

Planning Board
February 17, 2009
Minutes

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, February 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: Bill Taylor, Chairman
John Creech, Curtis Fleshman, Corinne Geer, Jackie Maucher, Sally Smith, and
Gordon Thayer
ABSENT: None

Others present: Planning Director Linda Staab, Zoning Enforcement Officer Joyce Veltman, Secretary Jeannie Vaughan, Mike Shutak of the Carteret County News-Times, Jennifer Stallings of the Gam, John Maucher and Andrea Smith.

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

The roll was called and all members were present.

Chairman Taylor led the Pledge of Allegiance.

MINUTES: December 16, 2008: John Creech made **MOTION**, seconded by Jackie Maucher, to adopt the minutes as written and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Review recommendations submitted by the Morehead City Landscaping Committee for revisions to the landscaping and buffering regulations of the Unified Development Ordinance (UDO).

The Landscaping Committee is forwarding its proposed draft landscaping/screening regulations to the Planning Board. The Landscaping Committee met with landscaper Greg Garner and also gathered information from the County's Agricultural Extension office during the review process. Due to the size of the amendment, this has not yet been scheduled for public hearing to allow the Planning Board an opportunity to review the document and suggest changes.

Listed below are the major changes:

- Reformatted for clarification;
- Removed the buffer option under buffers and screening;
- Allowed the opportunity to construct a berm as a screen;
- Required a minimum 6' height of evergreens for screens in general and outdoor storage areas;
- Clarified that landscaping strips abutting vehicular access and parking areas may be planted along the perimeter of the parking area rather than along the property line;
- Reduced the number of shrubs required in side/rear landscaping strips and reduced the width to 2.5 feet rather than 5 feet;
- Allowed understory trees as an alternative to canopy trees in parking lot planters;
- Specified when protected trees (minimum 18" diameter at breast height) need to be preserved and what situations are exempt;
- Increased the tree credit for saving existing trees;
- Required Planning Board review of landscaping plans for parcels five acres or greater in area;
- Exempted parcels one acre or less from protected tree requirements.

Zoning Enforcement Officer Joyce Veltman presented the revisions.

Chairman Bill Taylor and Corinne Geer both said that they were happy that preserving existing trees was being rewarded in the regulations. Gordon Thayer complimented Staff and the Landscaping Committee for their hard work. Jackie Maucher suggested changing the intensity chart under section 15-1.5.3 to make it easier to understand and Gordon Thayer agreed.

B. Update on December 2008 Planning Board Directive to Staff regarding IP-zoned properties located east of Gloria Dawn Road.

On December 16, 2008, a request was presented to the Planning Board to rezone 130 Wayne Drive from IP (Port-Industrial) to CH (Highway Commercial). During this meeting, the Planning Board directed Staff to contact all property owners east of Gloria Dawn Road whose property is zoned IP to determine the interest these property owners would have in rezoning to CH. Staff then contacted the property owners via the United States Postal Service and telephone. The information provided to each property owner included a zoning map indicating the location of the properties in question, a list of the permitted and special uses in both IP and CH districts, the development standards table (Article 13-1), and a description of both zoning classifications (Article 9). The property owner names and their responses are as follows:

Richard W. See:	Not Opposed
Bridges Street Mini Storage:	Not Opposed
BIARCO Holdings LLC:	Not Opposed
Vernon Jackson Jr.:	Opposed
Jeffrey Grant Garner:	Opposed

The item was presented to the Planning Committee (Mayor Jerry Jones, Commissioners Demus Thompson and John Nelson, Planning Board Chairman Bill Taylor and City Manager Randy Martin) for review during their January 2009 meeting. The Planning Committee's opinion was that the property owners should make application on an individual basis if and when they wish to rezone.

Planning Director Linda Staab presented the update.

Curtis Fleshman made **MOTION**, seconded by Gordon Thayer, to not pursue the rezoning and for Staff to send out status letters to the property owners. The motion carried unanimously.

REQUESTS/COMMENTS:

A. Street Width Changes - Corinne Geer questioned the decrease in street width requirements. Ms. Staab explained that the Town Council wants sidewalks installed in new subdivisions and because of the new stormwater regulations, developers were finding it cost prohibitive. By decreasing the street width requirements, it will be easier for developers to meet the new impervious surface coverage limits.

B. Conch's Point Water Access - The dedication of Conch's Point Water Access will be Thursday, February 26th at 11:00 am at the end of North 7th Street.

C. LID Workshop - The Low Impact Development (LID) Workshop is scheduled for Thursday, February 26th from 8:30 am to 4:30 pm at the Transpark Center in Kinston, NC.

D. DMCRA Community Conversation - The DMCRA Community Conversation with Guest Speaker Police Chief Wrenn Johnson is scheduled for Thursday, March 5th at 5:30 pm in the Train Depot.

E. Community Open House - The Community Open House is scheduled for Tuesday, March 24th at 5:30 pm in the Train Depot where the Harborline Report will be presented by Coastal Engineering.

F. Tattoo Ordinance - The Tattoo Ordinance is scheduled to be presented to the Town Council on March 10th. Sally Smith requested a copy of the proposed ordinance.

G. Withdrawal/Tabling Policy - Gordon Thayer asked that the new withdrawal/tabling policy for Council items be reviewed and reworked for use by the Planning Board.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:25 p.m.

Jeannie Vaughan
Secretary