

Planning Board
October 20, 2009
Minutes

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, October 20, 2009, 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, Curtis Fleshman, Jackie Maucher, Gordy Patrick, and Gordon Thayer

ABSENT: John Creech and Corinne Geer

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, Mike Shutak of the Carteret County News-Times, John Maucher, City Manager Randy Martin, Peter Avens, Jan and Ruth Rolar, Ron Cullipher, and Keith Walker.

Chairman Bill Taylor called the meeting to order and delivered the invocation.

The roll was called and John Creech and Corinne Geer were absent. Gordon Thayer made **MOTION**, seconded by Curtis Fleshman, to excuse the called-in absences. The motion carried unanimously.

Chairman Bill Taylor led the Pledge of Allegiance.

MINUTES: September 15, 2009: Gordy Patrick made **MOTION**, seconded by Jackie Maucher, to adopt the minutes as written and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Request from ECCDI, on behalf of Best Ventures, LLC, to rezone a portion of 222 Friendly Road from R20 (Single-family Residential District) to RMF-CU (Residential Multi-family Conditional-Use District).

Rezoning Request from ECCDI, on behalf of Best Ventures, LLC, to rezone a portion of Tax PIN #637613147055000 located at 222 Friendly Road from R20 (Single-Family Residential District) to RMF-CU (Residential Multi-family Conditional-Use District). Flood Zone – X

ECCDI, on behalf of Best Ventures, LLC, has submitted a request to rezone 10.8 acres located at 222 Friendly Road from R20 to RMF-CU. The property is located within Morehead City's Corporate Limits and is vacant. Adjacent property is zoned R20 to the north, OP (Office and Professional) to the east, MA-CU (Medical Arts Conditional-Use) to the west, and R20 to the south. Surrounding land use consists of single-family residential to the north, vacant area to the south and west, and the Leon Mann Center to the east.

General: The developer is proposing to locate a 96-unit senior apartment complex on the property. The proposed use (Dwelling, multi-family) is permitted in RMF.

Minimum Lot Size: The minimum area required under Article 13-2 of the Unified Development Ordinance (UDO) for 52 one-bedroom units and 44 2+ bedroom units is 6.07 acres. As proposed, the area encompassing the multi-family development would contain 10.8 acres.

Lot Coverage: The UDO limits the amount of area covered by building or roof area in the RMF district to 40%. The amount of area covered by building or roof area is 35,990 square feet, or 8% of the multi-family site.

Density: The maximum allowable density on 10.8 acres is between 156 and 187 units (Article 13-2.2: varies based upon number of bedrooms). The applicant proposes 96 units at a density of 9 units per acre.

Open Space: The UDO requires a minimum of twenty-eight (28) percent of the site be preserved as open space: eighteen (18) percent natural and ten (10) percent useable open space. As proposed, this project exceeds the minimum requirements with forty-two (42) percent (196,278 square feet) natural open space and eleven (11) percent (53,247 square feet) useable open space.

Land Use Plan: The site is located within Neighborhood 5 of the CAMA Land Use Plan and is classified as Low Density Residential. The plan as proposed does not appear to conflict with any policy statements.

Maximum Height: The maximum allowable height in the RMF district is 50'. The proposed building is a three-story structure and will not exceed fifty feet in height.

Parking: The UDO requires two spaces per unit plus one space per six units for overflow $((96 * 2) + 16 = 208)$. The parking requirement has been exceeded with 214 parking spaces proposed.

Setbacks:

Front: 25'

Sides: 30' (combined with minimum 18' one side)

Rear: 35' (25' + 5' each additional story in height)

Regarding setbacks, this plan meets and/or exceeds the minimum requirements for a three-story multi-family building.

Landscaping: A 10' landscape strip is shown along the front and 2.5' landscape strips are shown along the east and west sides of the property. The developer has requested a modified screen to the north.

The property has been posted and property owners within 300 feet of the proposed rezoning have been notified of the Planning Board meeting, as well as the Council's public hearing on November 10, 2009.

Conditional-Use Rezoning:

When property is under consideration for conditional-use rezoning, site-specific conditions may be considered as part of the rezoning request. The focus of the Planning Board and Council is the proposed site plan and conditions. In this case, it is necessary to determine if it is appropriate to locate a multi-family development on the property. If you choose to allow it, you may attach any additional reasonable conditions that are determined to be appropriate.

Suggested Conditions:

1. Receipt of State Stormwater permit;
2. Receipt of Sedimentation and Erosion Control permit;
3. Receipt of a lighting plan;
4. Construction by the developer of a cul-de-sac at the terminus of Mandy Lane; and,
5. Improvement of the driveway area and sidewalks (possible future Galantis Drive extension), by the developer, to Council-approved standards.

Planner Sandi Watkins introduced the request. Planning Board Member Corinne Geer, unable to attend the meeting, called and suggested that recreational amenities including a gazebo, a swing, and a picnic table be included as a condition upon any approval.

Ron Cullipher of Stroud Engineering spoke on behalf of the owners. Mr. Cullipher said that the Friendly Road location is good because the senior center is just to the east and the new assisted living facility will be to the immediate west. There will be a stormwater pond on the site and fill dirt will be used to ready the site for development. The project is expected to begin in November of next year.

Mr. Keith Walker of Beaufort, NC spoke on behalf of the developer, ECCDI. Mr. Walker said that a full-time employee will be hired to manage and maintain the property. There will be an extensive application process for tenants that will include a background check and income-based requirements. The proposed apartments will be between 900 and 1200 square feet, depending on whether they are one or two-bedroom units. The apartments will be age-restricted; all tenants must be 55 years of age or older. Mr. Walker was asked about

installing fencing around the stormwater pond and he indicated that he will do whatever is requested. He also said that outdoor amenities will be provided to include garden areas and a gazebo.

There was no public comment.

Gordon Thayer commented that he likes the proposal and the location. Bill Taylor added that having the three senior facilities together will benefit the community. He also said that he likes the low density of the project. Gordy Patrick, Jackie Maucher, and Curtis Fleshman agreed saying that this project will be a positive addition for the community. Board Members suggested adding conditions to ensure that outdoor recreational amenities and walkways within the complex are included with the project.

Gordon Thayer made **MOTION**, seconded by Curtis Fleshman, to recommend approval of the rezoning request, the amended site plan dated October 7, 2009, and Planning Board Resolution 2009-0007, subject to the following nine conditions:

1. Receipt of State Stormwater permit;
2. Receipt of Sedimentation and Erosion Control permit;
3. Receipt of a lighting plan in accordance with Article 13-2.2K of the Unified Development Ordinance;
4. Construction by the developer of a cul-de-sac at the terminus of Mandy Lane;
5. Improvement of the driveway area (possible future Galantis Drive extension) and sidewalk, by the developer, to Council-approved standards;
6. Provision for a pedestrian walkway within the development to connect amenities;
7. Provision for recreational amenities including, but not limited to, a gazebo, picnic table, and swing;
8. That the project will remain in perpetuity an age-restricted multi-family development for adults fifty-five years of age and older; and,
9. That the project will remain an affordable development within the guidelines set forth by the North Carolina Housing Finance Agency.

The motion carried unanimously.

REQUESTS/COMMENTS:

1. Super 70 Corridor - Linda Staab discussed an overview of proposed access management improvements along Highway 70 from McCabe Road to the Highway 24/70 intersection.

2. Gordon Thayer thanked the Planning Staff for their hard work.

3. City Manager Randy Martin thanked the Board Members for their commitment to the City. He commented on the Super 70 Corridor Project saying that although it is currently an unfunded project, he is optimistic about our area receiving funds because the section of Highway 70 between Highway 24 and the Carteret Community College has the highest accident rate along Highway 70. Mr. Martin also said that the Little Nine Extension has been funded but deferred until next year's budget. In response to a board member's question, Mr. Martin said that the Department of Transportation is amenable to providing bike lanes along Highway 70.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:33 p.m.

Jeannie Vaughan
Secretary