

Planning Board
February 16, 2010
Minutes

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, February 16, 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, 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, Carteret County News-Times Reporter Mike Shutak, Max Murphy, Jorinda Murphy, Ronald Helwig, and David Inscoe, Director of the Carteret County Economic Development Council.

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: January 19, 2010: John Creech made **MOTION**, seconded by Gordy Patrick, to adopt the minutes and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Request from Ronald J. Helwig, President of Welding Options Inc., on behalf of Ralph B. Nitt, to rezone 5032 Highway 70 (Tax PIN #636609260630000) from CH (Highway Commercial) to IP (Port-Industrial).

Rezoning Request from Ronald J. Helwig, President of Welding Options Inc., on behalf of Ralph B. Nitt, to rezone Tax PIN #s 636609260630000 located at 5032 Highway 70 from CH [Highway Commercial District] and IP [Port-Industrial District] - Flood Zone: X

Mr. Helwig has submitted a request to rezone approximately 3.78 acres located at 5032 Highway 70 from CH [Highway Commercial District] to IP [Port-Industrial District]. The zoning classification of surrounding properties includes IP across the railroad right-of-way to the north and CH to the south, east and west. Surrounding development includes undeveloped land across the railroad right-of-way to the north and east, a convenience store/gas station to the south, and single-family residential and vacant land to the west. The parcel is located in the corporate limits and is occupied by Storage Solutions and Coastal Transmission.

The property is located in Neighborhood 10 of the CAMA Land Use Plan and is classified as General Commercial. 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 March 9, 2010. The property has been posted.

Planning Director Linda Staab introduced the request.

Ronald Helwig spoke on behalf of the owner, Ralph B. Nitt. Mr. Helwig said that he plans on purchasing the property if the rezoning is approved. He plans to operate a world-wide fabrication facility from the existing building on the property. The facility will house alloy piping systems and vessels that will be transported in one of three ways: by ship at the Morehead City Port, by the railroad to and from the Morehead City Port, and by limited trucking. No chemicals will be used in this operation. Mr. Helwig said that he has been working on this proposed project for over three years and has inquired about properties already zoned IP in Morehead City. The industrial park, zoned IP, is not adequate because there is no access to the railroad, a must for this project.

Dave Inscoe of the Carteret County Economic Development Council spoke in favor of the rezoning. Mr. Inscoe said that he has been working on this project along side Mr. Helwig for over three years in order to bring good-paying jobs to Carteret County. The rezoning of this property is the first step to be able to develop a larger project on the property owned by the Port Authority in the IP District to the north of the proposed site. He asked the Board to approve the request.

Max Murphy, owner of the property directly in front of the site, spoke in opposition of the request. Mr. Murphy commented on the potentially negative impact of a neighboring IP zone on any future plans of development for his property, zoned CH. Mr. Murphy also commented on the other possible uses of the property if the rezoning should be approved, saying that there are a number of uses he would not want to see on that property.

Chairman Taylor questioned whether Mr. Helwig would consider a conditional-use rezoning and Mr. Helwig said yes. Mr. Helwig also agreed to install screens around his operation.

John Maucher of 201 Lord Granville Drive questioned how many jobs the fabrication facility will create and whether or not there is enough parking on site. Mr. Helwig responded by saying that 25-30 jobs will be created on site and more throughout the county. He also said that there is plenty of parking on site.

John Creech stated that the property in question is more suitable to the CH zoning because of the high traffic volume in the area. He also said he is against the rezoning because of the other allowed used in the IP District should the current development plans fail. All members agreed.

John Creech made **MOTION**, seconded by Jackie Maucher, to deny the rezoning request. The motion carried unanimously.

B. City-initiated request for clerical amendments to Articles 2, 9, 10, 11, 13, 14, 15, 18, 20, 22, and 23 of the Unified Development Ordinance (UDO).

City-Initiated Request for Clerical Amendments to Articles 2, 9, 10, 11, 13, 14, 15, 18, 20, 22 and 23 of the Unified Development Ordinance:

1. Amend Article 10-2.1 to correct typographical errors:

10-2.1 *Application* (last sentence) All applications must include a schematic plan drawn to scale, any supporting text for the ordinance amendment and the following **items item**:

2. Amend Article 13-1 to provide consistency in formatting for the CD and DB district development requirements and to reference existing height requirements currently located in Article 14-39:

District	Minimum Lot Area			Minimum Lot Width			Minimum Front Setback			Minimum Side Setback			Minimum Rear Setback			Maximum Height ~ (Feet)	Maximum Lot Coverage	
	1 st Unit	2 nd Unit	Multi-family	1 st Unit	2 nd Unit	Multi-family	1 st Unit	2 nd Unit	Multi-family	1 st Unit	2 nd Unit	Multi-family	1 st Unit	2 nd Unit	Multi-family			
DB	****	****	****				None				****	****	****	****	****	****	70‡	N/A

**** See section 12-2 for CD and DB development requirements

* If the DB (downtown business) district abuts an R district, the permitted or special use must meet the identical setback requirement of the abutting yard in the R district

‡ Increased height permitted with receipt of a conditional use permit from Council (Section 12-2.4(C))

~ No structure located within one hundred (100) feet of an abutting single-family residential zoning classification shall exceed a height of fifty (50) feet (Section 14-39).

3. Remove Article 15-7 Landscape Ordinance (clerical correction).

4. Amend Article 18 to correct a typographical error:

18-5.3 Subdivisions, **manufactured** ~~manufactures~~ home parks and major developments.

5. Amend Article 22 to correct a clerical error:

22-7.2 Any person receiving a notice under the provisions of subsection 22-7.1 above may appeal from the order contained therein by giving written notice of such appeal to the City Manager within ten (10) days of the receipt of the notice from the **Enforcement Officer** ~~City Manager~~ from the posting thereof, whichever is earlier, or, if the notice is served by publication, within ten (10) days of the publication thereof.

6. Replace terms “mobile home” and “trailer” with “manufactured home”:

See Sections: 2-2.83, 2-2.297, 2-2.307, 9-11.7, 9-11.8, 11-1, 14-6, 14-14, 14-14.1, 14-14.3, 14-14.4, 14-14.8, 14-14.11, 14-14.12, 14-14.13, 14-14.14, 14-14.15, 14-14.16, 14-15.4, 15-1.5.3, 20-3.1(G), 20-3.3(U), 23.7.2.

Planner Sandi Watkins introduced the request.

Gordon Thayer made **MOTION**, seconded by Corinne Geer, to approve the ordinance amendment request. The motion carried unanimously.

REQUESTS/COMMENTS:

A. Complete Count Committee - The next meeting is scheduled for next Wednesday, February 24th, at 10 am, in the County Commissioners Board Room.

B. Pedestrian Plan Meetings - The meetings are underway and going well.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:37 p.m.

Jeannie Vaughan
Secretary