

Planning Board
January 19, 2010
Minutes

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, January 19, 2010, in the Municipal Building Auditorium, 202 South Eighth Street, Morehead City, NC, at 5:30 p.m. The following people were present:

MEMBERS: Chairman Bill Taylor (arrived at 5:36 pm), John Creech, Curtis Fleshman, Corinne Geer, Jackie Maucher, Gordy Patrick, and Gordon Thayer

ABSENT: None

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, John Maucher, Bob Chiles, Mary Lynne Osteen, and George Chiles.

Vice-Chairman John Creech called the meeting to order and delivered the invocation.

The roll was called Chairman Bill Taylor was absent. Gordon Thayer made MOTION, seconded by Gordy Patrick, to excuse the absence. The motion carried unanimously.

Vice-Chairman John Creech led the Pledge of Allegiance.

MINUTES: December 15, 2009: Corinne Geer made MOTION, seconded by Jackie Maucher, to adopt the minutes and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Request from Robert M. Chiles, P.E., on behalf of Spooner's Creek West, LLC, for Preliminary Plat Approval for Spooner's Creek.

Request from Robert M. Chiles, P.E., on behalf of Spooner's Creek West, LLC, for Preliminary Plat Approval for Spooner's Creek. Flood Zone: AE 7/X. Zoning: R20. Minimum Lot Size: 53,263 sq. ft.

Sketch Plan Review (w/ variance) – Planning Board: November 18, 2008
Sketch Plan Review (w/ variance) – Council: December 9, 2008

The developer is requesting preliminary approval for ten (10) single-family residential lots on 14.93 acres. The property is zoned R20 (Single-Family Residential) and is located in Flood Zones "AE 7" and "X". The subdivision is to be served by City water and septic tanks.

A 50' wide, approx 1710 linear foot extension of South Spooner's Street is proposed for construction which will intersect with Nottingham Lane, Coventry Road and Green Dolphin Street. The road will connect Harbor Drive and Woodridge Drive in existing right-of-way reservation areas. A five (5) foot sidewalk is proposed for construction along the south boundary of the road. At sketch, the developer received a variance from the curb and gutter requirement due to an inability to otherwise receive a State Stormwater Permit.

A 10' drainage and utility easement has been reserved along the front and sides of all property lines. The Unified Development Ordinance does not require street lighting in subdivisions where the smallest lot is greater than forty thousand (40,000) square feet. However, the developer proposes to locate six street lights along the north side of South Spooner's Street Extension. The upland/wetland areas are shown on the plat.

Common area is being reserved along the south boundary of the proposed sidewalk. Because the subdivision does not generate a minimum of one acre of open space, a recreation fee will be due prior to final plat approval.

State Stormwater, Sedimentation and Erosion Control, Water Quality, Army Corps of Engineers, Carteret County Septic Tank Approval, NCDENR Water Extension, and NCDOT approvals/permits and the restrictive covenants have been received. The submittal appears to comply with preliminary plat submittal requirements.

Planner Sandi Watkins introduced the request.

Chairman Bill Taylor arrived at 5:36 pm and joined the Board during Ms. Watkins' introduction.

Bob Chiles spoke on behalf of Spooner's Creek West, LLC. The City has received a letter from the Division of Water Quality concerning an approved collection system under the stormwater rules in regards to the curb and gutter variance granted by the City Council on December, 9, 2008.

No one spoke in opposition of the request.

Gordon Thayer made **MOTION**, seconded by John Creech, to approve the Preliminary Plat request for Spooner's Creek. The motion carried unanimously.

REQUESTS/COMMENTS:

A. Corinne Geer invited the Board Members to a Morehead City Rotary Club meeting, Thursday, January 21st at 6pm at the First Methodist Church on Arendell Street. Dinner will be provided for \$8.00. The keynote speaker will be a representative from HEPACO, the HAZMAT clean-up company responsible for the clean-up of the Port accident last week.

B. *Pedestrian Plan Kick-off Meeting* - Linda Staab said that the Pedestrian Plan kick-off meeting last week went very well. There will be open-houses in the near future and the next meeting is tentatively scheduled for February 15th. She distributed surveys as well as yellow information cards to the Planning Board Members.

C. *Complete Count Committee* - The next meeting is scheduled for Monday, January 25th, at 10:00 am, in the County Commissioners Board Room. April 1st is being promoted as "Census Day." Most people will be receiving a short survey, only ten questions. If you receive the long survey and have questions, please see Linda.

D. *Carteret County Comprehensive Transportation Plan Update* - Linda Staab is on the Carteret County Comprehensive Transportation Plan Update Committee. There are two large projects in our area: 1) the Havelock Bypass and 2) the Gallants Channel Bridge. Craven County, where the Havelock Bypass is planned, has a Comprehensive Transportation Plan in place and therefore receives more points towards priorities and funding of projects. Carteret County has one year to complete their Plan which will help gain points towards priorities and funding of projects, including the Gallants Channel Bridge.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:14 p.m.

Jeannie Vaughan
Secretary