

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, November 18, 2008, 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, Planner Sandi Watkins, Secretary Jeannie Vaughan, Mike Shutak of the Carteret County News-Times, Phil Collier, Commissioner Demus Thompson, Mary Lynn Eure Osteen, Bob Chiles, and George Chiles.

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: October 21, 2008:** John Creech made **MOTION**, seconded by Curtis Fleshman, to adopt the minutes as written and dispense with the reading. The motion carried unanimously.

#### **NEW BUSINESS:**

#### **A. Request from Stroud Engineering, on behalf of RJP Newport, LLC, for Final Plat Approval for Pinnacle Point, zoned R15M (Single-Family Residential/Mobile Home).**

**Request from Stroud Engineering, on behalf of RJP Newport, LLC, for Final Plat Approval for Pinnacle Point.**  
*Flood Zone: AE 6'. Zoning: R15M. Minimum Lot Size: 15,033.79.*

*Sketch Plan Review – February 20, 2007 (Planning Board)*  
*Sketch Plan Review – March 13, 2007 (Council)*  
*Preliminary Plat Approval – October 21, 2008*

The developer is requesting final plat approval of this 9.4 acre, 15 lot single-family subdivision located in Crab Point north of Oglesby Road and east of Mariners Pointe subdivision. As proposed, the lots will be accessed through Olde Farm Road which runs through Mariners Pointe.

Street lights have been installed at a rate of one per every 400 linear feet as well as at intersections and major alignment changes. Utilities are located underground. A 10' utility easement is shown along the front of all lots. Twenty (20) foot drainage easements are shown between lots 1&2, 2&3, 7&8, 11&12, and 13&14. A 20' sewer easement is shown between lots 1&15. Fifteen (15) foot water access easements are shown within the common area and between lots 6&7 and 10&11.

The restrictive covenants, state permits, and recreation fee have been received. The submittal appears to comply with the final plat submittal requirements.

Planner Sandi Watkins introduced the request. She stated that a Letter of Credit has been received by the Planning and Inspections Office for the street construction bond.

Phil Collier of Stroud Engineering spoke in favor of the request. In response to Jackie Maucher, Mr. Collier said that project drains west into swale ditches then to a ditch that runs along the perimeter property line. The water then drains into Calico Creek. The homeowners association will be required to maintain the drainage areas.

Curtis Fleshman asked if homes will have to be built on pilings and Planning Director Staab said no, the homes would be required to meet minimum FEMA flood elevation plus one foot. The flood zone is an AE 6' which means that the first floor elevation would need to be a minimum of 7 feet above sea level.

John Creech made **MOTION**, seconded by Gordon Thayer, to approve the request. The motion carried unanimously.

***B. Request from Bob Chiles, on behalf of Spooners Creek West, LLC, for Revised Sketch Plan Approval for Spooners Creek.***

**Request from Robert M. Chiles, on behalf of Spooners Creek West, LLC, for Revised Sketch Plan Approval for Spooners Creek. Flood Zone: AE 7' & X. Zoning: R20. Minimum Lot Size: 39,743.**

*Sketch Plan Review – October 16, 2007 (Planning Board)*

*Sketch Plan Review – November 7, 2007 (Council)*

Bob Chiles, on behalf of Spooners Creek West, LLC, is requesting revised sketch plan review for ten (10) single-family residential lots on 14.93 acres. The previously approved plan included seven (7) single-family residential lots on 10.62 acres. The plan has since been adjusted to meet State Stormwater and Army Corps of Engineers permitting requirements. The property is zoned R20 (Single-Family Residential), and is located in Flood Zones "AE 7" and "X". The subdivision will be served by city water and septic tanks.

A 50' wide, 1710 linear foot extension of South Spooners Street is proposed for construction which will intersect with Nottingham Lane, Coventry Road and Green Dolphin Street. The road will connect Harbor Drive and Woodridge Drive in existing right-of-way reservation areas. A five (5) foot sidewalk is proposed for construction along the south boundary of the road. In accordance with Article 16-11, the developer is requesting a variance from the curb and gutter requirement due to an inability to otherwise receive a State Stormwater Permit.

Common area (0.66 acres) is being reserved along the south boundary of the proposed sidewalk. Because the subdivision does not generate a minimum of one acre of open space, a recreation fee will be due prior to final plat approval.

State Stormwater, Sedimentation and Erosion Control, Water Quality, and Army Corps of Engineers permits have been received. Carteret County Health Department Septic Tank Approval, NCDENR Water Extension Permit, and NCDOT approval will be required prior to preliminary plat approval.

Planner Sandi Watkins introduced the request which includes a request for revised sketch plan approval along with a variance to the curb and gutter requirement. Nottingham Lane and Coventry Road are currently not paved but will be paved due to a past agreement between the developer and neighboring property owner Jack McCann. There is no curb and gutter along Harbor Drive, Green Dolphin Street or Lands End Road.

According to Planning Director Linda Staab two reasons the City requires curb and gutter are 1) it helps maintain the integrity of the street pavement; and, 2) aesthetics.

Engineer Bob Chiles spoke in favor of the project. He explained that the developer had originally planned to install curb and gutter, but after speaking with the Corps of Engineers and the State Stormwater permitting staff, found there were obstacles which warranted the variance request. The installation of curb and gutter would have required the project to be classified as high density and would require a more complex stormwater permit which would be next to impossible to obtain due to the level of the water table.

No one spoke in opposition of the request.

Corinne Geer, John Creech, and Bill Taylor stated their support for the project and variance request.

Gordon Thayer made **MOTION**, seconded by Jackie Maucher, to recommend approval of the Revised Sketch Plan as well as for the variance from the curb and gutter requirement. The motion carried unanimously.

***REQUESTS/COMMENTS:***

***A. Shirt Orders*** - The Board was reminded that shirt orders will be submitted to Boardwalk this week.

***B. December 2008 PB Meeting*** - The Planning Department has received a rezoning application and therefore there will be a Planning Board Meeting on December 16th.

***C. Christmas Luncheon*** - The Christmas Luncheon for City Employees is scheduled for December 18, 2008, at 12 noon, at the Parks and Recreation Center, 1600 Fisher Street, and all Board Members were invited to attend.

***D. Landscaping Committee*** - The Landscaping Committee will be meeting soon.

***E. New Stormwater Rules*** - Corinne Geer questioned the compatibility of the new stormwater rules with our ordinances and Linda Staab said that a review is currently underway.

***F. Offshore Drilling Symposium*** - Corinne Geer and Linda Staab will be attending an Offshore Drilling Symposium at the Carteret Community College tomorrow from 8:30am to 1:00pm.

***G. Christmas Flotilla*** - The Christmas Flotilla will begin on Saturday, December 6<sup>th</sup> at 5:30pm.

***H. Library Open House*** – The Webb Library will have an Open House on Sunday, December 7<sup>th</sup> from 1:00pm until 4:00pm.

***I. Christmas Parade*** - The Morehead City Christmas Parade will be on Saturday, December 13<sup>th</sup> and will begin at 11:00am.

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

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Jeannie Vaughan  
Secretary