

The Morehead City Board of Adjustment conducted a regular monthly meeting on Thursday, July 24, 2008, in the Municipal Building Auditorium, 202 South Eighth Street, which started at 5:30 p.m. The following were present:

MEMBERS: Chairman James Walker, presiding
Dick Gambill, Joe Green, Dave Robertson, Beth Taylor and Bill Ward

ABSENT: Holly Briggs, Laura Drewyor and Richard McIntyre

OTHERS PRESENT: Zoning Enforcement Officer Joyce Veltman, Planning Director Linda Staab, Secretary Jeannie Vaughan, City Attorney Derek Taylor, Mike Shutak of the Carteret News-Times, Jennifer Stallings of the Gam, and Corbitt Norris for S.F. Ballou.

Chairman James Walker called the meeting to order and gave the invocation.

The roll was called and Bill Ward made **MOTION**, seconded by Dave Robertson, to excuse the called-in absences (Laura Drewyor and Richard McIntyre). The motion carried unanimously.

MINUTES: June 26, 2008

Chairman Walker called for changes or amendments to the minutes. Bill Ward made **MOTION**, seconded by Dick Gambill, to adopt the minutes as submitted and dispense with the reading. The motion carried unanimously.

BUSINESS:

A. Request submitted by S. F. Ballou to amend a special-use permit under Article 11 of the Unified Development Ordinance (UDO) to allow a self-service storage facility at 1015 North 20th Street (Tax PIN 638609250411), which is zoned CN (Commercial Neighborhood District)..

Bill Ward made **MOTION**, seconded by Beth Taylor, to open the public hearing. The motion carried unanimously. Joe Green was excused from voting on this case as only five members were needed.

Those wishing to give testimony were sworn in (Joyce Veltman and Corbitt Norris).

Zoning Enforcement Officer Joyce Veltman introduced the request. S.F. Ballou is requesting to amend the special-use permit under Article 11 of the UDO to provide a self-service storage facility at 1015 North 20th Street that was granted at the June 26, 2008, hearing of the Board of Adjustment. The special-use permit that was granted was for seven (7) units and the applicant has requested to amend the special-use permit to include eight (8) units. This property is still zoned CN and surrounding zoning remains CN to the north, south and east and R7 to the west. Surrounding development includes a vacant lot to the north, a contractor's office to the south, an automobile repair garage to the east and a single-family residential subdivision to the west. Development standards for the district are twenty-five (25) feet for the front, and the side and rear setbacks are dependent upon the adjacent zoning districts. **Change:** Previously, the west property line was treated as a front property line because a portion touched the right-of-way. Since then that determination has been amended and the west property line will be treated as a rear property line which, being adjacent to the side of an R7 district, requires a ten-foot (10') setback. The buffer of fifteen (15) feet still stands. There are no setback requirements on the north and south sides. The height for the district is limited to fifty (50) feet. Landscape strips are required on the north, south and east and a buffer B is required on the west. The strip width requirements and number of plantings are shown to be met. Regarding parking, the ordinance doesn't specifically list the use but warehouses are required to provide one (1) space for every six hundred (600) square feet of building. Using that rate, this eight thousand (8,000) square foot building would require thirteen (13) spaces. The building is one hundred sixty (160) feet wide which could accommodate seventeen (17) spaces, each being nine (9) feet wide. The maximum lot coverage (roof area) for the CN district is forty percent (40%). The proposed plan shows forty percent (40%) lot coverage. There are two outstanding

issues that remain: 1) a drainage impact statement and 2) a DOT driveway permit for access to North 20th Street. Both of these items can be submitted at the time application is made for the building permit. Regarding the special use criteria, Ms. Veltman confirmed that everything reported last month is the same for this amendment. The difference between this site plan and the previously approved site plan is one additional twenty-foot (20') unit. The hearing has been advertised, and notices were mailed to property owners within one hundred (100) feet to notify them of the request. The Town requests that all conditions placed on the special-use permit remain.

Corbitt Norris, Project Manager for S.F. Ballou, spoke in favor of the request and stipulated that all testimony given at the previous meeting is still true and accurate.

No one spoke in opposition to the request.

Bill Ward made **MOTION**, seconded by Dave Robertson, to close the public hearing. The motion carried unanimously.

CONSIDERATION AND DETERMINATION OF CASE HEARD:

Dick Gambill made **MOTION**, seconded by Beth Taylor, to grant the amendment to the special-use permit. The motion carried unanimously.

NEW BUSINESS:

Planning Director Linda Staab announced that Richard McIntyre, an Extraterritorial Alternate Member, has declined to serve another term and therefore his seat is open and available for interested applicants. Holly Briggs, an In-Town Regular Member, has indicated her desire to serve another three-year term after her current term expires on August 27, 2008.

Bill Ward made **MOTION**, seconded by Dave Robertson, to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 5:44 p.m.

Jeannie Vaughan
Secretary