

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, November 15, 2011, 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, Jackie Maucher, and Gordy Patrick

ABSENT: Gordon Thayer

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, Mark Hibbs of the Carteret County News-Times, John Maucher, Ken Wood, James Bircher, Andy Nguyen, Commissioner Demus Thompson, Ann Hill, RL Blanchard, Bill Baily, Tracy Moore, Eddie Arrants, and Susan Arrants.

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

The roll was called and Gordon Thayer was absent. Curtis Fleshman made **MOTION**, seconded by Corinne Geer, to excuse the called-in absence. The motion carried unanimously.

Chairman Bill Taylor led the Pledge of Allegiance.

MINUTES:

A. September 20, 2011: John Creech made **MOTION**, seconded by Jackie Maucher, to adopt the minutes and dispense with the reading. The motion carried unanimously.

B. October 4, 2011, Work Session: John Creech made **MOTION**, seconded by Jackie Maucher, to adopt the minutes and dispense with the reading. The motion carried unanimously.

C. October 18, 2011, Work Session: John Creech made **MOTION**, seconded by Jackie Maucher, to adopt the minutes and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. Request submitted by Andy Nguyen to rezone the eastern portion of 1500 Arendell Street from CD (Downtown Commercial) to R5 (Residential).

Rezoning Request from Andy Nguyen to rezone a portion of Tax PIN # 638618411710000 located at 1500 Arendell Street from R5 [Residential District] to CD [Downtown Commercial District] - Flood Zone: X

Mr. Nguyen has submitted a request to rezone approximately 0.35 acres located at 1500 Arendell Street from CD [Downtown Commercial District] to R5 [Residential District]. Mr. Nguyen owns the eastern portion of this parcel as well as the property to the north, both of which are vacant and are zoned CD. The zoning classification of other surrounding properties includes CD to east and west, and R5 to the south. Surrounding development includes an office (medical) to the west, a single-family dwelling and office (real estate) to the east, and single-family dwellings to the south. The parcel is located in the corporate limits.

The property is located in Neighborhood 3 of the CAMA Land Use Plan and is classified as High Density Residential. The proposal does not appear to conflict with any policies 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 January 10, 2012. The property has been posted.

Planner Sandi Watkins introduced the request.

Applicant Andy Nguyen spoke and requested approval of the rezoning.

Ann Hill of 1508 Arendell Street spoke in favor of the request.

Eddie Arrants of 1509, 1511, and 1513 Arendell Street voiced his concern over access to the rear lots if the rezoning is approved. He said he was not for or against the rezoning, just concerned.

Jackie Maucher questioned the buffering requirements should the rezoning be approved. Ms. Watkins indicated that development of surrounding property would require buffers pursuant to the Unified Development Ordinance requirements. Ms. Maucher suggested that zoning integrity is very important to the community and that the current zoning of the property in question is consistent with the surrounding area. She said that changing the zoning to CD would create “spot zoning” and it would not be compatible. Corinne Geer agreed.

Jackie Maucher made **MOTION**, seconded by Corinne Geer, to recommend denial of the rezoning request. The motion carried unanimously.

B. Request submitted by James Bircher to rezone 119 Industrial Drive from CH (Highway Commercial) to IP (Port-Industrial).

Rezoning Request from James Bircher to rezone Tax PIN # 635608778676000 located at 119 Industrial Drive from CH [Commercial Highway] to IP [Port-Industrial] - Flood Zone: X

Mr. Bircher has submitted a request to rezone approximately 0.51 acres located at 119 Industrial Drive from CH [Commercial Highway District] to IP [Port-Industrial District]. The zoning classification of other surrounding properties includes IP to the north, R15M to the west and CH to the east and south. Surrounding development includes equipment rentals to the north, a church to the south, retail to the east, and a manufactured home to the west. The parcel is located in the extraterritorial jurisdiction (ETJ).

The property is located in Neighborhood 10 of the CAMA Land Use Plan and is classified as General Commercial. The proposal does not appear to conflict with any policies 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 January 10, 2012. The property has been posted.

Planner Sandi Watkins introduced the request.

James Bircher spoke and requested approval of the rezoning.

No one spoke against the request.

Curtis Fleshman said that the rezoning will be consistent with the surrounding area and that he supports the request. All members agreed.

John Creech made **MOTION**, seconded by Gordy Patrick, to recommend approval of the rezoning request and Planning Board Resolution 2011-0005. The motion carried unanimously.

C. Work Session – IP Zoning Study

Planning Director Linda Staab introduced the IP amendments. Article 9 – Zoning Districts was reviewed concerning the new definitions for the proposed I District (Industrial) and the P District (Port) and the removal of the IU District (Unoffensive Industry). Article 11 – Permissible and Special Uses was reviewed along with Article 13 – Development Standards. Article 14 – Exceptions, Modifications, and Special Requirements for Certain Uses, Article 15.1 – Landscaping, Screening and Buffering Requirements, and Article 19 – Signs were all reviewed for changes due to the addition and deletion of districts.

James Bircher of 119 Industrial Drive questioned the addition of a new railroad crossing at the end of Industrial Drive. Ms. Staab responded by saying that the Railroad is trying to minimize railroad crossings; therefore, no new crossings are expected to be added.

Bill Baily, owner of property on Radio Island, stated his concerns about the proposed changes limiting the allowed uses of his property. Mr. Baily thanked the Board for allowing the public to participate in the IP Zoning Study including the Port Tour on October 18, 2011.

Ken Wood of 910 Harrell Drive requested that the phrase, “detrimental to the health, safety, and welfare,” be included in the new definition for the Industrial District in Article 9-13.3. Mr. Wood stated his concerns that hazardous materials are to be allowed in the Port District but not in the Industrial District. Mr. Wood said that the proposed Port District abuts residential and commercial properties, and hazardous materials would create an unsafe environment.

Chairman Taylor recommended that the Board members review the proposed Industrial District definition over the next few days and e-mail their suggestions to Linda Staab by Friday, November 18th. Ms. Staab will incorporate the suggestions into the definition for review at the next Planning Board meeting.

Ms. Staab suggested that Staff contact IU property owners and request feedback on the proposed zoning changes. All Board Members agreed.

D. Election of Officers

John Creech nominated Corinne Geer for Chairman, seconded by Jackie Maucher. The vote was unanimous.

Curtis Fleshman nominated John Creech for Vice-Chair, seconded by Jackie Maucher. The vote was unanimous.

REQUESTS/COMMENTS:

A. Christmas Flotilla - The Christmas Flotilla will begin on Saturday, December 3rd at 5:30pm. The lighting of the Christmas tree in Katherine Davis Park will be at 6:00 pm on Friday, December 2nd.

B. Christmas Parade - The Morehead City Christmas Parade will be on Saturday, December 10th and will begin at 11:00am.

C. December Meeting – The December 20th meeting will be rescheduled to Tuesday, December 6th.

D. Christmas Luncheon – The Morehead City Employee Christmas Luncheon will be held at the Parks and Recreation Center, Thursday, December 15th at 12:00 pm.

E. First Night – The First Night plans are underway with events planned for Atlantic Beach, Beaufort, and Morehead City on New Year’s weekend.

F. Highway 70 Median Project – The NCDOT will be installing medians in the center of certain

roads resulting in designated turning areas. The Arendell Street portion of the project will be between Lockhart Street and Rochelle Drive. The Highway 70 portion of the project will be from Highway 24 to Cypress Bay Plaza.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 7:25 p.m.

Jeannie Vaughan, Secretary