

TOWN OF MOREHEAD CITY

REQUEST FOR TOWN COUNCIL ACTION

DATE: May 11, 2021

TO: The Honorable Mayor and Town Council

FROM: Ryan Eggleston, City Manager

PUBLIC HEARINGS: CONSIDER ORDINANCE 2021-O-13 TO REVISE THE APPROVED SKETCH DEVELOPMENT PLAN FOR MOREY'S POINT BY REDUCING THE DENSITY FROM 15 TO 6 SINGLE-FAMILY RESIDENTIAL LOTS KNOWN AS MOREY'S POINT ON PROPERTY LOCATED AT 4700 SOUTH SHORE DRIVE (TAX PIN 636615625613000), AND RESOLUTION 2021-R-19 OF PLAN CONSISTENCY IN ACCORDANCE WITH NCSG 160A-383 FOR MAP AMENDMENT

Background Information Attached: Yes No

The Cullipher Group, on behalf of Bell Investment Group, LLC, submitted a request to revise the sketch development plan for an existing Planned Development (PD) located at 4700 South Shore Drive. The current sketch plan allows for a total of fifteen (15) single-family residential lots as depicted on the plan. The developer proposes to amend the sketch plan to allow six (6) single-family dwellings on the site.

Surrounding zoning includes R20 to the north, directly abuts R15 and PD to the west, and R10 to the east across Pelletier Creek. The property is surrounded by Bogue Sound to the south, Pelletier Creek to the north, east, and south, and vacant and single-family residential immediately to the west.

The maximum density in the PD district is thirty-six (36) units per acre. The approved plan for this site was approved for fifteen (15) lots at a density of 5.86 units per acre. The developer proposes to amend the plan to permit a total of six (6) single-family residential lots resulting in a density of 2.34 lots per acre. The property is in Neighborhood 6 and is classified as Medium Density Residential in the 2007 Core Land Use Plan.

On April 20, 2021, the Planning Board voted unanimously to recommend approval of the request with Ronetta Gaskill making the motion and Diana Tootle seconding.

In accordance with N.C.G.S. 160A-31, this public hearing was advertised in the Carteret News Times twice on Wednesday, April 28, 2021 and Sunday, May 2, 2021, and property owners within 300 feet of the property were notified in writing of this public hearing.

ACTION TO CONSIDER: *Adopt Ordinance 2021-O-13 to revise the approved sketch development plan for Morey's Point by reducing the density from 15 to 6 Single-Family Residential lots known as Morey's Point on property located at 4700 South Shore Drive (TAX PIN 636615625613000), and Resolution 2021-R-19 of Plan Consistency in accordance with NCSG 160A-383 for Map Amendment.*