

Planning Board
May 19, 2009
Minutes

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, May 19, 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, and Gordon Thayer

ABSENT: None

Others present: Planning Director Linda Staab, Secretary Jeannie Vaughan, Mike Shutak of the Carteret County News-Times, John Maucher, David Furna, Ron Cullipher, Eugene Gurganus, Mark Mansfield, Buddy Stringer, and Lisa Hyat.

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: April 21, 2009: John Creech made **MOTION**, seconded by Gordon Thayer, to adopt the minutes as written and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Request from Furna Investments, LLC to rezone Tax PIN #638618329081000 located at 1500 and 1504 Bridges Street from IU (Unoffensive Industry) to CD (Downtown Commercial).

David Furna, of Furna Investments, LLC, has submitted a request to rezone approximately 0.66 acres located at 1500 and 1504 Bridges Street from IU (Unoffensive Industry) to CD (Downtown Commercial). The zoning classifications of the properties surrounding the rezoning site include IU to the north and west and CD to the south and east. Surrounding development includes a parking lot to the north and west, Hope Mission to the east, and an office (ISP) and vacant property to the south. The parcel is located in the corporate limits and is occupied by Coastal Equipment Rentals, Rhino Linings, and a unit recently vacated by Starfish Internet Service.

The property is located in Neighborhood 3 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 June 9th. The property has been posted.

Planning Director Linda Staab introduced the request.

David Furna of 1006 Linda Court in Newport, NC, spoke in favor of the request. He said that the CD zoning will allow him more opportunities to rent out the units for retail than the current IU zoning classification.

Gordon Thayer made **MOTION**, seconded by John Creech, to recommend approval of the rezoning request and Planning Board Resolution 2009-0003. The motion carried unanimously.

B. Request from Park Villas Holdings, LLC for Site Development (Master) Plan Amendment and Preliminary Plat Approval for property located at 175 Old Murdoch Road (Tax PIN #'s 635606493182 and 635606498007, zoned PD (Planned Development)).

Stroud Engineering, on behalf of Park Villas Holdings, LLC, has submitted a request to amend the site development (master) plan for this 12.1 acre planned development located on Old Murdoch Road. The property is located within Morehead City's corporate limits, and adjacent property is zoned PD to the north; PD and CH (Highway Commercial) to the south; CH, CH-CU (Highway Commercial Conditional-Use) and R15M (Single-Family Residential/Mobile Home) to the east; and CH to the west. Adjacent development includes multi-family (Blue Point Bay) to the north; retail (Fred's Beds) and a shopping center (Brandywine Crossing) which contains a mixture of retail, personal services, and restaurants to the south; a self-service storage facility and single-family residential to the east; and a bar/cocktail lounge (Midnight Rodeo) and strip of land owned by Blue Point Bay to the west.

General: This project was initially approved for seventy-two (72) condominium units; the developer is now requesting to amend the site development (master) plan to change 56 condominium units to townhouse lots. The remaining sixteen (16) units will remain as condominium units.

Phase I of this development has been constructed and includes 8 condominium units. A Building Permit has been issued for Phase II which is currently under construction and includes 8 condominium units. Phase III includes the proposed townhouse lots.

Density: Seventy-two (72) dwelling units on 12.1 acres results in a density of 5.95 units per acre. There is no increase in density as a result of this revision.

Height: The maximum allowable height in the PD District is seventy (70) feet.

Setbacks: The minimum setback in the PD district is 10'. As drawn, the sketch plan meets this requirement.

Open Space: This multi-family development generates a minimum 10% useable (52,602 square feet) and 18% natural (94,684 square feet) open space. The proposal meets this requirement with 11% useable (55,575 square feet) and 41% natural (217,089 square feet) open space.

Parking: Parking is calculated based upon two spaces per multi-family dwelling unit/lot, plus one space for every six units for overflow. The proposal exceeds the requirement of 156 spaces ($72 * 2 + 72/6$) with a total of 187 spaces.

Utilities: The development will be serviced by Morehead City water and sewer utilities.

Permits for State Stormwater, Sedimentation and Erosion Control, and NCDOT Driveway, as well as copies of the lighting plan and restrictive covenants have been received by the City.

The property was posted and property owners within 300' of the site were mailed a copy of the public hearing notice that included the dates of the Planning Board meeting and Council's public hearing.

Planning Director Linda Staab introduced the request.

Ron Cullipher of Stroud Engineering spoke on behalf of the applicant and said that they would like to change the remaining units from condominium units to townhomes due to the current market conditions. He asked the Board to recommend approval of the request.

Gordon Thayer made **MOTION**, seconded by Curtis Fleshman, to recommend approval of the request. The motion carried unanimously.

C. Ordinance Amendment: Add Tattoo Parlor/Body Piercing Establishment as a permitted use in the CH (Commercial Highway) District.

Request to Establish Tattoo and/or Body Piercing Establishments as a Permitted Use in the CH (Highway Commercial) District:

After careful consideration of comments received during the public hearing on the proposed tattoo/body piercing regulations, the Planning Committee has recommended that the Council not proceed with adoption of the tattoo/body piercing regulations.

The Planning Committee has directed Staff to proceed with a text amendment to the Unified Development Ordinance to include tattoo and/or body piercing establishments as a permitted use in the Highway Commercial (CH) district. This amendment would prohibit new tattoo and/or body piercing establishments in the downtown area.

Article 11-1 Table of Permissible Uses

Use/District	(definition)	R5	R5S	R7	R10	R15	R15M	R15SM	R20	RMF	O&P	PD	MA	CD	CM	DB	CN	CH	CS	IU	IP	FP	IC
Tattoo and/or body piercing establishment																		P					

Planning Director Linda Staab introduced the amendment. Ms. Staab said that some of the Morehead City Town Council Members wanted the Planning Board to consider allowing tattoo parlors and body piercing establishments in the O&P and Medical Arts zones in addition to the CH zone.

John Creech said that he did not agree with O&P and Medical Arts being appropriate zones for tattoo parlors. All members agreed and said that the amendment, as introduced, will be positive for the City.

Jackie Maucher made **MOTION**, seconded by Curtis Fleshman, to recommend approval of the Ordinance Amendment. The motion carried unanimously.

REQUESTS/COMMENTS:

1. **Zoning Districts** – Linda Staab handed out a dated Morehead City Zoning District Chart that Planner Sandi Watkins created from the Tax Records.
2. **ETJ Position Available** – Sally Smith resigned from the Planning Board; therefore, we now have an ETJ position available.
3. **Census Complete Count Committee** – Jackie Maucher and Corinne Geer volunteered for the committee.
4. **Affordable Workforce Housing Committee** – John Creech and Bill Taylor volunteered for the committee.
5. **Pedestrian Plan Committee** – The City was approved for a Grant that should be received by September 2009. Gordon Thayer and Curtis Fleshman volunteered for the committee.
6. **Landscaping Ordinance** – Work on the ordinance will resume after the 09-10 Budget is finished.
7. **June PB Meeting** – Gordon Thayer will be out of town for next month’s meeting.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:18 p.m.

Jeannie Vaughan
Secretary