

ONSTLOW COUNTY SCHOOLS
JACKSONVILLE, NORTH CAROLINA

INTEGRATED PLANNING FOR SCHOOL AND COMMUNITY
(IPSAC)

LAND USE STUDY REPORT

PREPARED AND SUBMITTED BY
OPERATIONS RESEARCH AND EDUCATION LABORATORY
INSTITUTE FOR TRANSPORTATION RESEARCH AND EDUCATION
NORTH CAROLINA STATE UNIVERSITY
SEPTEMBER 18, 2015



NC STATE UNIVERSITY

Table of Contents

OVERVIEW	1
INTRODUCTION	2
KEY TREND AND STATUS INDICATORS	2
GROWTH	4
FACTORS DRIVING GROWTH	6
GROWTH BY AREA	6
FUTURE GROWTH	7
U.S. MARINE CORPS	8
BASE PERSONNEL LEVELS	8
MARINE CORPS HOUSING	8
BASE SCHOOLS	9
OFF-BASE RESIDENTIAL PREFERENCES	9
WATER/SEWER	9
ONWASA	9
Water	10
Sewer	10
JACKSONVILLE	11
RICHLANDS	11
SWANSBORO	11
CAMP LEJEUNE	12
TRANSPORTATION	12
NON-RESIDENTIAL DEVELOPMENT	13
COMMERCIAL DEVELOPMENT	13
Richlands Commercial Development	13
Swansboro Commercial Development	14
INDUSTRIAL DEVELOPMENT	14
REDEVELOPMENT	14
LARGEST EMPLOYERS	15
FUTURE NON-RESIDENTIAL DEVELOPMENT	15
RESIDENTIAL DEVELOPMENT	15
JACKSONVILLE RESIDENTIAL DEVELOPMENT	16
RICHLANDS RESIDENTIAL DEVELOPMENT	17
SWANSBORO RESIDENTIAL DEVELOPMENT	17
RESIDENTIAL SUBDIVISIONS	17
MULTI-FAMILY HOUSING	25
MOBILE HOMES	25
FUTURE RESIDENTIAL DEVELOPMENT	25
LIST OF INTERVIEWS AND DATA SOURCES	26
INTERVIEWS:	26
DATA SOURCES:	26

OVERVIEW

School systems nationwide are facing difficult planning challenges arising from an increasing student population, an aging school infrastructure, and increasing complexity in student assignment. These challenges are shared by the communities that must fund building and renovation projects. The Operations Research and Education Laboratory (OREd) at NCSU's Institute for Transportation Research and Education (ITRE) has developed a system of Integrated Planning for School and Community (IPSAC) which integrates community and regional data, ten-year and demographic forecasts, land use studies, digitized pupil and school location files, and mathematical optimization algorithms.

The integrated planning system is comprised of multiple data-driven processes including:

- School Membership Forecasting
- Land Use Studies
- Out-Of-Capacity Analysis
- Optimal School Location Scenarios
- Attendance Boundary Optimization and Redistricting

The objective of the Land Use Studies component is to quantify future growth by school attendance areas. Land Use Studies includes two components: community interviews and Geographic Information Systems (GIS) analysis.

Community Interviews: The community interviews allow OREd to compose an impression of future growth of the study area by interviewing planners, town managers, mayors, utility works, chambers of commerce, economic development officials, etc. By involving the community in the study, these interviews cultivate an understanding of infrastructure development plans (transportation, water, sewer), recent subdivision plans, residential zonings, available land for development, and comprehensive plans developed by the local government agencies. ***This report summarizes the findings from the community interview component of the Land Use Studies.***

GIS Analysis: In addition to the community interviews, OREd also performs spatial analysis based on GIS parcel data and district students data using state-of-the-art ArcGIS software. GIS analysis provides quantitative data concerning historic and anticipated residential growth activity which in turn informs the membership forecast.

Through the combination of the community interviews and the data-intensive GIS analysis, OREd is able to articulate school population growth by school attendance. The culmination of this analysis is the Out-of-Capacity worksheet, which projects school membership by school for a ten-year period.

Introduction

Onslow County lies in southeastern North Carolina and is the home of Marine Corps Base Camp Lejeune and Marine Corps Air Station New River. Changes in the number of Marines based at these two facilities, and relocation of retired Marines are primary factors that have influenced population growth in the county. Onslow County is also an attractive retirement location. The pervasive attitude toward growth among those interviewed is characterized as being pro-growth and dedicated to effectively managing that growth.

This land use study describes the relative level and location of growth that has occurred and is anticipated to occur in Onslow County. Findings in this report were derived from a series of interviews that were conducted with stakeholders during May 19-21, 2015. Additional information was gathered from Onslow County Schools and Internet sources, including the North Carolina Department of Commerce and the North Carolina Office of State Budget and Management websites.

This report is organized with sections that include discussion of:

- Key trend and status indicators—population, employment, and economic development.
- Marine Corps—current conditions and anticipated changes regarding the number of personnel stationed at the base, and housing and schools on the base.
- Growth in Onslow County—its causes, and factors constraining growth.
- Transportation—planned highway improvements, and availability of other transportation modes.
- Water/sewer—current and planned infrastructure.
- Non-residential development—current and anticipated commercial, office and industrial development, and major employers.
- Residential development—areas with current and anticipated high residential growth, and a summary of interviewees’ information on subdivisions.

Key Trend and Status Indicators

The North Carolina Office of State Budget and Management (OSBM) characterizes growth in the Onslow County population for the period 2010-2020 as “medium, 7.3% -14.5%”. According to OSBM figures, the population of Onslow County increased 8.7 percent from April 2010-July 2014, which was higher than the average statewide rate of population increase of 4.4 percent for that period.

Between 2010 and 2014, 92.6 percent or 14,304 people, of the 15,449 persons added to the county population resulted from the natural rate of population increase (a greater number of births than deaths), while the remainder, equal to 7.4 percent growth or 1,145 people, is attributed to a net immigration to the County between 2010 and 2014. As of April 2014, Onslow County was estimated to have the 11th greatest population of North Carolina counties. However, Onslow County experienced the fifth highest percentage of population increase between 2010 and 2014.

The retirement population was said to be growing primarily from residents who retire and stay in the county, as opposed to new residents who have moved to the area from other locations. There are no retirement communities in the county.

OSBM data show the percent of the Onslow County population attributed to in-migration as substantially lower than that of the state as a whole for the period 2010-2014. North Carolina Department of Commerce data reveal that the unemployment rate in the county was slightly higher than the North Carolina state average; however, the county rate has decreased from approximately eight percent in 2012. The Onslow County per capita personal income was somewhat lower than the North Carolina statewide average. Table 1 summarizes this information.

Table 1: Key Trend and Status Indicators

Indicator	Onslow County	North Carolina
Estimated Percent Population Increase 2010-2020	13.8%	10.9%
Net In-Migration Population Increase 2010-2014	0.6%	2.8%
Unemployment Rate (June 2015)	6.2%	5.8%
Median Household Income	\$44,511 (2014)	\$46,450 (2012)

Data sources: North Carolina OSBM, and North Carolina Department of Commerce

The Onslow County population is projected to grow at a rate slightly below that of the North Carolina average statewide rate through 2020, as shown in Table 2.

Table 2: Projected Annual County Population Totals 2011-2016

Location	Jul-14	Jul-15	Jul-16	Jul-17	Jul-18	Jul-19	Jul-20
Onslow County	193,221	194,625	195,857	197,458	199,056	200,654	202,255
% Change	N.A.	0.7%	0.6%	0.8%	0.8%	0.8%	0.8%
North Carolina	9,953,687	10,054,498	10,157,505	10,261,370	10,365,209	10,469,351	10,573,611
% Change	N.A.	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

Data source: North Carolina Office of State Budget and Management.

Municipalities in Onslow County include the City of Jacksonville, and the Towns of Holly Ridge, North Topsail Beach, Richlands, Swansboro, and a portion of Surf City.

Of the 541 North Carolina municipalities, Jacksonville had the 13th largest municipal population (78,190) in July 2013. Table 3 shows estimated population growth in Onslow County and its municipalities between April 2010 and July 2013. Note that growth in the unincorporated area of the county during this period outpaced growth within municipal limits.

Table 3: County and Municipal Population Estimates 2010-2013

Location	2010	2013	Growth	% Change
Onslow County Total	177,772	193,925	16,153	9.1%
Jacksonville	70,145	78,190	8,045	11.5%

Location	2010	2013	Growth	% Change
Swansboro	2,663	2,890	227	8.5%
Richlands	1520	1,679	159	10.5%
North Topsail Beach	743	767	24	3.2%
Holly Ridge	1268	1,443	175	13.8%
Surf City (part)	292	298	6	2.1%
Municipal Totals	76,631	85,267	8,636	11.3%
Unincorporated Area	101,141	108,658	7,517	7.4%

Data source: North Carolina OSBM.

As a result of the presence of Camp Lejeune and Air Station New River, 30.2% of Onslow County employment was in the government sector¹. Other sectors with a significant share of county employment included Retail Trade (22.1%), Accommodation and Food Services (15.7%), Public Administration (9.6%), Health Care and Social Assistance (9.0%), Administrative and Waste Services (7.3 %), and Construction (5.2%).

The economic bases of Onslow County include diversity beyond the military, and include:

- Light manufacturing and assembly, for example, Gulfstream Steel & Supply, employing approximately 140 and located at a former food processing plant in Holly Ridge.
- Mine Safety Appliances, Oshkosh Defense Corporation, and Stanadyne Corporation, all located in a former industrial park in Jacksonville
- Call/customer care centers, including those operated by Convergys, Alorica, Nexlinks, etc. for which spouses of military personnel comprise a large percentage of the workforce.
- A boat manufacturer - Armstrong Marine - located in Hubert on the Intracoastal Waterway that won a contract to construct three ferries for use in the Hampton Roads area.

While there are a few businesses that have developed locally as a result of the military presence in Onslow County, most military purchasing is not locally sourced. The military has developed relationships with many businesses; however, few of those businesses have established a presence in Onslow County.

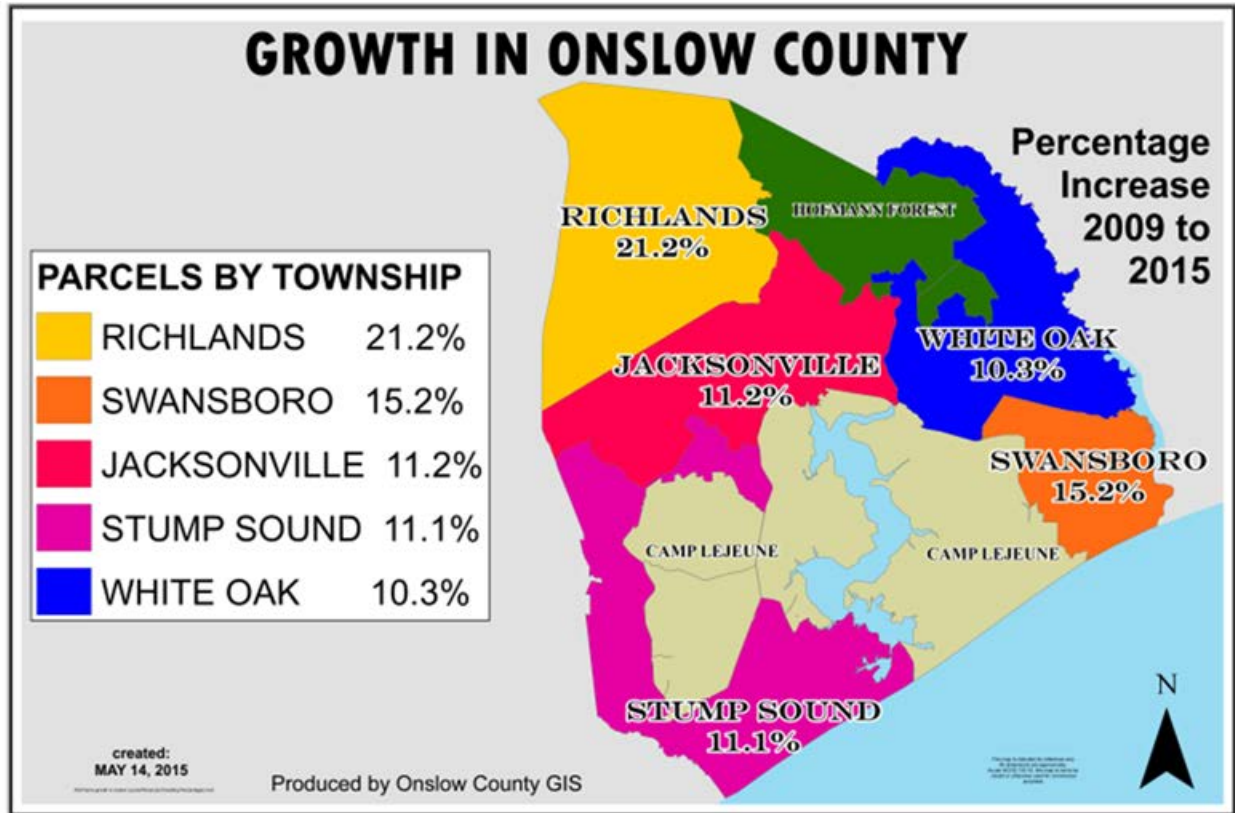
Growth

The rate of development that occurred during 2005-2007 was characterized as being significantly higher than normal and not sustainable over time. Growth in Onslow County has slowed since 2011, and is occurring at what some interviewees considered to be a more normal rate at the time of the interviews. One interviewee characterized recent growth in the Onslow County region as being relatively flat, and stated that there is surplus housing on the market. Examples of subdivisions that have not seen any construction, and have been dormant since the recession are *Patriot Park* and *Cypress Creek*.

¹ 2014 data from North Carolina Department of Commerce.

All areas of Onslow County have experienced growth. Figure 1 shows the percentage increase in parcel splits, a measure of growth used by Onslow County GIS, for each of the Onslow County Townships between 2009 and 2015.

Figure 1: Onslow County Growth by Township



Locations of growth in demand for utility services, as provided by water/sewer and electric utilities, were as follows:

- The Onslow Water and Sewer Authority (ONWASA) has averaged approximately 900 new accounts per year. That figure does not represent all new customers, as some accounts are replacements when customers move.
- ONWASA is adding 800-900 water usage meters per year, with 980 meters added during 2014.
- Average growth in demand for electric service has increased by 3%-4% during the past five years in several corridors served by Duke Energy, including South Marine Boulevard, NC 24 to Richlands, and NC 111.
- The Western Boulevard area saw average growth in demand for electric service of 4% during the past five years.
- The Swansboro and Hubert areas saw average growth in demand for electric service of 3%-4% during the past five years.
- Other Onslow County areas served by Duke Energy saw average growth in demand for electric service of less than 1% average growth during the past five years.

- The majority of the growth in demand in the two counties served by the Jones-Onslow Electric Cooperative has been in Onslow County (85%).
- The Stump Sound/Holly Ridge area has been the area of greatest growth for the Jones-Onslow Electric Cooperative, representing approximately 25% of total growth. The utility has also seen growth in Jacksonville, particularly in the *Carolina Plantation* area; Richlands, with 8-12% growth; and the Piney Green/White Oak area. Spokespersons for the utility believe that the *Towne Pointe* development is likely to spur other growth in that area.

Factors Driving Growth

Factors said to be driving growth include:

- The presence of the federal payroll.
- An increase in employment, particularly in retail and service sector jobs resulting from recent commercial development.
- Expanded retail opportunities in areas that have not been retail centers, such as the northwestern area of the county, in which a new Wal-Mart has been constructed in Richlands, and Swansboro, where another Wal-Mart has been approved for construction.

The Jacksonville area was noted as being a desirable area for military retirees. Retirees living in Onslow County were characterized as including both those who worked in the county and chose to stay after they retired, as well as those who had lived in the county at an earlier stage of life and chose to come back in retirement.

Growth by Area

Jacksonville

Recent residential growth has been largely focused on the Ramsey Road/Carolina Forest area, which has seen significant growth.

Jacksonville partnered with ONWASA to install sewer in the Piney Green Road corridor; however there has not been a lot of recent development in that corridor, perhaps as a result of the difficulty in driving on the road during the construction. The area is likely to see additional growth after road construction is completed. The availability of sewer service will support development, such as that planned for the *Patriot Park* tract.

Richlands

Richlands had seen strong demand as a residential location, doubling in population over the past 15-20 years. Richlands was said to have attracted many military personnel with families as a result of being perceived as having good schools. Recently, surplus wastewater treatment capacity has not been available, which has limited residential development. With the start of operations of the Northwest Wastewater Treatment Plant in early May 2015, surplus capacity became available again, and is considered likely to result in increased residential development in the Richlands area.

Stump Sound

The Stump Sound area has experienced a high level of rezoning activity recently, most of which have been for commercial developments. Residential development has also occurred in the

Sneads Ferry and Holly Ridge areas, including both single- and multi-family developments. One interviewee believed that recent residents in the Stump Sound area are equally divided between families with children (from MARSOC) and retirees settling in the many apartment complexes.

Sneads Ferry was characterized as starting to see competition for land among various uses. Onslow County was nearing completion of a community land use and transportation plan for that area.

Growth in the Stump Sound area is evidenced by the recent increase in capacity of a Duke Energy transmission line between Jacksonville and Wilmington to handle an increase in demand from the Sneads Ferry area. Residential development in Sneads Ferry and Holly Ridge is considered likely to continue.

Swansboro

Swansboro has been an attractive residential location for retirees; however, an ONWASA representative noted that there has been little change in demand from the water treatment plant that was constructed approximately eight years ago.

The Hubert area was mentioned by several interviewees as an area that has experienced residential growth, as evidenced by the *Peyton's Ridge* subdivision and recent subdivisions constructed in the Sand Ridge Road area.

Future Growth

A \$147 million mega-hanger is being constructed at Air Station New River, and that is likely to bring additional training to that facility, resulting in an expansion of military activities at that base.

The Jones-Onslow Electric Cooperative has a total of approximately 73,500 meters in use, and anticipates that number to increase to approximately 80,000 by 2020, with 85% of the meters in Onslow County.

Areas deemed likely to experience future growth include Richlands (as a result of the recent construction of the Northwest Wastewater Treatment Plant), Holly Ridge (due to having wastewater treatment capacity resulting from the purchase and connection to the *Summerhouse* plant), and Swansboro (considered a desirable residential location).

With the opening of the Northwest Wastewater Treatment Plant, some development plans that had been mothballed due to a lack of available wastewater treatment capacity may be brought back to action. For example, the owner of approximately 200 acres near Richlands High School is considering construction of a mixed-use development off US 258 that could include 1,000 housing units, office and retail space. A developer has expressed interest in constructing 200+ residential units on a parcel in the Richlands ETJ.

There are plans to extend NC 111 east from US 258 to Gum Branch Road at the Ramsey Road intersection. If that highway is constructed, it will spur further development, as it will serve as a northern connector between US 258 and the developing area north of Jacksonville.

Long-term expansion may see sewer service extended north to Hoffman Forest Tract 10, which would enable development of that tract. While modest growth is possible in the US 17 North corridor, development is considered more likely to occur in the US 258 corridor, especially after vacant sites in the Western Boulevard corridor have been developed.

Installation of the sewer, plus the widening of Piney Green Road should spur future development in that corridor.

U.S. Marine Corps

Base Personnel Levels

The Camp Lejeune population was increasing and new facilities were being constructed as recently as 2011. The base population peaked at 48,000-49,000 troops in 2012. As of May 2015, there were 42,000-44,000 troops stationed at Camp Lejeune. No additional reduction in troops is anticipated.

The MARSOC facility is still ramping up, with an additional 500+ Marines expected. The facility is anticipated to eventually have 2,500 personnel, and remain at that level. Up to 40% of MARSOC personnel may be deployed at any given time; however, their dependents remain in the Jacksonville area when Marines are deployed.

A squadron will be moved from Air Station Cherry Point to Air Station New River. Approximately 300 of the 550 anticipated personnel had moved by May 2015, with the remainder to come later in 2015. After those personnel arrive, the population at Air Station New River is expected to remain stable, at approximately 6,000 personnel.

Marine base interviewees suspect that if the U.S. re-engages in conflict in the Middle East, the Marine population in Onslow County will grow accordingly.

Marine Corps Housing

Construction of additional housing units at Camp Lejeune started in 2007 with the growth in personnel at the base. Construction of base housing was capped two years ago; no more housing units are planned for construction. When the Middle East conflict wound down, the number of Marines decreased, resulting in an excess inventory of base housing. There are approximately 250 excess housing units, and Air Station New River has gone into “waterfall,” which opens excess housing to non-active troops. Priorities for those to be allowed to live in excess housing include:

- Retirees first, and then
- Reservists, followed by
- Federal civil servants, and then by
- Contractors.

At the time of the interview, the “waterfall” program had opened some housing at Air Station New River to Marine Corps retirees. In the future, new base personnel may be required to live in on-base housing instead of having the option to live off-base. Camp Lejeune was not in “waterfall” at the time of the interview, but was close to it.

While single troops have not been recalled to live on-base, personnel at grade E5 and below no longer receive a housing allowance if they choose to live off-base; they must pay all their housing costs. Marines with families are not yet required to use base housing, and there are no plans to require them to do so. It is difficult for those without a military ID card to get on base, and once on base they cannot access facilities, and children cannot attend base schools. There is no transportation on the base to pick up/drop off children attending Onslow County schools.

Base Schools

One school was under construction at Air Station New River to replace Delalio Elementary School. The school held 160 pupils; the replacement school will hold 300 students. Base school enrollment decreased by approximately 400 students since the 2013-2014 school year, and a Marine Corps spokesperson did not anticipate growth in the base school population.

Off-Base Residential Preferences

Marines can choose to live on- or off-base; they no longer need to receive permission to live off-base. On-base quarters are generally smaller than off-base housing, which may create an incentive to live off-base. In addition, more senior military personnel, particularly those with working spouses, prefer to live off-base, as that is more convenient for family members.

Carolina Forest was said to be a major residential location that has attracted many troops at Camp Lejeune and Air Station New River. Magnet schools in the Onslow County Schools system are also a draw for military families with children. Other Onslow County elementary schools said to draw military families include Swansboro, Dixon, and Richlands.

The new entrance to Camp Lejeune off Bell Fork Road will improve access from the southwestern part of Onslow County and the Richlands area, as residents of those areas will no longer need to drive through Jacksonville. Realtors were said to have noticed a shift in residential preference to the southwest area, and the new entrance may be a factor influencing that shift.

Water/Sewer

The Onslow Water and Sewer Authority (ONWASA) provides water and sewer services to the unincorporated areas of Onslow County, as well as the Towns of Holly Ridge, Richlands, Swansboro, and North Topsail Island. Pluris serves North Topsail Beach, Surf City, and part of Sneads Ferry.

ONWASA

ONWASA has experienced significant capital expenditures including:

- Construction of the Northwest Wastewater Treatment Plant
- Construction of the WATS trunk line
- Purchase of the Summerhouse Wastewater Treatment Plant
- Construction of the Piney Green trunk line
- Construction of the Dixon reverse osmosis water treatment system
- Arranging for future use of a quarry for water storage

Water

The Hubert Water Treatment Plant has a treatment capacity of 6 million gallons per day (MGD) with average demand of 2.5-3 MGD. The Dixon Water Treatment Plant has a treatment capacity of 4 MGD. ONWASA has agreements in place to allow purchases of water from Camp Lejeune and Jacksonville.

ONWASA plans to sink a new test well for the Dixon Water Treatment Plant. If the test well is successful, a permanent well will be sunk and the water pumped to the Dixon well field. The Dixon plant is being upgraded with a reverse osmosis treatment system, and more wells are being drilled to increase available capacity, as the plant will lose some treatment capacity with the installation of the reverse osmosis system, so the utility is seeking additional water supply to make up for that loss.

ONWASA is switching its water source from the Black Creek Aquifer to the Castle Hayne Aquifer to avoid withdrawing too much water from the Black Creek Aquifer, which could result in an increased risk of salt water intrusion into the aquifer. The utility is in its second reduction in withdrawal from the Black Creek Aquifer, with a 50% reduction from previous withdrawals now in effect. That level of reduction went into effect in December 2014. A 75% reduction will take effect in 4 ½ years.

The Dixon and Hubert water treatment plants draw only from the Castle Hayne Aquifer. Water for the northern part of Onslow County (generally north of US 17) is drawn from the Black Creek Aquifer.

Sewer

ONWASA operates six wastewater treatment facilities. Major treatment facilities, as well as using some capacity available from the Marine Corps, are described in Table 4.

Table 4: ONWASA Wastewater Treatment Plants

Location	Treatment Capacity	Comments
Summerhouse	0.4 MGD	
Holly Ridge	0.25 MGD	
Swansboro	0.6 MGD	
Northwest (Richlands)	1 MGD	Expandable to 2 MGD
Kenwood	0.05 MGD	Will be switched to Richlands 12-18 months in the future (from May 2015).
Marine Corps (French Creek Wastewater Treatment Facility at Camp Lejeune)	3.5 MGD (by agreement)	Expandable to 5 MGD

The Northwest Wastewater Treatment Plant started operation May 4, 2015. The plant has a treatment capacity of 1 million gallons per day (MGD) and can be expanded to treat 2 MGD. The wastewater trunk line from Burton Industrial Park to Richlands will be opened in late June 2015. There is interest in rezoning some properties in that corridor to take advantage of the sewer line.

The *Summerhouse* area in Holly Ridge has been the area served by ONWASA having the second greatest level of growth. Current use of the Summerhouse and Holly Ridge treatment plants utilizes less than one-half of the combined treatment capacity of those plants.

ONWASA's treatment capacity has effectively increased as a result of a shift from allocating treatment capacity to developers on a long-term to a shorter-term basis, as there is a time limit on the duration of treatment allocation to new developments.

Jacksonville

A mandated reduction of water withdrawal from the Black Creek Aquifer is in progress. However, if a water utility can show that its withdrawal rate has no negative impact on actual aquifer levels, the utility may not need to further reduce the rate of its withdrawal. The reduction is now 50% less than the previous rate of withdrawal, and Jacksonville would need to adopt a 75% reduction in about five years unless the city can show the current reduction has lessened the impact to the aquifer. Jacksonville is working with Camp Lejeune to coordinate locations at which both parties tap aquifers, as now both utilities' taps are in close proximity. The well locations need to be dispersed to avoid tapping too much at any single location.

Jacksonville's wastewater treatment facility has a capacity of 9 MGD, with average demand of approximately 5 MGD. The wastewater spray fields can treat up to 9 MGD; however, treatment capacity is less on rainy days and during the winter. Camp Lejeune has excess treatment capacity in addition to their commitments to ONWASA, resulting in additional treatment capacity on the east side of the city. The Department of Defense is allowed to sell excess utility capacity to outside users. Jacksonville could easily divert some wastewater to the Camp Lejeune treatment facility, which could reduce the city's treatment volume by up to 1 MGD.

A sewer moratorium was in effect at the time the developer sought approval for the *Carolina Forest* development, and as a result, Jacksonville refused to annex that development, which constructed a package sewer plant. The city is considering construction of a future sewer connection to that development.

Jacksonville is extending a sewer interceptor along Western Boulevard to accommodate future development. The city anticipates additional development further north in the US 17 corridor, particularly in part of Hoffman Forest, and is looking to at ways to provide sewer service to accommodate that anticipated development.

Richlands

The Northwest Wastewater Treatment Plant has a capacity of 1 MGD, of which 0.25 MGD is reserved for Richlands. The ONWASA extension of sewer in the US 258 corridor to Richlands effectively prevented Jacksonville from extending sewer in that corridor.

Swansboro

No new water or sewer improvements were in progress in Swansboro at the time of the interviews.

Camp Lejeune

Camp Lejeune supplies wastewater treatment capacity to ONWASA. No negotiations were in progress for any increase in treatment capacity; however, the base and the utility are discussing access to water (as discussed in the ONWASA section above).

Transportation

Major transportation improvements planned for Onslow County, as listed in the North Carolina Department of Transportation (NCDOT) *Draft MTIP, FY 2016-2025*, prepared in December 2014 include:

- NC 53—widen to three lanes between Morningside Road to west of Holly Shelter Road, 4.2 miles. Planning/design was in progress.
- US 17 Business—additional lanes with some construction on a new location between the Jacksonville Bypass and Drummer Kellum Road, 1.4 miles. Construction is planned for FY 2019.
- US 17 Business—improve intersection with Bell Fork Road. Construction planned for FY 2020.
- US 258—realign intersections with Blue Creek Road and Ridge Road to form one intersection. Construction planned in FY 2021.
- US 258—construct SuperStreet between Pony Farm Road and NC 53, 2.2 miles. Construction planned for FY 2023.
- NC 24—convert at-grade intersection with US 258 to an interchange. Construction planned for FYs 2013-2024.
- Piney Green Road—widen to multi-lanes, part on new location between US 17 and NC 24, 2.6 miles. Construction was in progress, and NCDOT staff indicated construction should be completed in the summer of 2016.
- Jacksonville Parkway Extension—widen to multi-lanes, part on new location between NC 53 and US 17. Construction planned FYs 2024-2025 and beyond.
- Trade Street—construct roadway on new location between Western Boulevard and McDaniel Drive. Construction planned for FY 2019.
- NC 111—construction of an extension on new location between US 258 and Gum Branch Road. Construction planned for FY 2023. This connection will serve as a connector between the two north-south highway corridors instead of a previously proposed Western Boulevard Extension, which involved environmental problems associated with a crossing of the New River.
- The Western Boulevard Extension proposed to connect between Gum Branch Road and US 258/NC 24 is not likely to be constructed due to environmental problems involving crossing the New River. A proposed connection between NC 111 and Gum Branch Road will provide that link instead. (Jacksonville)
- Gum Branch Road—widen existing roadway between Jacksonville urban area boundary and Summersill School Road, 6.2 miles. Construction planned for FY 2025 and beyond. NCDOT staff noted that the Gum Branch Road widening has been delayed and will likely be reduced to three lanes at intersections and wide paved shoulders. Those improvements are likely to be done in the next year or two, and the road may be widened in the second part of the Strategic Transportation Initiative (STI).

- Gum Branch Road—widen to three lanes between east city limits of Richlands and Summersill School Road, 7.5 miles. Construction not yet funded.
- US 17—construct interchange with Old Maplehurst Road and MCAS New River Main Gate. Construction planned FY 2020.
- NC 172—conversion of two-lane roadway to three-lane roadway with a two-way left turn lane between the Camp Lejeune gate to NC 210. Construction planned FY 2017.

Other highway improvements in progress or planned in Onslow County that were mentioned by NCDOT staff included:

1. US 17 improvements have been completed to Spring Hill Road in Onslow County. Bids will be opened in June 2015 for construction of the final segment, which should take approximately three years.
2. Construction of an interchange to the Wilson Gate of Camp Lejeune is complete; however, the connecting highway on the base has not yet been completed. As a result, the gate is open for inbound traffic only between 5:30-8:00 am, while it is open for outbound traffic at all times.
3. Sandridge Road improvements are in the design phase, and construction is uncertain at this time.
4. NC 111 will have paved shoulders added from the airport to the Duplin County line.
5. Dual left turn lanes from Gum Branch Road south to Western Boulevard are in the design stage.

The Strategic Transportation Initiative (STI) had not yet been approved, but approval by the NC DOT Board of Transportation was likely in June. Projects listed for action during the first five years of the plan are likely to occur, but projects targeted for the second five years may need to be reprioritized. The US 17 Bypass may be in the 10-year STI, but it is not in the five-year STI.

Non-Residential Development

Commercial Development

Onslow County is becoming a regional shopping center, as Jones and Duplin Counties do not have major retail centers. Commercial development on Western Boulevard has been active during the past few years, and is seen as resulting from the demand generated by recent Onslow County residential development. Commercial development in the Western Boulevard Extension corridor is anticipated to continue, as residential development has been strong in that area.

Commercial development remained strong during the recent economic recession. Four new hotels will open soon in Jacksonville. Freedom Village (the commercial center at the intersection of US 17 and US 258 with a Wal-Mart) has some available space, and there is property in the area that may be redeveloped for commercial uses in the future.

Property across from *Jacksonville Landing*, by the Buddy Phillips Bridge, may be renovated.

Richlands Commercial Development

The recently constructed Wal-Mart is located in Onslow County; however, Richlands could annex that parcel. The store is said to draw customers from a wide region, due to the lack of

such commercial centers in surrounding communities in several adjacent counties. Other commercial development, such as fast-food restaurants and a home improvement store may occur near the Wal-Mart in the future.

Swansboro Commercial Development

On May 19, 2015, Swansboro approved construction of a 160,000 square-foot Wal-Mart on NC 24 near Norris Road. While having that store is not anticipated to draw many new residents to the town, two outparcels will be subdivided for development, and there are several parcels available for commercial development nearby on Hammocks Beach Road.

Industrial Development

Onslow County was said to be better positioned to accommodate industrial growth than it had been in the past. Industrial development in Onslow County is focused on two major areas:

1. Burton Industrial Business Park—owned by Onslow County and located on US 258/NC 24. One business was expanding. The park is likely to see more mixed use, perhaps involving industries needing office space and flex-space. The back end of the park is getting ready for development, perhaps with small service-oriented industries. The park is expected to see increased demand for space as it is served by the new sewer line to the Northwest Wastewater Treatment Plant.
2. Davis Industrial Park in Holly Ridge—135 privately-owned acres that will be developed as an industrial park targeted to service and light manufacturing industries. Duke Energy is conducting a site feasibility study.

There are plans to bring aggregate in from the Morehead City port and distribute it at a facility to be built on the railroad near *Towne Pointe*.

Several parcels zoned for light industrial use are available in western Swansboro, in the Seth Thomas Lane area. A boat-building facility will be located near Hammocks Beach State Park.

Redevelopment

The Albert Ellis Airport is being redeveloped with a new airport terminal building, as well as additional parking and a general aviation facility. The new passenger terminal, scheduled to open later in 2015, will be capable of accommodating more and larger aircraft, as well as an additional commercial carrier (in addition to Delta and American Airlines current serving the airport). Local stakeholders mentioned a need to improve the highway connecting the airport to US 258/NC 24.

Jacksonville would like to see some parcels on Lejeune Boulevard (NC 24) redeveloped before seeing construction take place on undeveloped sites. This would help to keep development more compact as well as enhance the area. The existing duplex and apartment units in the New River area in Jacksonville may be redeveloped.

The Millis Fish House in Sneads Ferry has closed, and the site may be redeveloped as waterfront housing. No large-scale commercial development is likely in the Holly Ridge/Sneads Ferry area.

Largest Employers

Table 5 lists the largest employers in Onslow County.

Table 5: Largest Employers

Employer	Rank	Employment Range
Department of Defense	1	1,000+
Onslow County Board of Education	2	1,000+
Camp Lejeune MCCA	3	1,000+
County of Onslow	4	1,000+
Wal-Mart Associates, Inc.	5	1,000+
Onslow Memorial Hospital	6	1,000+
Food Lion	7	500-999
Coastal Carolina Community College	8	500-999
Convergys Customer Management Group	9	500-999
City of Jacksonville	10	500-999
Coastal Enterprises of Jacksonville	11	500-999
McDonald's Restaurants of NC, Inc.	12	250-499
Sag Payroll LLC	13	250-499
Stanadyne Corporation	14	250-499
Marine Federal Credit Union, Inc.	15	250-499

Source: NC Employment Security Commission: <http://accessnc.commerce.state.nc.us> Updated quarterly, April 13, 2015.

Future Non-Residential Development

Jacksonville is conducting a study to determine if the city should construct an indoor or an outdoor sports facility. The city may construct a multi-use facility. A convention center facility would serve well as an economic development tool, as it could host events such as military balls that are now held elsewhere due to the lack of a suitable facility in Onslow County.

Hoffman Forest Tract 10 is likely to be sold for development if NCSU decides to sell part of Hoffman Forest.

Residential Development

Onslow County has experienced a slight decline in residential development over the past four years. National home builders entered the Jacksonville market during the recession, as they could construct housing at a lower cost than local builders, but most national builders have since left the Jacksonville market, and local developers were becoming active again. A substantial amount of unsold housing inventory (approximately 10,000 properties for rent or for sale) was said to make it challenging to sell a property in older neighborhoods. Also, a scenario was described in which some Marines buy a townhouse, are subsequently moved to another post, and then renting that unit but do not apply the rental payment to the mortgage, resulting in bank foreclosure.

A new wave of housing construction has started and was in progress at the time of the interviews. For example, approximately 800 houses were sold in *Carolina Plantation* during a

recent two-year period. Also, a developer reported having sold 75 units in the first five months of 2015 versus a total of 80 units in all of 2014.

There has been a transition from smaller to larger subdivisions in Onslow County resulting from:

- The availability of large tracts of land; and
- The inability of small landowners to procure financing to develop their land, resulting in larger developments such as *Towne Pointe*, *Carolina Plantation*, and *Stateside* by large development companies or those who are able to self-finance.

Pender County, and particularly Hampstead, was said to be the current hot residential housing market in the area.

Jacksonville Residential Development

Planners believe that relatively few new subdivisions are likely to be approved during the next five years in Jacksonville, and most new housing is anticipated to be primarily infill in approved subdivisions.

The developer of the *New River* complex, which was planned to include multi-family as well as single family housing, is in bankruptcy. Jacksonville supports redevelopment in that area, as it will support downtown redevelopment.

Jacksonville would like to see additional affordable housing, particularly if some apartments were to be rehabilitated and converted to be affordable. However, a city spokesperson noted that tax credits for affordable housing are better from new construction than from rehabilitating existing housing. Also, Jacksonville would like to see better quality housing become more available, as the military looks at the quality of local housing when making decisions on constructing additional housing on base.

Residential developments in progress in Jacksonville include those listed below. Refer to the list of subdivisions grouped by elementary school attendance area for additional information.

- *Williamsburg Plantation*—nearly built out; new housing is infill on undeveloped lots.
- *Carolina Forest*—nearly built out, with infill of undeveloped lots. Single family housing construction is completed at *Carolina Forest*, with construction on apartments nearing completion. Few school children were said to live in the apartments.
- *Cypress Creek / Vineyard*—development of single and multi-family housing is likely to occur over a longer term, perhaps 5-10 years in the future.
- *McRae Tract*—a mixed-use development with commercial uses fronting the highway and residential development on the remainder of the tract.
- *North Marine Town Center*—located at Piney Green Road and US 17 is planned for approximately 200 townhouse and apartment units. Occupancy is likely 5-10 years in the future.
- *Patriot Park*—dormant but could see development after completion of the Piney Green Road widening is completed in 2016. Development could include some small commercial uses on Piney Green Road.

Richlands Residential Development

The numbers of permits issued for new construction in Richlands have been as follows:

- 2012 24 permits
- 2013 14 permits
- 2014 3 permits
- 2015 1 permit (through April)

Active residential subdivisions in Richlands include:

1. *Tri-Field Estates*—nearly built out, but may see construction of an additional phase of development.
2. *Maidstone Park*—approximately 45-60 undeveloped lots available.
3. *Winstead Townhouses*—four buildings with 16 units have been constructed of a total of 85-100 units.

Stateside was to have been annexed by Richlands. State law requires a parcel to be annexed to be located within three miles from the annexing municipality. The northernmost part of *Stateside* met that criterion; however, that parcel has been sold so annexation of the remaining portion of *Stateside* may be done only on a voluntary basis.

Potential residential development in Richlands includes:

1. *Squires Run Village*—200 houses possible, located north of *Tri-Field Estates*.
2. *Unnamed*—potential mixed-use development on a 400-500 acre parcel on the west side of US 258. A significant portion of the parcel has wetlands, so only approximately 150-200 acres are suitable for development.

Parcels in the vicinity of the Richlands High School have been logged recently, but interviewees did not know if that was in preparation for development.

Swansboro Residential Development

The status of residential developments that were under construction in Swansboro at the time of the previous land use study was:

- *Hall's Creek*—construction still in progress.
- *Charleston Park*—may or may not still have construction.
- *Swansboro Acres*—built out.

An unnamed new subdivision with 50 lots located in the Hammocks Beach area will be submitted for approval and satellite annexation.

At the time of the interviews, no new multi-family residential developments were under construction or approved for construction in Swansboro.

Residential Subdivisions

The three largest master planned residential communities under development in Onslow County are *Towne Pointe*, *Onslow Bay*, and *Stateside*. Subdivisions under development or planned include the following, grouped by elementary school attendance area:

Richlands Elementary:

- *Ashbury Park*—located off Luther Banks Road. The windshield survey found one house under construction and one completed and ready for occupancy.
- *Bradford Estates*—approximately 180 lots with approximately 60 undeveloped lots, located in the Catherine Lake area off Bannermans Mill Road, with houses priced from \$140,000s. The windshield survey revealed nine houses completed and ready for occupancy in the existing part of this subdivision, which was nearly built out. A new section is ready for the start of construction.
- *Buck Haven*—Phase I nearly built out, and 50 additional single family houses to be built on a parcel to the west of the current development located on NC 24 west of Richlands. The windshield survey found five houses under construction and one house completed and ready for occupancy.
- *Canon's Edge*—located off Cow Horn Road, with houses priced from the \$160,000s. The windshield survey found eight houses under construction and 14 completed and ready for occupancy.
- *Cattle Branch*—located off Coston Road, with houses priced from the \$170,000s. The windshield survey revealed 18 houses occupied, and no construction activity in progress.
- *Indigo Ridge*—50 lots located near Richlands, with houses priced from the \$130,000s. Construction of houses was starting at the time of the interview, and the subdivision is likely to be built out in 2-3 years. The windshield survey found six houses completed and ready for occupancy.
- *Jessie's Crossing*—located on Jesse Williams Road, with houses priced from \$139,900. The windshield survey found 15 houses occupied and no construction activity in progress.
- *Killis Hills*—located off Cavanaughtown Road. The windshield survey found one house under construction.
- *Maidstone*—located off Comfort Road. The windshield survey found one house on which construction had started some time ago but with no recent activity and one house completed and ready for occupancy.
- *Turkey Ridge*—located on Union Chapel Road. The windshield survey found one house under construction and one house completed and ready for occupancy.
- *Verona*—has lots available.
- *Winstead Place Townhouses*—located off Francktown Road. The windshield survey found 13 units occupied, sitework in place for additional units, but no construction activity in progress.
- *Unnamed*—44 lots of which six were developed; located on Petersburg Road north of Richlands.
- *Unnamed*—30-acre parcel behind the Richlands Wal-Mart that is likely to be developed with approximately 60 houses in the next couple of years.
- *Unnamed*—a parcel located in the vicinity of US 258 and Gregory Fork Road that has been subdivided into 11 lots.
- *Unnamed*—a parcel located on Gregory Fork Road with 15 duplex units.
- *Unnamed*—approximately 40 lots on Bannermans Mill Road on which construction may start after *Bradford Estates* has been completed in the next few years.

- *Unnamed*—parcel likely to be subdivided into approximately 25 lots, located off Five Mile Road. That parcel has been held for 2-3 years, so development is not likely to occur soon.
- *Unnamed*—located on Hidden Hollow Road. The windshield survey found 34 houses built and occupied, with no construction activity in progress.
- *Unnamed*—located on Comfort Road across from Petersburg Road. The windshield survey found this subdivision was built out.

Stateside Elementary:

- *Bluffs on the New River*—located off Gum Branch Road. This subdivision was said to be built out. No construction activity was observed during the windshield survey.
- *Holly Grove of Rock Creek*—located off Rhodestown Road, with houses priced from \$170,000s. The windshield survey found 23 houses occupied in the western section. Roads had been constructed in the eastern section, but no housing construction was in progress.
- *River Bluff*—located off Northwest Bridge Road. The windshield survey found no construction activity in this built out subdivision.
- *Stateside*—1,000 houses on 500 acres, with the first 200 lots having been planned at the end of Stateside Drive, and 100 houses likely to be developed soon. Due to uncertainty as to when ONWASA would complete the Northwest Wastewater Treatment Plant, the developer will construct a package wastewater treatment plant on site with sufficient capacity for 2,000 housing units. The developer has first right of refusal on an adjoining 1,000 acres. The *Stateside* development is not likely to start on the Weyerhaeuser portion of the site.
- *Unnamed* (40 acre tract)—approximately 60 lots that may developed in the next year or two, located between Mendover Drive and Brothers Lane.

Meadowview Elementary:

- *Blue Creek Farm*—located on Navy Blue Road, off Pollard Road. The windshield survey found all houses occupied and no construction activity in progress.
- *Live Oak Estates*—located off NC 111. The windshield survey found three houses completed and ready for occupancy in this built-out subdivision.
- *Meadow Wood*—25 lots with two houses built, located in the Catherine Lake area off Fire Tower Road.
- *Moss Creek*—located off Blue Creek Road. The windshield survey found all houses occupied and no construction activity in progress.
- *Northridge*—36 lots of which 14 have been built on, located on Pet Lane off US 258/NC 24, with houses priced from the \$190,000s. The windshield survey found 12 houses occupied and no construction activity in progress.
- *Woodbury*—located off Meadowview Road. The windshield survey found all houses occupied and no construction activity in progress.
- *Unnamed Townhouses*—approximately 200 units on a parcel located off US 258/NC 24 near Wells and McAllister Roads.

Blue Creek Elementary:

- *Maggie's Corner*—approximately 40 lots, on which five houses have been built; located on Gould Road and Pony Farm Road. The windshield survey found two houses under construction and five occupied.
- *Sparrows Point*—28 lots, with three houses started; located on Onslow Pines Road. The windshield survey found two houses under construction and 29 occupied.
- *Tall Pines*—23 lots located off Murrill Hill Road, with houses priced from \$199,900. Housing construction is planned to start soon and buildout is likely in two years. The windshield survey found no construction in progress, and 25 houses occupied. Land had been cleared in preparation for construction of a new section.
- *Unnamed*—10 frontage lots on Murrill Hill Road.

Southwest Elementary:

- *Cobblestone*—180 lots approved, but housing construction has not yet started; located off Ernest King Road. No development activity was visible from the windshield survey.
- *Rockford Forest*—110 lots, with 40 built and four with houses under construction; located off Dawson Cabin Road, with houses priced from \$150,000s. The windshield survey found no houses under construction, three completed and ready for occupancy, and 54 occupied.
- *Southwest Plantation*—located off Harris Creek Road, with houses priced from the low \$200,000s. An interviewee said there is a possibility of additional development; but nothing was definite at the time of the interview. The windshield survey revealed five houses under construction and two completed and ready for occupancy in this golf course subdivision.
- *Stoney Creek II (formerly Fieldstone)*—150 lots planned on a parcel located off Dawson Cabin Road.
- *Thompson Farms*—located on Louie Road. The windshield survey found this subdivision built out.
- *Zack's Ridge*—12 lots, with 3 built; located on Dawson Cabin Road. Buildout was said to be likely within two years. The windshield survey found three houses completed.
- *Unnamed*—5 lots on Wilmington Road off Dawson Cabin Road.

Dixon Elementary:

- *Bridgeport*—178 single family lots plus 80 patio homes; 12 houses started; located on Old Folkstone Road, with houses priced from \$140,000s. The windshield survey found eight houses under construction, one completed and ready for occupancy, and no houses yet occupied in this new but very active subdivision.
- *Folkstone Landing*—located on Folkstone Road, will contain a total of 375-400 housing units comprised of 200 single family houses and 175 multi-family units priced from \$140,000s. The townhouse and apartment units were approximately 40% built out. Pluris provides utilities. The windshield survey found one single family house completed and ready for occupancy.
- *Grantwood*—located on Jim Grant Road. The windshield survey found two houses under construction, five completed and ready for occupancy, and five occupied.
- *Mimosa Bay*—located off Old Folkstone Road, with houses priced from \$200,000s. No information was available from the windshield survey as a result of this being a gated subdivision. Tax parcel data shows 40-50 lots available with lots moving rather quickly.

- *The Preserve at Morris Landing*—Construction has begun on two phases. About 100 lots are in parcel data with about 60 developed.
- *Nautical Reach*—150 units with 55 lots in parcel data along Regatta Way; with houses priced from the \$170,000s. The windshield survey found 14 houses under construction, 13 completed and ready for occupancy, and 15 occupied.
- *Neighborhoods of Holly Ridge: The Hamptons*—located off Ocean Road (NC 50), with houses priced from \$190,000s. The windshield survey found seven houses under construction, six completed and ready for occupancy, and 12 occupied in the section under development.
- *Oyster Landing*—Single family and townhouse residences located on Sneads Ferry Road (NC 172), with houses priced \$139,000-\$225,000. The final townhouses were under construction; however, an undeveloped 150-acre tract behind the townhouses may be developed in the future. Parcel data includes 66 lots of which most have been developed (moving fast). Information on future phases is not available.
- *Redd's Cove*—approximately 60 lots, with the first section about half built out, located off Hardison Road. Houses were priced from the \$200,000s, and the subdivision was said to be selling well. The windshield survey found no houses under construction, three completed and ready for occupancy, and 12 occupied.
- *Summerhouse*—dormant after having had hundreds of lots approved; however, an interviewee believed that development may pick up someday.
- *The Landing at Everett's Creek*—located on Everett Yopp Road, with houses priced from \$140,000s. The windshield survey revealed two houses under construction, and 43 occupied. Construction was ready to start in a new section.
- *The Reserve at Holly Ridge*—located on Bungalow Road, off NC 50. The windshield survey found no houses under construction, eight completed and ready for occupancy, and seven occupied.
- *Village at Folkstone*—located on Folkstone Road, with houses priced from \$160,000s, and a sales rate said to be approximately 15-20 houses per year. The windshield survey found five houses under construction and one completed and ready for occupancy.
- *Unnamed*—68 townhouses planned on a 25-acre parcel in Sneads Ferry, located near the intersection of Peru Road and Lawndale Lane. This parcel could be developed instead as 34 single family houses.
- *Unnamed*—50 townhouses located on Peru Road next to *Justice Farm*.

Carolina Forest Elementary:

- *Carolina Forest*—located off Western Boulevard. The windshield survey found this development built out.
- *Carolina Forest Town Houses*—80 units located on a parcel off Carolina Forest Boulevard.
- *Carolina Plantation*—located off Ramsey Road in unincorporated Onslow County, and nearly built out, with only approximately 40 townhouses to be built. Housing was said to be selling at a rate of 8 units per month, compared to a peak of 25 units per month. There is undeveloped land available, but municipal sewer is not available to support future development, as the development is served by a package wastewater treatment plant. An interviewee doubted that further residential development in the area of this subdivision

was likely due to the high cost of installing sewer. The windshield survey revealed 31 houses under construction and 15 completed and ready for occupancy.

Summersill Elementary:

- *Cypress Grove*—put up for sale by D.H. Horton (originally to be developed by St. Lawrence Homes) due to a prohibitively high cost of development. An interviewee believed that no development is likely on that site in the next five years.
- *Williamsburg Plantation*—located off Gum Branch Road, with houses priced from \$175,000. The only residential construction occurring in Jacksonville, and the development was said to be for sale. Development was proceeding at a slower pace than in the past, with approximately one house sold per month. The windshield survey found four houses under construction, five completed and ready for occupancy, and 24 occupied in the St. James Park section.

Bell Fork Elementary:

- *New River*—there had been plans to build 100 housing units, then demolish 100 old units and replace them, resulting in a net increase of 100 units; however, that development had not taken place.

Hunters Creek Elementary:

- *Hunters Creek—The Farm*—located off Piney Green Road, with houses priced from the 150,000s. Construction was finishing up on 135 lots, with 220 additional lots planned. Infrastructure was nearly complete in a section with 50 lots, with housing construction likely to start in mid-August 2015. Approximately 20-25 undeveloped lots remaining in a section with 130 lots across the street from the middle school. The subdivision is the first sewer customer to use the new ONWASA line, and the developer expects that the Piney Green Road corridor will see additional development. *Hunters Creek* is located in Onslow County, not Jacksonville. The windshield survey revealed two houses under construction, and nine completed and ready for occupancy in the section under development.

Morton Elementary:

- *Brook Ridge*—44 lots located off Old 30 Road, and said to be selling slowly.
- *Coles Farm*—located off Old 30 Road, with houses priced from the \$190,000s. The windshield survey found 11 houses under construction, and four completed and ready for occupancy.
- *Grants Creek Farms*—proposed subdivision master planned for approximately 600 units to be submitted for approval by Weyerhaeuser Realty Development Company six months to one year after the time of the interviews in May 2015. Construction drawings have been prepared for the first 200 lots, and the developer plans to start by developing 100 lots. There has been some interest in developing other land in that area.
- *Patriot Park*—listed for sale by Koenig, Jr (Sr. died), and characterized as having high front end infrastructure cost.
- *Sterling Farms*—located off Old 30 Road, with houses priced from \$160,000s. Tony Sydes bought a tract on which 200 additional housing units will be developed. 20 lots have been put out for construction, and another 40 were nearly ready to be put out. It is

likely that 20-30 houses will be constructed per year. The windshield survey revealed three houses completed and ready for occupancy.

- *Trinity Crossing*—22 lots plus 38 lots on a parcel to the west, located off Old 30 Road, with construction to start later this year. The windshield survey found two houses under construction, four completed and ready for occupancy, and 33 occupied.
- *Waters Farm*—35 lots, has been submitted to Onslow County for approval; located off Old 30 Road.

Swansboro Elementary:

- *Forestbrook*—located on Hammocks Beach Road. The windshield survey revealed three houses under construction and 50 occupied.
- *Forest Ridge*—located off Hammocks Beach Road. The pace of sales was said to be picking up; with four houses having been sold during 2014, but five being sold through mid-May of 2015.
- *Halls Creek South*—located between Hammocks Beach Road and Old Hammock Road. The windshield survey found this subdivision was built out.
- *The Hammocks of Swansboro*—85 townhouses located off Hammocks Beach Road.
- *Park Place*—approximately 40 undeveloped lots in a subdivision by D.R. Horton, located on Hammocks Beach Road, with houses priced from the mid \$200,000s. The windshield survey found four houses under construction, six completed and ready for occupancy, and five occupied.
- *Peyton's Ridge*—approximately 400 lots, located off Pittman Road with houses priced from the low \$200,000s. The windshield survey revealed four houses under construction, and five completed and ready for occupancy.
- *Holly Grove at Rock Creek*—38 lots; roads just constructed; buildout anticipated in three years; located near the intersection of Rhodestown Road and Gum Branch Road.
- *Rogers Farm*—located at the end of Mandy Road off Lee Rogers Road. The windshield survey found two houses under construction, two completed and ready for occupancy, in this nearly built out subdivision.
- *Shipwright Point*—60 lots located behind the Wal-Mart site and schools in Swansboro. Houses will be similar to those in *Halls Creek*, and priced \$300,000+. Construction is not anticipated to proceed quickly.
- *Sudden Ridge*—located on Ridgepath Road, off Parkertown Road, with houses priced from the \$190,000s. The windshield survey showed four houses under construction, seven completed, and 11 occupied.
- *Swansboro Acres*—located off Norris Street, with houses priced from the \$140,000s. The windshield survey found one house completed and ready for occupancy in this otherwise built out subdivision.
- *Unnamed*—development next to *Park Place*.
- *Watercrest Landing*—subdivision located behind the Swansboro Food Lion is selling and will expand. 29 lots platted and 21 occupied in last two years.
- *Cotton Hill* (350 acre parcel off Riggs Road)—approximately 400 lots; 28 built.

Queens Creek Elementary:

- *Camden Woods*—300 total lots located off Riggs Road, with houses priced from the \$160,000s. The bulk of the development is located on the east side of a creek through the property. The windshield survey revealed no houses under construction, two completed and ready for occupancy, and 18 occupied.
- *Highlands at Queens Creek*—located off Queens Haven Road, with houses priced from the \$160,000s. The windshield survey showed four houses under construction and one completed and ready for occupancy. The subdivision is about built out.
- *Jacks Branch*—located off the road to *Highlands at Queens Creek*. The windshield survey revealed this subdivision was built out.
- *Kingsbridge* and *Highlands*—approximately 140 total lots in expansions to those subdivisions in Swansboro. Houses are deemed likely to sell quickly, similar to *Sagewood*, which sold out in two years.
- *Raymond's Landing Townhouses*—24 townhouses located off Bear Creek Road near the base gate. No construction was visible from the windshield survey.
- *Sagewood*—160 lots, located off Sand Ridge Road. The windshield survey found this subdivision nearly built out, with seven houses under construction, and eight completed and ready for occupancy.
- *The Bluffs at Starling Point*—located off Great Neck Landing, with lots from \$65,000-\$250,000. The windshield survey found no construction in progress, and 18 lots available.
- *Vista Cay Village*—located on both sides of Vista Cay, with houses priced from \$150,000s, had 14 houses occupied and no construction activity.
- *Unnamed*—23 lots and 26 lots to be developed in subdivisions at the southern end of Riggs Road.

Silverdale Elementary:

- *Azalea Acres*—30 large lots to be developed next year, located on Azalea Plantation Blvd. off Riggs Road.
- *Towne Pointe*—approximately 5,000 total housing units, including single- and multi-family units, and located off Rocky Run Road. Originally consisting of 1,800 acres, a 600-acre parcel was sold to another developer who plans to develop 900-1,000 lots, to be called *Onslow Bay*. Approximately 250 units had been constructed, and 100 lots had been sold to builders at the time of the interview. The developer plans to construct approximately 200 houses per year. Housing units are currently selling for \$180-\$275 per square foot. Onslow County Schools has been given options on two potential school sites in the development. Construction on the *Colony at Towne Pointe*, with approximately 100 duplex housing units is planned to start in October 2015, with occupancy of the first units in May 2016. *Towne Pointe* development will be served by both Duke Energy (front 2/3) and Jones-Onslow Electric Cooperative (back 1/3). Duke Energy may construct a new substation to better serve the *Towne Pointe* area, which is served by a transmission line running between Jacksonville and Havelock. The windshield survey found eight houses under construction and eight houses completed and ready for occupancy, with many houses occupied.
- *Waterford Ridge*—approximately 40 lots planned and permitted; located on Belgrade Swansboro Road.
- *Unnamed*—9 lots in a subdivision on Riggs Road north of *Camden Woods*.

Unknown E.S.:

- *The Landing at Mill Creek*—proposed; construction is likely to be several years in the future.
- *Permeter Branch*—approximately 50 units, with site engineering in process.

Multi-Family Housing

A shift to construction of multi-family housing resulted from financing for construction of single-family houses drying up during the recession. Apartments met the demand for housing during that time, but recently the demand for new multi-family housing has decreased.

The multi-family housing market has slowed to a point where one interviewee didn't expect to see more multi-family development soon. One interviewee believed that only multi-family housing complexes with 50-80 units and eligible for tax credits are likely to be built, primarily in the Western Boulevard/Gum Branch Road area.

Mobile Homes

No new mobile home parks have been approved in Onslow County. Small duplex houses and permanent campers have been more prevalent than mobile homes. Onslow County is considering a change to its ordinance that would limit the length of time a camper can be located on a site, in an effort to limit the numbers and locations of permanent campers.

Other Future Residential Development

Economic development officials were not aware of any development plans from Weyerhaeuser to develop any of that company's tracts.

Alligator Acres may be owned by an out-of-state owner and may or may not be developed.

One interviewee didn't see any subdivisions likely north of Swansboro, in the Richlands area, in the Catherine Lake area, in western Onslow County, or in Jacksonville.

List of Interviews and Data Sources

Interviews:

Personal interviews were conducted with the following:

Department of Defense:	Joe Ramirez, Donna Grundy
NCDOT:	Robert Vause, PE, District Engineer
Onslow County:	Jeff Hudson, County Manager
City of Jacksonville:	Ron Massey, Deputy City Manager; Anthony Prinz, Transportation Services Administrator
Town of Richlands:	Gregg Whitehead, Town Administrator
Town of Swansboro:	Scott Chase, Town Manager
ONWASA:	Billy Farmer, Executive Director
Jones-Onslow Electric Cooperative:	Paula Redick, Steve Goodson
Duke/Progress Energy:	Bob Dupuis
Jacksonville-Onslow Chamber of Commerce:	Laurette Leagon, President
Jacksonville-Onslow Economic Development:	Sheila Pierce, CCIM, Executive Director
John L. Pierce & Associates:	John Pierce, Owner
Hunter Development Corporation:	Michael Tuton, Owner
Parker & Associates:	John Parker, Owner
Pittman Soil Consulting:	Haywood Pittman, Owner

Data Sources:

Data were compiled from the following sources, in addition to those cited above:

U.S. Census Bureau: www.census.gov

North Carolina Office of Budget and State Management:

http://www.osbm.state.nc.us/ncosbm/facts_and_figures/socioeconomic_data/population_estimates.shtm

North Carolina Department of Commerce: <http://www.nccommerce.com/>

North Carolina Department of Transportation: www.dot.state.nc.us

Onslow County: <http://www.onslowcountync.gov/default.aspx>

Onslow County Planning Department: <http://www.onslowcountync.gov/Planning/>

Onslow Water and Sewer Authority: <https://www.onwasa.com/>

City of Jacksonville: <https://www.jacksonvillenc.gov/>

Town of Holly Ridge: <http://townofhollyridge.net/>

Town of Richlands: <http://www.richlandync.gov/>

Town of Swansboro: <http://swansboro-nc.org/>

Town of North Topsail Beach: <http://www.ntbnc.org/Pages/default.aspx>

Jacksonville-Onslow Chamber of Commerce: <http://www.jacksonvilleonline.org/>

Jacksonville-Onslow Economic Development: <http://www.onslowedc.com/>