

Planning Board
November 17, 2009
Minutes

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, November 17, 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, 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, Mike Shutak of the Carteret County News-Times, Commissioner Demus Thompson, John Maucher, and Christopher Guilford.

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

The roll was called and all members were present.

Chairman Bill Taylor led the Pledge of Allegiance.

MINUTES: October 20, 2009: There was one correction per Jackie Maucher. The number of parking spaces proposed in the ECCDI rezoning request should be 214, not 218, as shown on the site plan reviewed during the October Planning Board meeting. John Creech made **MOTION**, seconded by Gordon Thayer, to adopt the minutes as amended and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Request from Christopher Guilford to rezone 1013 Evans Street from CN (Commercial Neighborhood) District to R5S (Single-Family Residential) District.

Rezoning Request from Christopher Guilford to rezone Tax PIN #638619519022000 located at 1013 Evans Street from CN [Commercial Neighborhood District] to R5S [Single-Family Residential District] – Flood Zone: AE 6'

Christopher Guilford has submitted a request to rezone approximately 0.11 acres located at 1013 Evans Street from CN [Commercial Neighborhood] to R5S [Single-Family Residential District]. The zoning classification of surrounding properties includes R5S to the north, south, and east, and CN to the west. Surrounding development includes a City park to the north, single-family residences east and south, and a mixture of commercial uses on the property to the west. The parcel is located in the corporate limits and is occupied by a single-family dwelling.

The property is located in Neighborhood 2 of the CAMA Land Use Plan and is classified as High Density Residential. The proposal does not appear to conflict with any policies of the Land Use Plan.

Property owners within 300 feet of the property were notified of the Planning Board meeting as well as the date of the public hearing which is scheduled for December 8, 2009. The property has been posted.

Planner Sandi Watkins introduced the request.

Chris Guilford spoke and said that an engine repair shop was operated on the property prior to his purchase. The property is now being used as his residence, and the business is no longer in operation. He asked the Board to approve his rezoning request.

Gordon Thayer made **MOTION**, seconded by Jackie Maucher, to recommend approval of the rezoning request and Planning Board Resolution 2009-0008. The motion carried unanimously.

B. Request for the adoption of the 2009 Morehead City Hazard Mitigation Plan Update.

In accordance with the Federal Disaster Mitigation Act of 2000, communities must have a hazard mitigation plan in place in order to request Federal funds for disaster relief or mitigation activities. Morehead City's current plan was approved in 2004 and will expire this year. The draft plan was reviewed by the Planning Board in April and by Council in May. After being reviewed and approved by the North Carolina Division of Emergency Management (NCDEM), the plan was submitted to the Federal Emergency Management Agency (FEMA) in August. In October, Staff received notification that the plan had received approval by FEMA pending receipt of documentation of formal adoption, as well as documentation that the public was provided an opportunity to comment on the plan prior to approval.

Notice of the public meeting and hearing has been advertised and a copy of the updated plan has been posted on the City's website.

Planner Sandi Watkins introduced the request.

Chairman Taylor opened the floor for public comment and no one spoke.

Gordon Thayer made **MOTION**, seconded by Corinne Geer, to recommend adoption of the 2009 Morehead City Hazard Mitigation Plan Update. The motion carried unanimously.

C. Election of Chairperson and Vice-Chairperson.

Corinne Geer nominated Bill Taylor for Chairman and Gordon Thayer seconded the nomination. The vote was unanimous. Corinne Geer nominated John Creech for Vice-Chair and Gordon Thayer seconded the nomination. The vote was unanimous.

REQUESTS/COMMENTS:

A. DMCRA Reception - There will be reception for Stephanie Slocum, the new DMCRA Director, tomorrow night at the train depot beginning at 5:30 pm.

B. December 2009 PB Meeting - A rezoning request has been received and the Planning Department has a Mobile Home Standards Ordinance to present next month. All members said that they will be in town for a December 15th meeting.

C. Christmas Flotilla - The Christmas Flotilla will begin on Saturday, December 5th at 5:30pm. The lighting of the Christmas tree in Katherine Davis Park will be at 6:00 pm.

D. Christmas Parade - The Morehead City Christmas Parade will be on Saturday, December 12th and will begin at 11:00am.

E. Christmas Luncheon - Board Members were reminded of the Christmas Luncheon for City Employees scheduled for December 17, 2009, at 12 noon, at the Parks and Recreation Center, 1600 Fisher Street.

F. Opinions and Zoning Hearings - The board discussed an article by David Owens concerning neighbors' opinions being considered in a zoning hearing.

G. Banners - Linda Staab said that the Planning Staff is evaluating the existing banner ordinance.

H. New Commercial Activity - A West Marine Super Store and two restaurants, Buffalo Wild Wings and Olive Garden, have applied for building permits in Morehead City.

I. Commissioner Demus Thompson thanked the Board for their work.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:04 p.m.

Jeannie Vaughan
Secretary