

Planning Board
April 21, 2009
Minutes

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, April 21, 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, and Jackie Maucher

ABSENT: Sally Smith and Gordon Thayer

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, Mike Shutak of the Carteret County News-Times, Jennifer Stallings of the Gam, John Maucher, Commissioner Demus Thompson, Lynn and Bruce McBride, Hugh Campbell, Jan and Ruth Rolar, Porter Wilson, Phil Munden, John Gainey, Ron Cullipher, and Sarah and Joshua Carroll.

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

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

Chairman Bill Taylor led the Pledge of Allegiance.

MINUTES: March 17, 2009: Curtis Fleshman 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 Best Ventures, LLC to rezone a portion of 222 Friendly Road from R20 (Single-Family Residential) to MA (Medical Arts).

Rezoning Request from Best Ventures, LLC, to rezone a portion of Tax PIN #637613147055000 located at 222 Friendly Road from R20 [Single-Family Residential] to MA [Medical Arts]:

Stroud Engineering, on behalf of Best Ventures, LLC, has submitted a request to rezone 10.01 acres located at 222 Friendly Road from R20 (Single-Family Residential) to MA (Medical Arts). The zoning classification of the area surrounding the rezoning site includes R20 to the north, east, and west, and R5S to the south. Surrounding development includes single-family residential to the north, vacant area to the south and east, and single-family residential and a church to the west. The parcel is located in the corporate limits and is currently vacant.

The property is located in Neighborhood 5 of the CAMA Land Use Plan and is classified as Low 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 May 12th. The property has been posted.

Planner Sandi Watkins introduced the request.

Ron Cullipher of Stroud Engineering spoke on behalf of the applicant and said that part of the plan is for Galantis Drive to be extended to Friendly Road. Mr. Cullipher also said that very little traffic will be generated from the proposed use of the property. He asked the Board to recommend approval of the request.

Porter Wilson of 407 Friendly Road spoke and said that he is not for, or against, the project as it has been presented, but he would like to see a site plan before making up his mind. He stated his concerns about impervious surface coverage, exterior lighting, fencing/buffering for surrounding residential properties, density, and safety issues due to more traffic.

Bruce McBride of 412 Friendly Road agreed with all of Mr. Wilson's comments and added that he is concerned with area drainage as well as the effects on his personal well water.

Sarah Carroll of 317 Friendly Road stated that area safety due to the increase in traffic is her biggest concern. She also questioned other allowed uses in the Medical Arts district should the rezoning request pass. Planner Watkins read aloud the list of uses for both districts, R20 and Medical Arts, and Planning Director Linda Staab distributed a handout listing the allowed uses for each district.

Ruth Rolar of 408 Friendly Road stated her concerns about drainage and increased traffic and also said that she is definitely opposed to a 4-way intersection for the project.

Josh Carroll of 317 Friendly Road stated his concerns about increased traffic and well as the speeds on Friendly Road. He said that he is against the rezoning request.

John Gainey spoke in support of the project. He said that this will be a relatively small project on a 10-acre portion of the property. The entire 50 plus acres is not being developed with this project.

Hugh Campbell with Carteret Manor Assisted Living spoke in favor of the project. He said that the building will be a one-story, 50,000 square-foot, 110 bed assisted living facility. There will be no parking and very little lighting on the back of the building which will face the surrounding residential area. Mr. Campbell also said that the facility will employ approximately 60 people, 20 workers per day, and very little traffic will come to and from the facility. He asked the Board to recommend approval of the request.

John Creech said that he is not in favor of rezoning because any one of the uses could be located on the site and there is no guarantee that an assisted living facility would be the final development.

Curtis Fleshman said that he has mixed feelings about the request. He said that he is concerned about the decrease in R20 availability in Morehead City; however, assisted living is definitely needed in the area. Mr. Fleshman said that any development, including other R20 allowed uses, will increase traffic, some much more than others.

Jackie Maucher said that she is not comfortable with changing the zoning from residential to commercial. She stated that she would be more comfortable with rezoning the property as MA-CU (conditional-use).

Corinne Geer said that the residential zoning should be maintained.

Bill Taylor said that the county needs assisted living and yet he is not sure that this parcel is the best place for this facility. He also agreed with Mr. Fleshman's comment that any development, including other R20 allowed uses, will increase traffic, some much more than others.

Ron Cullipher then requested that the item be tabled so that the applicant could come back to the Board with a conditional-use request instead of the traditional rezoning request.

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

B. Request for preliminary approval of the 2009 Morehead City Draft Hazard Mitigation Plan Update.

Request for Preliminary Approval of the 2009 Morehead City Draft 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. Therefore, it is necessary for a plan update to be submitted to both the

North Carolina Division of Emergency Management (NCDEM) and the Federal Emergency Management Agency (FEMA). The NCDEM has requested that the plan be submitted for preliminary review in May.

Major changes in the updated plan include 1) the addition of hazardous materials as an identified threat; 2) changes in the order of the hazards in the risk assessment based upon the State of North Carolina's Risk Assessment; and, 3) updates on data contained in the previously approved plan. Other updates were made in response to the criteria listed in the Hazard Mitigation Plan Update Checklist provided by FEMA.

Notice of the public meeting and hearing has been advertised and the draft update was posted on the City's website. The plan was submitted to Planning Board and Council members for review in March. Relevant comments received prior to and during the Planning Board and Council meetings will be incorporated into the document prior to submittal to the NCDEM. Following review by the NCDEM, the Planning Board and Council will be given an opportunity to review the plan prior to adoption by FEMA.

Planner Sandi Watkins introduced the request.

The entire Board thanked Ms. Watkins for her work on the updated Plan. Corinne Geer questioned whether or not Morehead City has or needs a Mutual Aid Agreement with Cherry Point, the National Guard, and/or the Coast Guard. Ms. Watkins responded that she will check into it and make the necessary modifications to the document.

Curtis Fleshman made **MOTION**, seconded by Corinne Geer, to approve forwarding the 2009 Morehead City Draft Hazard Mitigation Plan Update to Council. The motion carried unanimously.

C. Withdrawal/Tabling Policy.

Morehead City Planning Board Policy Statement – Requesting to Postpone or Withdraw Zoning Applications:

Per Planning Board request, below is a proposed table/withdrawal policy for review:

Postponing of Planning and Zoning Applications

Occasionally, a petitioner desires to postpone a hearing or table a decision on a proposed zoning application. No request may be postponed without Planning Board action, therefore, all applications will be kept on the agenda.

Applicants requesting to postpone a zoning action must submit the request not less than seven (7) days prior to Planning Board meeting. The item will be placed upon the agenda and it will be at the pleasure of the Planning Board whether the item is postponed.

The Planning Board has the option to postpone to a date certain or may postpone without specifying an actual date.

Withdrawal of Planning and Zoning Applications

Any person who initiates a subdivision or zoning application may withdraw not less than seven (7) days prior to the Planning Board meeting and the request will be dropped from the agenda.

In the event that an applicant requests to withdraw an application within seven (7) days of the Planning Board meeting, it will be at the pleasure of the Planning Board whether the request is heard.

Planning Director Linda Staab introduced the policy.

Jackie Maucher made **MOTION**, seconded by John Creech, to accept the Withdrawal/Tabling Policy. The motion carried unanimously.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:47 p.m.

Jeannie Vaughan
Secretary