

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, June 15, 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, and Gordy Patrick

ABSENT: Gordon Thayer

Others present: Planning Director Linda Staab, Secretary Jeannie Vaughan, John Maucher, Carteret County News-Times Reporter Mike Shutak, Cass Flowers, Ed Daughety, Commissioner Demus Thompson, and John Thomas.

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

The roll was called and Gordon Thayer was absent. John Creech made **MOTION**, seconded by Curtis Fleshman to excuse the called-in absence. The motion carried unanimously.

Chairman Bill Taylor led the Pledge of Allegiance.

MINUTES: April 20, 2010: John Creech made **MOTION**, seconded by Curtis Fleshman, to adopt the minutes and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Request from Flowers Development Corporation, Inc. for Preliminary Plat Approval for East Gate Plaza.

Request from Flowers Development Corp. Inc. for Preliminary Plat Approval for East Gate Plaza. Flood Zone: X. Zoning: CH. Minimum Lot Size: 40,617 sq. ft. Average Lot Size: 70,655 sq. ft.

*Sketch Plan Review – Planning Board: December 15, 2009
Sketch Plan Review – Council: January 25, 2010*

The developer is requesting preliminary approval of this 7.29 acre, 4 lot commercial subdivision located on the north side of Highway 70. As proposed, the lots would be accessed from a main road running north from Highway 70 which would terminate as a cul-de-sac. The proposed right-of-way, Flowers Lane, would have a width of fifty (50) feet and a length of approximately 596 linear feet. A five (5) foot wide sidewalk will be required along both Flowers Lane and Highway 70.

In accordance with section 4-31 of the Unified Development Ordinance, the developer has proposed to construct the property in three stages. As part of the first phase, a temporary cul-de-sac will be installed. A permanent cul-de-sac will need to be constructed and the temporary cul-de-sac removed prior to final plat approval of the third phase.

State NCDOT, Sedimentation and Erosion Control, Stormwater, and Water/Sewer line extension permits/approvals have been received. The maximum built upon area permitted for each lot per the Stormwater permit is as follows: Parcel A – 73,000 sq. ft., B – 34,000 sq. ft., C – 42,000 sq. ft., and D – 75,000 sq. ft.

Since this is a commercial subdivision, no recreation fees will be due.

The setbacks shown exceed ordinance requirements (*Required: 25' along rights-of-way/0' sides and rear*). The required landscaping plan for the landscape strip along Highway 70 is included on the plat.

Ten-foot (10') utility easements are shown along front of each parcel facing Flowers Lane. Five-foot (5') easements are shown along the sides of Parcels A and C and along the south side of Parcel D. A twenty-foot (20') utility easement is located near the southwest corner of Parcel B, and twenty-foot (20') drainage and utility easements are located along the east side of Parcel D and the west side of Parcels C & D.

The submittal appears to comply with the preliminary plat submittal requirements.

Planning Director Linda Staab introduced the request.

John Thomas, Engineer for the project, spoke in favor of the request and asked the Board to approve the Preliminary Plat.

No one spoke against the request.

John Creech made **MOTION**, seconded by Corinne Geer, to approve the Preliminary Plat for East Gate Plaza. The motion carried unanimously.

B. Request from Justin Narron to amend Article 11-1 of the Unified Development Ordinance to allow "Kennel" as a permitted use in the IP (Port-Industrial) District.

Request submitted by Justin Narron to amend Article 11 of the Unified Development Ordinance to allow "Kennel" as a permitted use in the IP (Port-Industrial) district

A request has been submitted by Mr. Justin Narron to amend Article 11-1 to include "Kennel" as a permitted use in the IP district. An individual would like to construct and operate a kennel within Narron Business Park, which is zoned IP. Article 2-2.140 of the UDO defines a "Kennel" as, "An establishment licensed to operate a facility housing dogs, cats, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business".

The requirements of Article 14-19 which are applicable to kennels in the CH (Highway Commercial) district would also apply in the IP district:

- 1) The minimum lot size shall be one acre and the building shall not be located closer than fifty (50) feet to any property line;
- 2) Kennels shall be enclosed by a sound-proof barrier and be screened.

Article 11-1 Table of Permissible Uses

<i>Use/District</i>	<i>(definition)</i>	R5	R5S	R7	R10	R15	R15M	R15SM	R20	RMF	O&P	PD	MA	CD	CM	DB	CN	CH	CS	IU	IP	FP	IC
Kennel*	Yes																	P			P		

Planning Director Linda Staab introduced the request. In response to a question by Corinne Geer, Ms. Staab said that livestock would not be allowed in a kennel, only typical house pets would be allowed.

Curtis Fleshman said that he was concerned about deviating from the integrity of the Port Industrial (IP) district. John Creech agreed but ultimately said that he supported the request because a kennel will be less

offensive than any of the other options already allowed in IP. Bill Taylor said that the IP district is supposed to be for the service industry which he believes an animal daycare to be.

Ed Daughety, the realtor for the property, said that Joe and Vickie Barwick are planning to construct a 4500 square-foot building in Narron Business Park which is zoned IP. The building will be a kennel as well as a daycare facility for house pets.

John Creech made **MOTION**, seconded by Gordy Patrick, to recommend approval of the ordinance amendment as proposed. The motion carried 5 to 1 with Curtis Fleshman opposing.

REQUESTS/COMMENTS:

1. Linda Staab said that the next Pedestrian Meeting is scheduled for June 22, 2010.
2. John Creech asked for an update on the Cape Lookout project and Ms. Staab advised that the City is waiting to hear back from the Park Service.
3. Jackie Maucher asked if the Census project had ended. Ms. Staab said yes and that Morehead City had greatly increased participation from the last time the census was done.
4. Corinne Geer commented on the awkward lane configurations exiting Crystal Coast Plaza.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:15 p.m.

Jeannie Vaughan
Secretary