E, A DISTANCE OF 50.28' TO A CALCULATED POINT; THENCE S 29°33'20" E, A DISTANCE OF 38.52' TO A CALCULATED POINT; THENCE S 08°50'33" E, A DISTANCE OF 14.74' TO A CALCULATED POINT; THENCE S 30°16'10" W, A DISTANCE OF 13.43' TO A CALCULATED POINT; THENCE S 40°45'12" E, A DISTANCE OF 32.51' TO A CALCULATED POINT; THENCE S 48°21'57" E, A DISTANCE OF 35.30' TO A CALCULATED POINT; THENCE S 16°52'15" E, A DISTANCE OF 72.48' TO A CALCULATED POINT; THENCE S 29°41'23" E, A DISTANCE OF 15.43' TO A CALCULATED POINT; THENCE S 47°22'56" E, A DISTANCE OF 71.58' TO A CALCULATED POINT; THENCE S 11°37'03" E, A DISTANCE OF 26.74' TO A CALCULATED POINT; THENCE S 01°39'27" E, A DISTANCE OF 21.54' TO A CALCULATED POINT; THENCE S 04°51'09" E, A DISTANCE OF 63.29' TO A CALCULATED POINT; THENCE S 16°02'04" E, A DISTANCE OF 20.48' TO A CALCULATED POINT; THENCE S 40°56'49" E, A DISTANCE OF 9.09' TO AN IRON REBAR WITH CAP, AN EXISTING IRON REBAR IS ALSO LOCATED S 42°30'59" E, A DISTANCE OF 129.95' FROM SAID IRON REBAR WITH CAP (TIE); THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,965.00', A CHORD BEARING S 41°03'47" W, AND A CHORD DISTANCE OF 426.53' TO AN IRON REBAR WITH CAP; THENCE S 44°48'44" E, A DISTANCE OF 83.08' TO AN IRON REBAR WITH CAP; THENCE S 32°32'54" E, A DISTANCE OF 224.79' TO THE POINT OF BEGINNING CONTAINING 167.64 ACRES OF LAND, MORE OR LESS.

1. PARAMETER GROUP NAMES SHOULD BE USED FROM A FIELD MANUAL; OTHERWISE, THE NAME SHOULD BE A SHORT, CONCISE, AND UNAMBIGUOUS NAME, AND ALL FOR QUALITY-CONTROL AND ASSOCIATED WITH A SHORT, BUT NOT NECESSARILY SHORT, DESCRIPTION OF THE PHENOMENON BEING MEASURED OR OBSERVED. OCCURRENCES SHOULD BE INDICATED BY "1" OR "0".
2. ALL UNITS OF MEASURE SHOULD BE STANDARDIZED AND EXPRESSED IN TEXT AND IN THE UNIT FIELD.
3. ALL UNITS OF MEASURE SHOULD BE USED TO REPORT ALL THINGS MEASURED OR OBSERVED. ALL THINGS MEASURED OR OBSERVED SHOULD BE REPORTED IN THE UNIT FIELD. THE UNIT FIELD SHOULD BE USED TO REPORT THE UNIT OF MEASURE FOR THE DATA IN THE UNIT FIELD.
4. ADDITIONAL INFORMATION OBTAINED FROM ACCESSIBLE OR NOT REPORTED SHOULD BE REPORTED IN THE UNIT FIELD. IF THE UNIT FIELD IS NOT REPORTED, THE UNIT FIELD SHOULD BE REPORTED IN THE UNIT FIELD.
5. ALL MEASUREMENTS SHOULD BE REPORTED WITH THE UNIT FIELD. IF THE UNIT FIELD IS NOT REPORTED, THE UNIT FIELD SHOULD BE REPORTED IN THE UNIT FIELD.

②	FROM REAR FLOOR (IN)	AL	ADGES
③	FROM REAR SET (IN)	BLT	REAR FEET
△	CALCULATED POINT	PM	PAIRED IDENTIFICATION
N/Y	NOT OR FORMALLY		
POS	POINT OF BEGINNING		
POS	POINT OF COMMENCEMENT		
DL	DEED BOOK		
DL	BOOK MAP		
PS	PAGE		

REVIEW OFFICER CERTIFICATE

_____ DATE _____

_____ TITLE _____

_____ (COMPANY) _____

_____ (UNIT NAME) _____

I, _____, REVIEW OFFICER, HAVE REVIEWED THE PROPERTY AND THE PROPERTY RECORDS OF THE PROPERTY AND HAVE DETERMINED THAT THE PROPERTY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE ACT AND THE RULES AND REGULATIONS OF THE BOARD OF REALTORS.

REVIEW OFFICE FOR ONELOW COUNTY, CERTIFY THAT THE MAP ON PLAT TO WHICH THIS CERTIFICATION IS ATTACHED, MEETS ALL REQUIREMENTS FOR RECORDING.

SUBJECT PROPERTY LINE	---
ADJACENT PROPERTY LINE	---

SECRET

HORIZONTAL DATUM -- BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, MODEL US SURVEY PCT. SAID MEASURES ORIGINATED FROM SAID COORDINATE STATION BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODESIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NCRS) NETWORK. VERTICAL DATUM -- NAVD 88.

AREA TO BE AMENDED - 167.24 AC. (7,300,000 SQ.FT.)

THE PLAY WAS PROVIDED FOR RECORDING IN ACCORDANCE WITH GS 42-30, AS AMENDED.

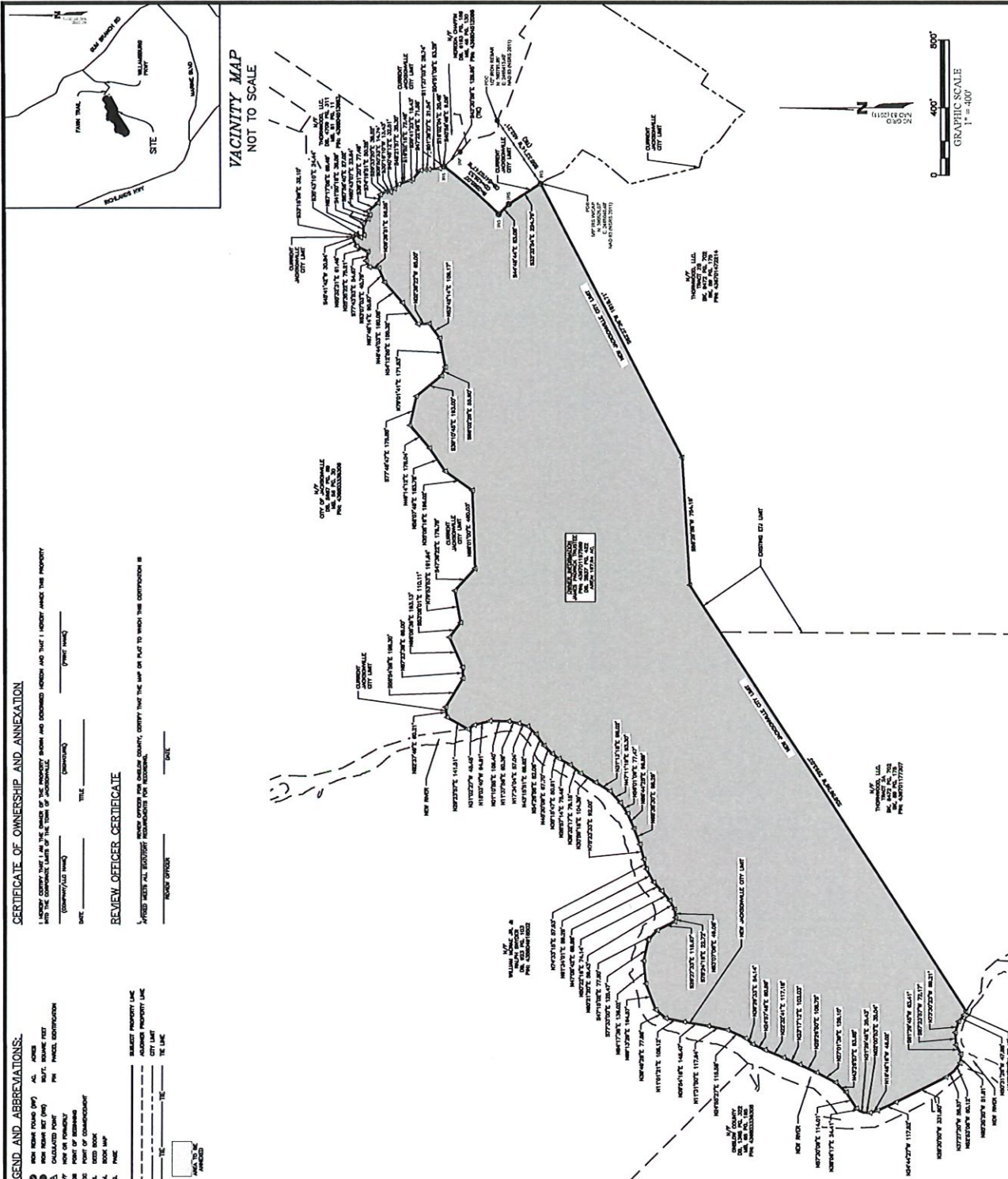
SAITM

2641-116 Sumner Blvd.
Raleigh, NC 27616
Ofc: 919.878.7466
email: info@sam.biz

PROJECT:	KIMLEY - HORN PADRICK ANNEXATION
JOB NUMBER:	10230830637
DATE:	01/21/2020
SCALE:	1" = 400'
SURVEYOR:	HANDY W. NANCE
TECHNICIAN:	RIC SAKAMOTO
DRAWING:	PADRICK ANNEXATION
TRACT ID:	4203701107500
PARTY CHIEF:	JH
FILL BOOKS:	

ANNEXATION PLAT
FOR
KIMLEY-HORN & ASSOCIATES
CITY OF JACKSONVILLE, ONSLOW COUNTY
STATE OF NORTH CAROLINA

SHEET 1 OF 1



ARTICLE 4: Use Standards

4.1 Use Table

A. Explanation of Use Table Structure

1. General

Table 4.1.1, *Use Table*, lists land uses and indicates whether they are permitted, permitted as a special use, permitted in a planned development zoning district, or prohibited in each base zoning district and planned development district. The use table also includes references to any additional requirements or regulations applicable to the specific use type.

The status of a use in a conditional zoning district shall be the same as in the parallel base zoning district unless such status is restricted by conditions imposed as part of the Conditional Rezoning designating the conditional zoning district.

2. Organization of Uses

The use table organizes allowable uses by use classifications, use categories, and use types. The use table and Section 9.3, *Use Classifications, Categories, and Use Types*, together provide a systematic basis for identifying and consolidating or distinguishing unidentified land uses to determine whether a particular land use is allowable in a particular zoning district and in addressing future land uses.

3. Permitted Uses

A "P" in a cell of the use table indicates that the corresponding use category or use type is allowed by right in the corresponding base zoning district or parallel conditional zoning district, subject to compliance with the use-specific standards referenced in the final column of the use table (and conditions imposed as part of a Conditional Rezoning, if applicable). An "MP" is used in the columns for the planned development districts, and specifies the allowable use types in a particular planned development district provided the use type is set out in an approved master plan. Permitted uses are subject to all other applicable regulations of this UDO, including those set forth in Article 5: *Development Standards*, and Article 6: *Subdivision Standards*.

4. Special Uses

An "S" in a cell of the use table indicates that the corresponding use category or use type is allowed in the corresponding base zoning district only upon approval of a Special Use Permit in accordance with Section 2.3.D, *Special Use Permit*, any use-specific standards referenced in the final column of the use table. Uses subject to a Special Use Permit are subject to all other applicable regulations of this UDO, including those set forth in Article 5: *Development Standards*, and Article 6: *Subdivision Standards*.

5. Allowed Uses Subject to a Planned Development District Classification

An "MP" in a cell indicates that a use category or use type is allowed by right in a planned development district. Uses shall be subject to compliance with the use-specific regulations set forth in the final column of the table unless specified otherwise in an approved Planned Development Residential (PD-R) District Master Plan. In addition, only land uses identified and approved with the planned development master plan shall be allowed. Allowed uses are subject to other applicable regulations in this UDO, including those set forth in Section 3.8, *Planned Development Districts*. Use types that are blank are not allowable in a particular planned development district, and shall not be included in a master plan.

6. Prohibited Uses

A cell with a backslash in the use table indicates that the use type is prohibited in the corresponding zoning district.

7. Uses in MR District

Table 4.1.1, *Use Table*, does not include a column for the MR District, and the only uses allowed shall be those solely and directly related to military purposes as determined by the federal government or its representatives.

8. Use-Specific Standards

When a particular use category or use type is permitted in a zoning district, there may be additional regulations that are applicable to a specific use. The existence of these use-specific standards is noted through a section reference in the last column of the use table titled "Additional Requirements." References refer to Section 4.2, *Use-Specific Standards*. These standards shall apply to a particular use regardless of the base zoning district where it is proposed unless otherwise specified.

9. Use Restricted or Prohibited by Overlay Zoning District

Regardless of whether the use table identifies a particular use type as a permitted use, or special use in a zoning district, or references additional requirements for the use type, the use type may be restricted or prohibited, or subject to more restrictive additional requirements, in accordance with applicable overlay district provisions in Section 3.9, *Overlay Zoning Districts*.

10. Unlisted Uses

The City Manager or their designee shall determine whether or not an unlisted use is part of an existing use category or use type defined in Section 9.3, *Use Classifications, Categories, and Types*, or is substantially similar to an already defined use type, using the standards in Section 9.3.A.4, *Interpretation of Unlisted Uses*.

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.1.a
	Child day care*	S	S	S	S	S	S	S	/	P	P	S	P	P	S	MP	MP	MP	C.1.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.2.a
	Medical/dental clinic*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	
	Medical treatment facility*	/	/	/	/	/	/	/	/	P	P	/	P	P	/	/	MP	MP	C.2.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	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table

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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
	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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	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

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	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

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	
	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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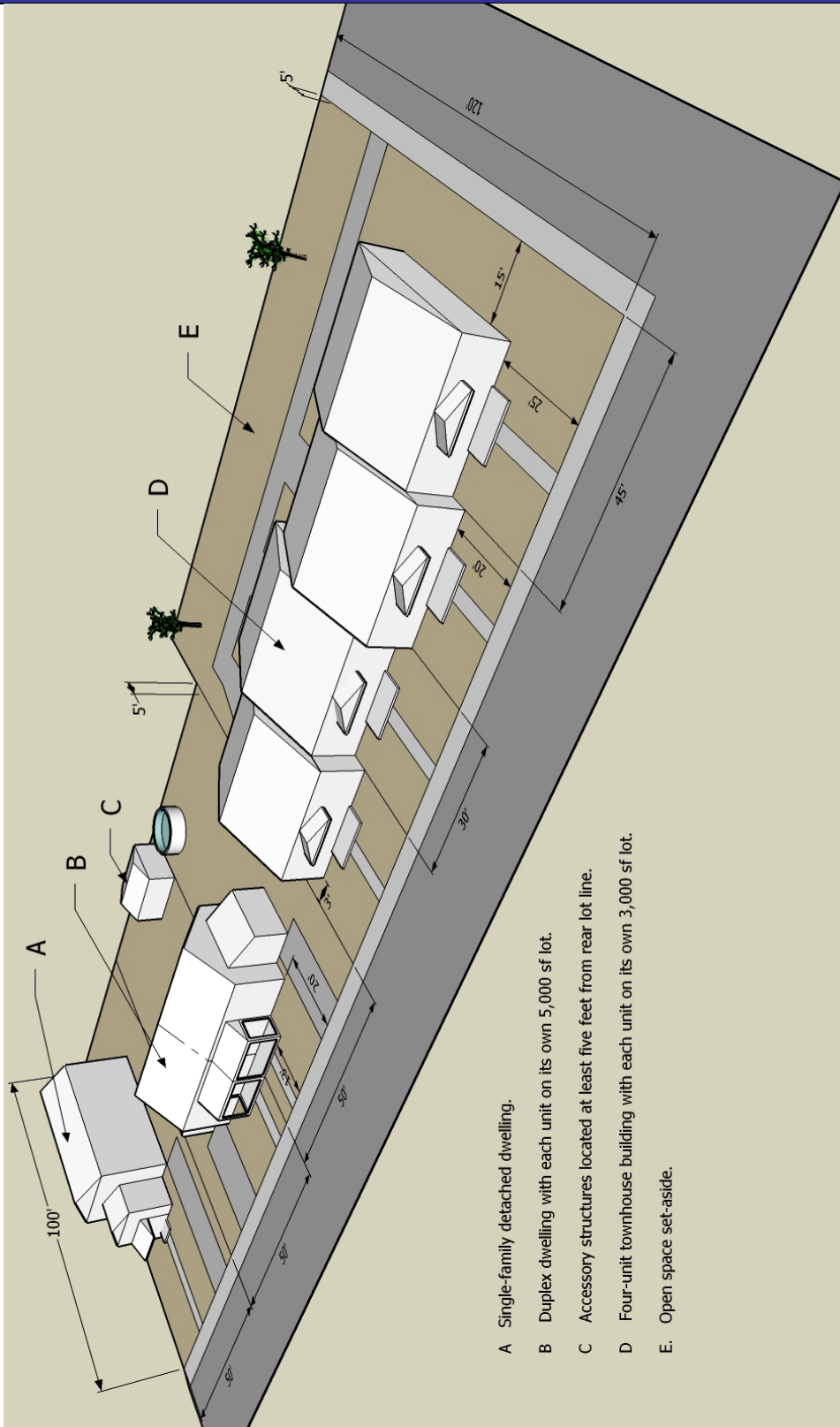
Use Category	Use Type	Residential								Nonresidential/ Mixed-Use						Planned Develop- ment			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	RMH	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
	Tool repair	/	/	/	/	/	/	/	/	/	/	/	/	P	P	/	MP	MP	
Manufac- turing & Production	Manufacturing, 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
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 F: Residential Single-Family 5 (RSF-5) District****F. Residential Single-Family 5 (RSF-5) District**

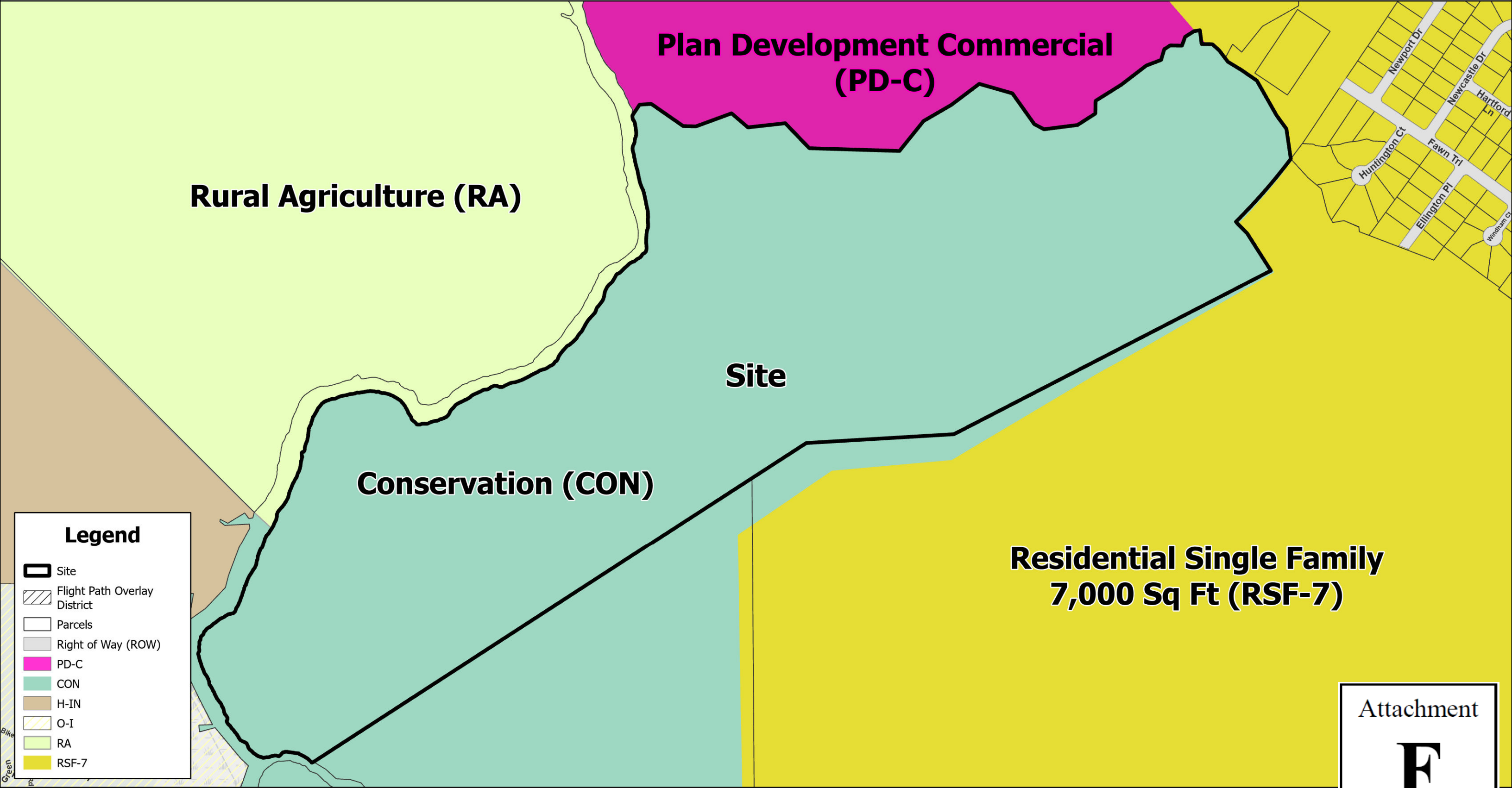
RSF-5 Residential Single-Family 5	Dimensional Standards	
	Number of Dwelling Units per Lot, max.	Single-family: 1 principal
Purpose	Lot Size, min. (square feet)	Single-family: 5,000
The RSF-5 district is established to accommodate single-family residential development at higher densities on lots of 5,000 square feet as well as residentially-compatible office and personal service uses. District regulations are intended to discourage any use that substantially interferes with the quiet nature of the district. The district accommodates complementary uses usually found in residential zoning districts such as parks, open space, and minor utilities. Religious Institutions, daycare facilities, and major utilities are permitted subject to a Special Use Permit (see Section 2.3.C).	Net Density, max. (units/acre)	8.71
	Lot Coverage, max. (% of lot area)	60
	Lot Width, min. (feet)	30
	Front Setback from ROW, min. (feet)	20
	Corner Side Setback, min. (feet)	15
	Side Setback, min. (feet) [5]	3
	Rear Setback, min. (feet) [5]	3
	Accessory Use Setback, min. (feet) [4]	3 (prohibited in front or corner side setbacks)
	Height, max. (feet)	35
RSF-5 Typical Building Form		RSF-5 Typical Lot Pattern
		

RSF-5 Typical Lot Configuration



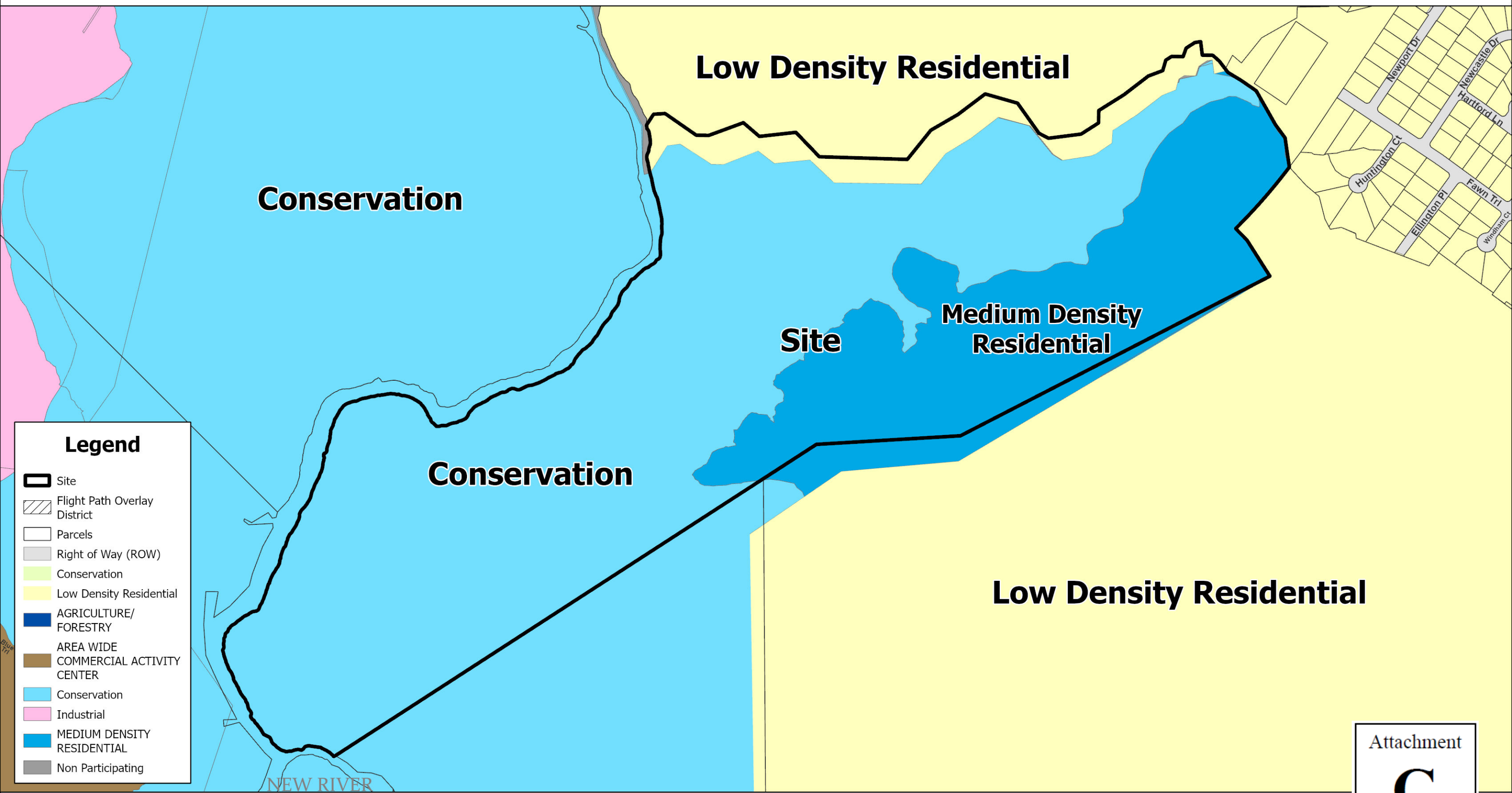
- A Single-family detached dwelling.
- B Duplex dwelling with each unit on its own 5,000 sf lot.
- C Accessory structures located at least five feet from rear lot line.
- D Four-unit townhouse building with each unit on its own 3,000 sf lot.
- E Open space set-aside.

Parcel 330-13 - County Existing Zoning



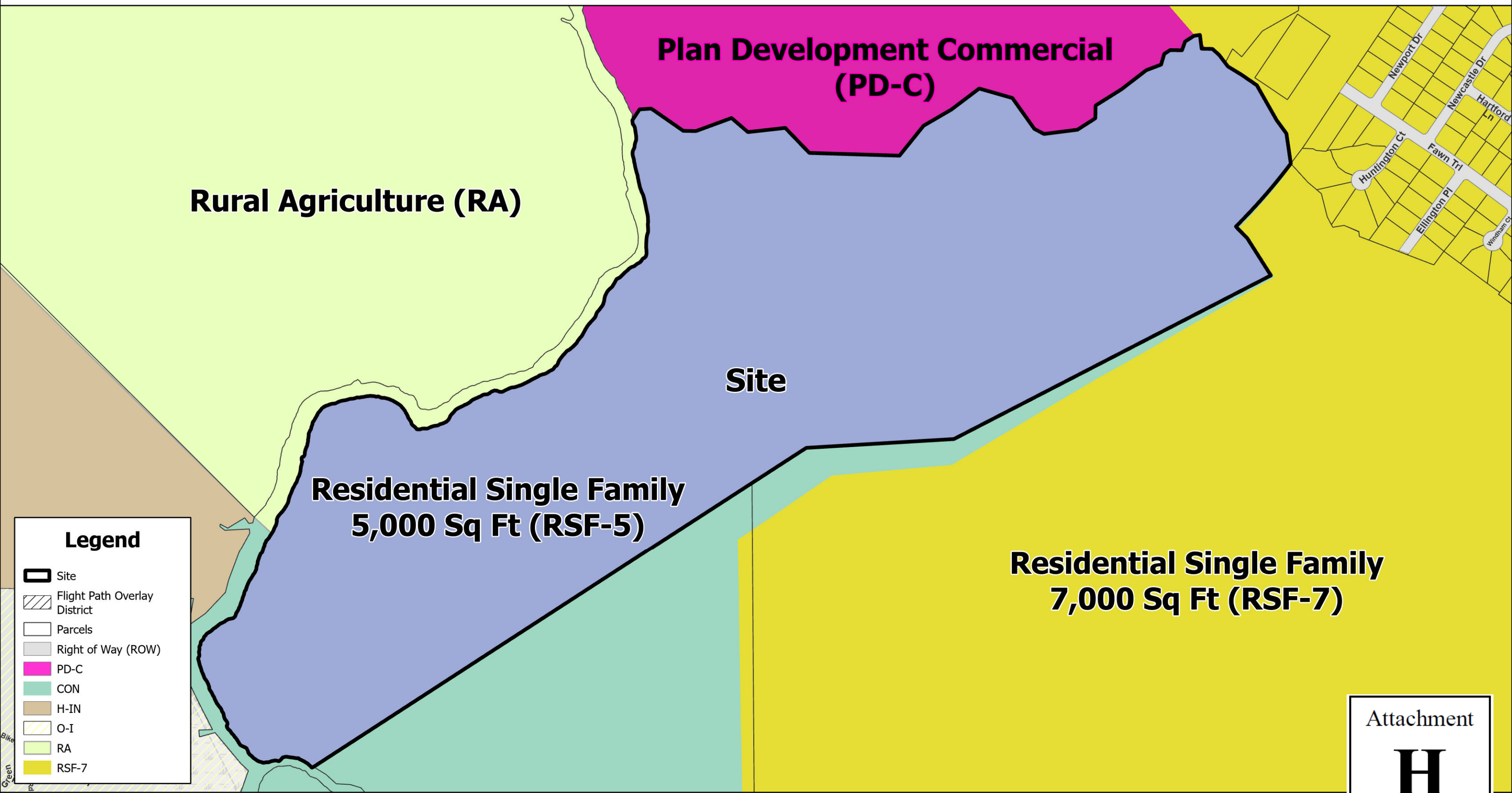
Attachment
F

Parcel 330-13 - County & City Future Land Use



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Parcel 330-13 - County to City Proposed Zoning



Attachment
H

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