

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, July 22, 2008, 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, 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, Jennifer Stallings of the GAM, Justin Narron, Jimmy Powell, Ron Cullipher and Commissioner John Nelson.

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: June 17, 2008:** 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 Stroud Engineering for Preliminary Plat Extension for Audubon Pointe Subdivision, 32 single-family lots on property owned by Blair Pointe, LLC.***

**Request for an extension to the Preliminary Plat Approval for Audubon Pointe Subdivision on property owned by Blair Pointe, LLC:** 32 lots accessed by Blair Farm Parkway from the north. Zoned: R15 Cluster. Flood Zone: AE 7'. Total area: 19.79 acres. Minimum lot size: 11,352 square feet. Average lot size: 17,197 square feet. Serviced by City water and sewer.

*Sketch Plan Review – Planning Board: 10/20/1998*

*Sketch Plan Review – Council: 11/10/1998*

*Sketch Plan Amendment – Planning Board: 9/20/2005*

*Sketch Plan Amendment – Council: 10/11/2005*

*Preliminary Plat Approval – Planning Board: 1/17/2006*

*Revised Preliminary Plat Approval – Planning Board: 9/12/2006 (denied)*

*Appeal for Revised Preliminary Plat Approval – Council: 10/10/2006 (approved)*

*Final Plat Approval – Planning Board: 11/21/2006*

Stroud Engineering, on behalf of Blair Pointe, LLC, is requesting an extension to the preliminary plat for this 32 lot single-family subdivision in Blair Farms. The Planning Board approved the Final Plat for this subdivision in November of 2006. In accordance with Article 4-29.3(G) of the Unified Development Ordinance, final subdivision plats are required to be recorded with the Carteret County Register of Deeds office within ninety days of approval. In addition, Article 29.3(C) says the preliminary plat is deemed null and void after twelve months of the approval date unless a written extension is granted by the Planning Board for good cause such as substantial progress towards improvements.

Copies of the CAMA Permit, Sedimentation and Erosion Control Permit, State Stormwater Permit, Army Corps of

Engineers Permit and Water/Sewer Extension Permits have been received.

Cluster housing development standards (Article 14-23) require the density not exceed the maximum density requirements of the district; the minimum lot size for the development be 2.15 acres; the setback requirements for the district be established; the lot size not be reduced by more than 50% of the minimum lot size for the district; and that a minimum perimeter setback of 40' be established. These requirements have been met. A copy of the restrictive covenants has been received.

Open space requirements have been met.

The plan is identical to the one that received revised preliminary plat approval in October, 2006 and final plat approval in November, 2006.

Planner Sandi Watkins introduced the request.

Corinne Geer commented that it is easier to prevent rather than to fix the water problems which she believes exist in this area. John Creech and Gordon Thayer commented that the property is in a beautiful area and that the request should be approved.

Ron Cullipher asked that the Board approve the extension request because he simply missed the deadline to record the final plat.

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

***B. Request from Powell Surveying for Preliminary Plat Approval for Narron Business Park, 8 commercial/industrial lots on property owned by Narron Real Estate Holdings Inc..***

**Request from Narron Real Estate Holdings for Preliminary Plat Approval for Narron Business Park:** 8 lots accessed by Arthur Farm Road from the west. Zoned: IP. Flood Zone: AE 9 and X. Total area: 12.89 acres. Minimum lot size: 35,059 square feet. Average lot size: 46,084 square feet. Minimum lot size: 35,059 square feet. Serviced by city water and sewer upon approval of annexation.

*Sketch Plan Review – Planning Board: 8/21/2007 (continued)*

*Sketch Plan Review – Planning Board: 9/18/2007*

*Sketch Plan Review – Council: 10/9/07*

Mr. Jimmy Powell, on behalf of Narron Real Estate Holdings, is requesting preliminary plat approval for this 12.89 acre tract to be accessed from Arthur Farm Road (10.44 acres excluding railroad right-of-way). The initial request for 9 lots has been reduced to 8. The subdivision will be serviced by City water and sewer upon approval of the submitted annexation application.

Narron Business Drive is proposed to be 935' in length. An additional easement has been reserved for a 390' right-of-way on the east side of the property between Lots 6 and 7 for the potential future extension of Narron Business Drive to Bridges Street Extension. The street will be constructed in accordance with City requirements.

The Coastal Federation holds a conservation easement under the 390' roadway extension. Executive Director Todd Miller submitted a letter stating the Coastal Federation has no objection to the City's right-of-way reservation provided that any future road extension would be subject to negotiation with the Coastal Federation and any applicable regulatory requirements in effect at the time.

The proposed right-of-way width has been revised from 60' to 70' for the first 510 feet and 60' to 50' for the remaining portion of the right-of-way. The cul-de-sac must have a 50' radius to accommodate fire trucks as shown on plat revised July 10, 2008.

A 20' drainage easement is reserved along an existing ditch that bisects lot #2. It leads to a wetland area along the rear of the lot that drains north towards the Newport River. A 10' utility easement is reserved along both sides of Narron Business Drive. A 10' utility easement is reserved along all side property lines which is bisected by the property line.

No recreational/open space areas are required because this is a commercial subdivision.

Public Utilities Director Steve Hamilton has reviewed the utilities plan and all his comments have been addressed. Fire hydrants will be installed per the Fire Marshal's recommendations.

Copies of the Stormwater Permit, Sedimentation and Erosion Control Permit, and Water/Sewer Extension Permits have been received. Approximately 1200 square feet of wetlands will be filled as a result of the roadway construction. Documentation allowing the fill of wetlands is pending.

Planner Sandi Watkins introduced the request.

Jimmy Powell spoke in favor of the project saying that the number of lots has been decreased. He stated that no problems are expected with obtaining the required documentation for filling-in the wetland areas.

Gordon Thayer commented that this is a good use for this property. Corinne Geer, John Creech, Sally Smith, Curtis Fleshman and Bill Taylor agreed.

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

***REQUESTS/COMMENTS:***

*A.* John Creech provided a hand-out concerning Chicago, Illinois going "green" in terms of using special pavers in their alleys.

*B.* Linda Staab handed out a summary of the new stormwater rules that have been ratified.

*C.* A Landscaping Committee Meeting is scheduled for Monday, July 29<sup>th</sup> at 1:30 pm.

***ADJOURNMENT:*** There being no further requests or comments, the meeting adjourned at 6:00 p.m.

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Jeannie Vaughan  
Secretary