

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, February 19, 2008, in the Municipal Building Auditorium, 202 South Eighth Street, Morehead City, NC, at 5:30 p.m. The following people were present:

MEMBERS: John Creech, Vice-Chairman
Curtis Fleshman, Corinne Geer, Willie Guthrie, Sally Smith, and Gordon Thayer

ABSENT: Chairman Bill Taylor

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, Mike Shutak of the Carteret County News-Times, Commissioner John Nelson, Commissioner Paul Cordova, Commissioner George Ballou, Donnie Jones, Bob Worthington, Attorney Andy Harris, John Narron, Justin Narron, Bart Sheard, Attorney Melissa Berryman, Jimmy Powell, Mary Vann Eslinger, Jessie Allen, Jeanette Bellizzi, Mark Johnson, Eugene Gurganus, Chip King and Dave Love.

Vice-Chairman Creech called the meeting to order and delivered the invocation.

The roll was called and Chairman Bill Taylor was absent. Gordon Thayer made **MOTION**, seconded by Corinne Geer, to excuse the absence. The motion carried unanimously.

Vice-Chairman Creech led the Pledge of Allegiance.

MINUTES: January 15, 2008: Corinne Geer made **MOTION**, seconded by Gordon Thayer, to adopt the minutes as written and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Rezoning Request from Stroud Engineering to rezone a portion of 139 McCabe Road from R20 (Single-Family Residential) District to PD (Planned Development) District and for Sketch Development Plan Approval.

The request was withdrawn prior to the meeting and has been re-scheduled for March 18, 2008.

B. Rezoning Request from Andy Harris, attorney for Joseph E. Logan Jr. Trust, to rezone 4701 South Shore Drive from R20 (Single-Family Residential) District to R15 (Single-Family Residential) District.

Rezoning Request from Andy Harris, on behalf of Joseph E. Logan Jr. Trust, to rezone Tax PIN 636619620477 located at 4701 South Shore Drive from R20 (Single-Family Residential) to R15 (Single-Family Residential).

Mr. Harris has submitted a request to rezone approximately 0.7 acres located in Morehead Bluffs from R20 [Single-Family Residential] to R15 [Single-Family Residential]. The property is located within the City's corporate limits, adjacent property is zoned R20, and surrounding land use consists of single-family residential and condominiums to the west.

The property is located in Neighborhood 6 of the CAMA Land Use Plan and is classified as Medium Density Residential on the Future Land Use map. The proposal does not appear to conflict with the policy statements 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 March 4th. The property has been posted.

Traditional Rezoning Request:

Traditional rezoning requests require consideration of all the uses permitted in the R20 and R15 districts, because potentially any of those uses may be located on the site. Looking at all the permitted and special uses in both districts and the development standards, which is the more appropriate zoning classification for the property, R20 or R15?

No site plan is required and decisions cannot be based upon a specific use of the property, even though the property owner may speak to a specific use.

Planning Director Linda Staab introduced the request.

Andy Harris spoke in favor of the request. Mr. Harris stated that before the bulkhead was built, over 15 feet of property depth had been lost due to erosion. The property could have been divided into 2 lots before the square footage was lost, but now it cannot. By rezoning to R15, the property owners will be able to subdivide.

Corinne Geer asked who provides the water and sewer for the property, and Mr. Harris said the city. Sally Smith, Corinne Geer and Willie Guthrie all commented that they had no issues with the request.

Willie Guthrie made **MOTION**, seconded by Curtis Fleshman, to recommend approval of the request and to adopt Planning Board Resolution 2008-0001. The motion carried unanimously.

C. Rezoning Request from Croatan Investment Company to rezone 1007 Shepard Street from CM (Commercial Marina) District to R5S (Single-Family Residential) District.

Rezoning Request from Croatan Investment Company to rezone Tax PIN 638619600677 located at 1007 Shepard Street from CM (Commercial Marina) to R5S (Single-Family Residential).

Doug Brady has submitted a request to rezone 1007 Shepard Street from CM [Commercial Marina] to R5S [Single-Family Residential]. The property is located within the City's corporate limits, and adjacent property is zoned R5S to the north and east and CM to the west. Surrounding land use consists of single-family residential to the north, east, and west, and Bogue Sound to the south. The property is currently occupied by an office.

The property is located in Neighborhood 1 of the CAMA Land Use Plan and is classified as Downtown Mixed Use on the Future Land Use map. The request does not appear to conflict with any of the policy statements 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 March 4th. The property has been posted.

Traditional Rezoning Request:

Traditional rezoning requests require consideration of all the uses permitted in the CM and R5S districts, because potentially any of those uses may be located on the site. Looking at all the permitted and special uses in both districts and the development standards, which is the more appropriate zoning classification for the property, CM or R5S?

No site plan is required and decisions cannot be based upon a specific use of the property, even though the property owner may speak to a specific use.

Planner Sandi Watkins introduced the request.

Bob Worthington of Croatan Investment Co. spoke in favor of the project. In response to a question by Sally Smith, Mr. Worthington stated that there are no development plans for the property at the present time. Gordon Thayer, Sally Smith and John Creech agreed that this is a positive change.

Gordon Thayer made **MOTION**, seconded by Sally Smith to recommend approval of the request and to adopt Planning Board Resolution 2008-0002. The motion carried unanimously.

D. Rezoning Request from Justin Narron of Ballou Enterprises to rezone 5161 Business Drive from IP (Port-Industrial) District to R7 (Single-Family Residential) District.

Rezoning Request from Justin Narron of Ballou Enterprises to rezone Tax PIN #635608982748 located at 5161 Business Drive from IP (Port-Industrial) to R7 (Single-Family Residential).

Mr. Narron has submitted a request to rezone 5161 Business Drive from IP [Port-Industrial] to R7 [Single-Family Residential]. The property is located within the City's Extraterritorial Jurisdiction, and an annexation request is pending. Adjacent property is zoned CH [Highway Commercial] to the north, east, and west and CH and IP to the south. Surrounding property development consists of various industrial uses and vacant land to the north, east, and west, and retail and industrial to the south. The subject property is currently vacant.

The property is located in Neighborhood 8 of the CAMA Land Use Plan and is classified as General Industrial on the Future Land Use map. Policy 4 of Neighborhood 8 states, "Along the Pond Drive and Business Drive extension, joint driveway cuts will be required and interconnect the roads as much as possible. This area will be more industrial than retail." The proposal appears to be in conflict with the CAMA 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 March 4th. The property has been posted.

Traditional Rezoning Request:

Traditional rezoning requests require consideration of all the uses permitted in the IP and R7 districts, because potentially any of those uses may be located on the site. Looking at all the permitted and special uses in both districts and the development standards, which is the more appropriate zoning classification for the property, IP or R7?

No site plan is required and decisions cannot be based upon a specific use of the property, even though the property owner may speak to a specific use.

Planning Director Linda Staab introduced the request. Ms. Staab said that there are 667 acres of IP zoned property in Morehead City's jurisdiction of which 250 acres are developed and 417 acres are undeveloped; 482 acres of the total IP area are owned by the NC State Ports Authority.

Attorney Melissa Berryman spoke on behalf of her client, Justin Narron of Ballou Enterprises. She suggested that more affordable housing is needed in Morehead City and that this property may be better used for that purpose rather than remaining vacant industrial property. Attorney Berryman also stated that the affordable housing needs of the community outweigh the fact that the request appears to be in conflict with the Land Use Plan.

Jimmy Powell of Powell Surveying spoke in favor of the request. He stated that there are approximately 6.5 acres of wetlands surrounding at least half of the property perimeter and that the property is isolated by the railroad. He thinks that a residential neighborhood is a good idea for this property.

Cass Flowers of 212 Bayview Boulevard, Atlantic Beach, spoke in favor of the request. He commented that since no industrial development of the property has ever moved forward, now is a good time to make the change.

Donnie Jones of Jones Brothers Marine, 100 Bateau Boulevard, commented that he is concerned with zoning the property for residential-use because those who own property in the surrounding industrial areas might be adversely affected. For instance, new buffering and/or screening requirements would have to be met and paid for by the industrial property owners for any property up against a residentially zoned area. This was confirmed by Planning Director Staab. There is also much traffic in and out of the industrial park throughout the workday.

Dave Inscoc, Executive Director of the Carteret County Economic Development Council, 3615 Arendell Street, spoke against the request. He commented that although Morehead City needs affordable housing for our workforce, the community also needs property for industrial use. He offered to assist property owners in either selling their industrial-zoned property or in finding prospective businesses to lease the property. Mr. Inscoc also commented that those who have purchased the surrounding industrial properties did so with the understanding that it would remain industrial.

Justin Narron of 205 Bogue Drive spoke in favor of the request.

Corinne Geer stated that it would not be in the best interest of the businesspeople or the residents of Morehead City to rezone this property to single-family residential. She said that because the property is isolated and cut-off by the railroad, it would not be appropriate to have it zoned residential. She also stated her concern about heavy industrial traffic going past residential property on a daily basis.

Corinne Geer made **MOTION**, seconded by John Creech, to recommend denial of the request and to adopt Planning Board Resolution 2008-0003. The motion passed 5 to 1 to deny with Sally Smith voting against the motion.

E. Request from Justin Narron of Ballou Enterprises for Sketch Plan Review for Blue Side of Heaven Subdivision located at 5161 Business Drive (Tax PIN #635608982748).

The request was withdrawn.

F. Request from Flowers Development Corporation for Sketch and Preliminary Approval for a 2-lot subdivision to be located at 300 Friendly Road.

Request from Flowers Development Corporation for Sketch and Preliminary Plat Approval for a 2-lot subdivision to be located at 300 Friendly Road. Flood District: X and AE 7. Total area: 5.6 acres.

Mr. Flowers is requesting approval of a two [2] lot subdivision on the east side of Friendly Road across from the New Life Assembly of God Church. The property is zoned IU [Industrial Unoffensive] District. The large lot located to the north [Lot 2] is proposed to be 3.9 acres, and the smaller lot located to the south [Lot 1] will be 1.7 acres. Lot 1 was annexed effective January 31, 2008, and Lot 2 is located within the City's Extraterritorial Jurisdiction.

Since a new lot is being created on state maintained Friendly Road, NCDOT approval is required prior to final plat approval. Since there is no land disturbing activity associated with this subdivision (i.e. streets), no State Stormwater or Sedimentation and Erosion Control permits are required. Ten foot [10'] utility easements have been reserved along the front, northern, and interior lot lines.

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

Planner Sandi Watkins introduced the request.

Cass Flowers spoke in favor of the request saying that it was required by the City so that the property could be annexed. Corinne Geer questioned Mr. Flowers plans to expand his storage area and he responded that he has no immediate plans to expand.

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

G. Request from Morehead Plaza, LLC for Final Plat Approval for Re-subdivision of Lot 1 Morehead Plaza Subdivision.

Request for Final Plat Approval for Re-subdivision of Lot 1 Morehead Plaza Subdivision, Tax PIN #637616820911 3 lots accessed from Arendell Street, Bridges Street and N. 28th Street. Zoned CH-CU. Flood Zone X. Total area: 19.5 acres. Minimum lot size: 23,724 square feet. Serviced by city water and sewer. Owner: Morehead Plaza, LLC.

Sketch Plan Review—Planning Board: October 16, 2007

Sketch Plan Review—Council: November 7, 2007

Preliminary Plan Review—Planning Board: January 15, 2008

Morehead Plaza, LLC is requesting final plat approval for the re-subdivision of Lot 1 into 3 lots. The smallest lot is 0.54 acres and is home to the BB&T Bank. The second lot contains 1.33 acres and is currently occupied by Dunkin Donuts. The last lot contains 17.63 acres and hosts the remaining buildings in Morehead Plaza.

The subdivision, as presented, appears to meet the conditions of the conditional-use permit which include: 1] no adult establishments permitted; 2] all current driveways located on the property will remain open and when out-parcels are subdivided and sold Morehead Plaza will restrict future owners from blocking driveways; 3] Morehead Plaza will grant and reserve all necessary cross-easements for ingress, egress, and regress across the shopping center to and from the out-parcels; and 4] Morehead Plaza will grant and reserve all necessary cross-easements for the maintenance and placement of utility lines between the shopping center and the out-parcels.

This is a commercial subdivision so no recreation fee is required.

State Stormwater and Erosion/Sedimentation Control permits are not required because there is no land disturbance associated with this subdivision. Also, no driveway permits are required because the property is already developed.

In response to Council request, the property owner has agreed to submit a letter of commitment to improve the access [fill in pot holes and identify the access strip] behind the shopping center.

Final Plat Approval:

Department Heads and Planning Board review the Final Plat. Once final plat is granted, the developer is legally able to transfer the lots.

The purpose of this review is to assure that any improvements have been installed in accordance with the preliminary plat and to make sure that any fees have been paid.

Planner Sandi Watkins introduced the request.

Attorney Melissa Berryman spoke in favor of the request.

Corinne Geer made **MOTION**, seconded by Sally Smith, to approve the request. The motion carried unanimously.

H. Request from Stroud Engineering for Final Plat Approval for Park Woods East, located at 2010 and 2012 Mayberry Loop Road, zoned RMF.

Request from Stroud Engineering for Final Plat Approval for Park Woods East located at 2010 and 2012 Mayberry Loop Road, Tax PIN #s 638609164220 & 638609163224 12 townhouse units accessed from Mayberry Loop Road. Zoned RMF. Total area: 0.96 acres. Serviced by city water and sewer utilities. Owners: Mark Mansfield and Eugene Gurganus.

*Planning Board [10/16/07]: Multi-family Plan Review
Planning Board [1/15/08]: Preliminary Plat Review*

Stroud Engineering, on behalf of Mr. Mansfield and Mr. Gurganus, is requesting final plat approval for this property located on Mayberry Loop Road. The parcels are zoned RMF which permits multi-family dwellings. This project is located on two lots and is being reviewed as a unified development. The applicant proposes to construct twelve [12], eight hundred [800] square foot units in two separate buildings.

Minimum Lot Size: The minimum lot size requirement for the RMF district is 15,000 square feet. This project contains 41,823 square feet.

Density: The maximum allowable density on 41,823 square feet is thirteen [13] units. The applicant proposes twelve [12] units.

Open Space: The UDO requires a minimum of twenty-eight [28] percent of the site be preserved as open space: eighteen [18] percent as natural and ten [10] percent as useable open space. This project includes 8,912 square feet or twenty-one [21] percent natural open space and 9,337 square feet or twenty-two [22] percent useable open space.

Height: The applicant has indicated the structures will not exceed thirty-five [35] feet in height.

Minimum Setbacks:

Front: 25'
Side 1: 8
Side 2: 20' + 5' each additional story
Rear: 25'

Regarding setbacks, this plan meets the requirements for a two-story multi-family building.

Parking: The UDO requires two spaces per unit plus one space per six units for overflow. The requirement of twenty-six spaces is exceeded as thirty spaces are proposed.

Buffer: A Buffer Type "A" is required along the south property line, as the adjacent property is zoned R7.

Utilities: The project will be serviced by city water and sewer utilities. A ten-foot drainage easement is located on the west and north property lines. A twenty-foot utility easement is reserved along the front.

Lighting Plan: The applicant will need to submit a lighting plan approved by Progress Energy.

Planner Sandi Watkins introduced the request.

Curtis Fleshman made **MOTION**, seconded by Willie Guthrie, to approve the request. The motion carried unanimously.

I. Request from Stroud Engineering for Final Plat Approval for Park Woods West, located at 2202 Mayberry Loop Road, zoned RMF.

Request from Stroud Engineering for Final Plat Approval for Park Woods West located at 2202 Mayberry Loop Road, Tax PIN #638609069364 7 townhouse units on Mayberry Loop Road [shares driveway with Rotary Park].

Zoned RMF. Total area: 0.55 acres. Serviced by city water and sewer utilities. Owners: Mark Mansfield and Eugene Gurganus.

Planning Board [10/16/07]: Multifamily Plan Review

Planning Board [1/15/08]: Preliminary Plat Review

Stroud Engineering, on behalf of Mr. Mansfield and Mr. Gurganus, is requesting final plat approval for this property located on Mayberry Loop Road. The property is zoned RMF which permits multi-family dwellings. Building permits have been issued for all seven units, but no inspections have been performed to date.

Minimum Lot Size: The minimum lot size for an RMF project is 15,000 square feet. This parcel contains 23,765 square feet.

Density: The project meets the maximum allowable density requirement for a 23,764 square-foot-lot with seven [7] units.

Open Space: The UDO requires a minimum of twenty-eight [28] percent of the site be preserved as open space: eighteen [18] percent as natural and ten [10] percent as useable open space. This project includes 4,716 square feet or twenty-one [21] percent natural open space and 3,729 square feet or sixteen [16] percent useable open space.

Height: The applicant has indicated the structure will not exceed thirty-five [35] feet in height.

Minimum Setbacks:

Front: 25'

Side 1: 8 + 5 for second story

Regarding setbacks, this plan meets the requirements for a two-story multi-family building.

Parking: The UDO requires two spaces per unit plus one space per six units for overflow. The proposal meets the requirement with sixteen [16] spaces.

Buffer: A Buffer Type "A" is required along the north, east and south property lines.

Utilities: The project will be serviced by city water and sewer utilities.

Lighting Plan: The applicant has submitted a lighting plan approved by Progress Energy.

Planner Sandi Watkins introduced the request.

Curtis Fleshman made **MOTION**, seconded by Willie Guthrie, to approve the request. The motion carried unanimously.

REQUESTS/COMMENTS:

A. Vending Kiosk Committee –

The committee has met and is moving forward.

B. Design Committee –

Two volunteers are needed. John Creech and Corinne Geer volunteered.

C. Morehead City Video –

John Creech shared a video of Morehead City High School from 1941 to 1942.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:40 p.m.

Jeannie Vaughan
Secretary