

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, August 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: Chairman Bill Taylor
John Creech, Curtis Fleshman, Corinne Geer, and Gordon Thayer

ABSENT: Sally Smith

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, Mike Shutak of the Carteret County News-Times, Sarah Hamm of the GAM, Commissioner John Nelson, Commissioner Paul Cordova, Jim Bailey, Ken Wood, Gene Carnes, Walter Michel, Jean Miller, James Connell, Mike Flynn, Barbara Flynn, Kenneth Royall, Rex Edwards, George Wooten, Sam Zelco, Dave Huffman, and Robert Murray.

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

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

Chairman Taylor led the Pledge of Allegiance.

MINUTES: July 22, 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 Radio Island Development Company, Inc. for Revised Site Development (Master) Plan for Olde Towne Yacht Club Phases I & II and Revised Sketch Development Plan for Oceanside Yacht Club Inc. (formerly Olde Towne Yacht Club Phase III).

Olde Towne Yacht Club Phases I & II

Regarding Olde Towne Yacht Club Phases I & II, the project was granted Site Development (Master) Plan approval by Council on July 8, 2003. The development consists of 102 condominium units and 96 boat slips.

At the time of approval, 270 parking spaces were required. A total of 198 parking spaces were provided on site, and the remaining 72 were provided on property located immediately to the west. The developer is proposing to recombine the property lines to include 26,774 square feet with the Olde Towne Yacht Club parcel so that Olde Towne Yacht Club Homeowner's Association will have deeded ownership of all its required parking spaces. A total of 278 parking spaces are provided on the revised plan which exceeds the minimum requirements. Additionally, the previously approved 11,000 square foot boat storage area is to be relocated to the northwest side of the Oceanside property in the form of an easement and will be accessed from Marine Drive. The Board of Adjustment granted a variance to allow the boat storage to be off-site.

Oceanside Yacht Club

The remaining 11.4 acres (including the 30' access easement) is proposed to be developed as the Oceanside Yacht Club. The applicant has submitted a revised sketch development plan for Oceanside Yacht Club, previously known as

Olde Towne Yacht Club Phase III. The property was rezoned to PD and granted Sketch Development Plan Approval in March 2006. The new plan reduces the residential component from 258 units to 80 units and increased the marina from a 30,000 square foot drystack with 14 wet slips to a 480 boat drystack, 10 wet slips and 20 day slips.

Prior to commencement of any construction, the developer will need to submit a Site Development (Master) Plan to the Planning Board for approval.

Development Statistics:

Tract Size: 11.4 acres on Marine Drive

of Residential Units Proposed: 80

of Boat Slips Proposed: 480 dry slips, 10 wet slips, 20 day slips

Recreation Amenities: Two-story clubhouse, 2 pools.

Marina Accessory Structure: Shop

Minimum Lot Size: The minimum lot size for a PD containing both residential and commercial uses is 10 acres. The project contains over 11 acres.

Density: Density is restricted to no more than 36 units per acre. A total of 410 units are allowed. As drawn, there are 80 units. Based upon the number of units proposed, the overall density of the project is 7 units per acre.

Floor Area Ratio: Floor Area Ratio (FAR) will be calculated in conjunction with the review of the Site Development (Master) Plan.

Boat slips: 58 dry storage slips are reserved for the use of the residents of the condominium units and a note will need to be added to the final plan indicating that the 58 slips are reserved for the occupant of the unit and cannot be separated from the unit. Parking will be provided for the remaining 422 dry storage slips and the 10 wet slips.

Open Space: The minimum open space required for the site is 18% natural, or 89,270 square feet, and 10% useable, or 49,595 square feet open space. As submitted, the plan includes 18% natural, or 89,394 square feet, and 14% useable, or 69,421 square feet of open space.

Maximum Height: Construction of any buildings would be limited to the maximum height requirement of the PD district, which is currently 70'.

Public Water Access: All planned development projects located adjacent to estuarine waters are required to provide public water access or pay a fee in lieu of, subject to Council approval. The developer is requesting to pay the \$75,000 fee in lieu of providing access.

Parking: The Unified Development Ordinance (UDO) requires 2 parking spaces per multi-family unit plus 1 space for every 6 units for overflow. Based upon 80 units, 174 parking spaces would be required for the condominium units. For a commercial marina, the UDO requires spaces for 60% of the number of boats in dry storage, one space for every 2 wet slips, and one space per employee. Based upon 422 public dry storage slips, 10 boat slips, and 3 employees, 261 spaces would be required for the commercial marina. The plan appears to meet parking requirements as a total of 435 parking spaces are shown. Five (5) foot landscape strips are required between parking areas and perimeter property lines.

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

State Permits: The developer will be required to obtain the following State permits prior to Site Development Master Plan approval:

- CAMA/Corps of Engineers
- State Stormwater
- State Sedimentation and Erosion Control
- DOT Driveway

Property owners within 300 feet of the site have been notified of the public meeting and public hearing. In addition, the property has been posted.

Planning Director Linda Staab introduced the request.

Developer Jim Bailey explained that the proposed change to Olde Towne Yacht Club is to go from predominantly residential to predominantly commercial marina. The drystack buildings will be built in phases

and a repair shop for the marina will be built on the property. A clubhouse and two pools are also planned for the development. The docking facilities will be primarily for the drystack area and not dedicated to the property owners, although the hope is that the property owners will be the ones renting the drystack slips and therefore utilizing the docking facilities. In response to Gordon Thayer, Mr. Bailey said that trailers will not be permitted on the property.

Walter Michel of 100 Olde Towne Yacht Club Road, Secretary of Olde Town Yacht Club, spoke in favor of the project. He said that many of the residents have indicated their support for the proposed project. He presented an e-mail in support of the project that he sent to his Board Members.

James Connell of 702 Olde Town Yacht Club stated his concern over potential parking problems and traffic patterns coming off Radio Island onto the causeway, although he was not against the project.

Gordon Thayer stated that the proposal is an improvement over the first request and he likes the basin shape better than the one in the original proposal. He also commented that additional development on Radio Island will increase traffic problems. Corinne Geer agreed. John Creech said that he likes the project and hopes that the North Carolina Department of Transportation (NCDOT) will work on the potential traffic issues. Curtis Fleshman said that the NCDOT needs to help with the traffic issues and that Morehead City should not hold back development based on traffic issues alone. Chairman Taylor agreed and also said that he likes the project, especially the design concept ideas for the drystack buildings.

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

B. Request from The Harris Law Firm, LLC, on behalf of Williams 42, LLC, to amend Article 14-24.1 to reduce the side setback requirement for drystack boat storage buildings located adjacent to commercially zoned properties.

Andy Harris, on behalf of Williams 42, LLC, has submitted a request to amend Article 14-24.1 of the Unified Development Ordinance. The proposed amendment retains the 30' front setback requirement, but allows the reduction of the setbacks from 30' to 10' when the property abuts a commercially zoned property. In the event the adjacent property is residentially zoned, the minimum side setback would remain 30'. Buffering would be required as provided in Article 15.

Fire Marshal Craig Forlines reviewed the request and noted any structure exceeding three stories or thirty feet in height would require three means of access at least twenty (20) feet in width. Shorter structures would require a minimum of one means of access to the structure. Fire rated walls are only required by Fire Code to separate different occupancy classifications (i.e. assembly, mercantile, storage, etc.) or when the structure is located less than ten feet from a property line. Fire suppression system requirements are evaluated by the Fire Marshal on a case-by-case basis; however, they are generally required when a drystack boat storage building either exceeds 12,000 square feet in area or three stories in height. Standpipes are required for all marinas and boat storage facilities.

Drystack boat storage buildings are permitted only within commercial marinas. "Marina, commercial" is currently allowed as a permitted use in the CD (Downtown Commercial), CM (Commercial Marina), DB (Downtown Business), and IP (Port-Industrial) Districts and as a special use in the FP (Floodplain) District.

14-24 Commercial Marina

Activities and possible uses on the marina property shall be limited to wet boat storage, drystack boat storage, boat service and repairs, boat accessory sales, ship's store, coffee shop, boat trailer parking areas, automobile parking areas, launching ramps, piers, and boat petroleum service areas subject to the following requirements:

14-24.1 If a drystack boat storage buildings ~~are~~ is located as part of the commercial marina, it shall **meet the following setback requirements: thirty (30) foot front, ten (10) foot side if adjacent to a commercially zoned property, otherwise thirty (30) foot side, and thirty (30) foot rear.** ~~be located no closer than thirty (30) feet from any property line unless such property line abuts the water.~~ Also, a buffer shall be required between the building and any adjacent

property lines in accordance with these regulations.

14-24.2 Pump out facilities are required.

- Proposed additions to ordinance are shown in red
- Proposed deletions from ordinance are shown in ~~striketrough formatting~~

The applicant withdrew the request prior to the meeting.

C. City-initiated request to amend Article 19-3.2 and to add Article 19-12.1(N) to adjust ordinance requirements for roof signs.

As a result of recent inquiries, the Planning Committee has considered allowing signs on the top of commercial buildings in the DB (Downtown Business) District along Evans and Shepard Streets. Provided below is the proposed language:

19-12.1(N) For lots within the DB District located on the south side of Evans and Shepard Streets, between 4th and 8th Streets excluding the jib, an additional maximum thirty-two (32) square foot sign is permitted on the roof of a structure.

Additionally, the following amendment is proposed for clarification purposes:

19-3.2 Roof signs or signs where any portion of the sign extends above the roof of the building upon which the sign is located, ~~except wall signs~~ unless specifically permitted to be erected, placed, or used by the provisions of this section.

- Proposed additions to ordinance are shown in red
- Proposed deletions from ordinance are shown in ~~striketrough formatting~~

Planner Sandi Watkins introduced the request.

Ken Wood pointed out a grammatical error in the proposed language.

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

REQUESTS/COMMENTS:

A. Stormwater Rules - The new stormwater rules become effective October 1, 2008. Corinne Geer asked Linda Staab to research the approval of any moratoriums on the new rules.

B. New Planning Board Member - The County appointed Jacquelyn Maucher of Brandywine as an Extraterritorial Member to the Planning Board. She is expected to be seated at the next meeting.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:30 p.m.

Jeannie Vaughan
Secretary