



**PLANNING BOARD
LAND USE PLAN CONSISTENCY & REASONABLENESS STATEMENT
No. 2021-00012 for Case #REZ21-0005**

Request submitted by The Cullipher Group, P.A., on behalf of Carteret County, to rezone 3413 Bridges St. (Tax PIN #637615521805000) from R5 (Residential District) to MA (Medical Arts District).

WHEREAS, The Cullipher Group, P.A., on behalf of Carteret County, has submitted a request to rezone 3413 Bridges St. (Tax PIN #637615521805000) from R5 (Residential District) to MA (Medical Arts District); and

WHEREAS, North Carolina General Statute 160D-605(a) states, “When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan.”; and

WHEREAS, this request for amendment was duly advertised and was the subject of a public meeting of the Morehead City Planning Board on October 19, 2021, during which interested parties and staff were given the opportunity to comment; and

WHEREAS, the Planning Board has made the following findings and conclusions:

1) The applicant has submitted responses to the Land Use Consistency packet. Those responses are as follows:

i. Section 4.2.2 Land Use Compatibility, Policy 1 which reads “It is the policy of the Town of Morehead City to ensure that land use and development activities provide a balance between economic development needs and protection of natural resources and fragile environments” is consistent, for:

a. This would be the potential redevelopment of a parcel previously developed with no fragile resources.

Planning Board’s Conclusion:

ii. The subject property is classified as Public and Institutional. Section 4.2.2 Land Use Compatibility, Policy 2 which reads “Morehead City will support growth and development at the densities specified in the Future Land Use Map land classifications as delineated in Section 4.5 of this plan” is consistent, for:

a. This request fits with the Future Land Classification as Medical Arts is an institutional use.

Planning Board’s Conclusion:

iii. Section 4.2.3 Infrastructure Carrying Capacity, Policy 4 which reads “The town supports the use of water conservation practices and groundwater protection measures

in order to prevent lowering the water table, to limit the quantity of wastewater generated, and to protect the quality of water.” is consistent, for:

- a. Future redevelopment will limit impact on wastewater generated and will not affect the water table.

Planning Board’s Conclusion:

- iv. Section 4.2.3 Infrastructure Carrying Capacity, Policy 4 which reads “The town supports the use of water conservation practices and groundwater protection measures in order to prevent lowering the water table, to limit the quantity of wastewater generated, and to protect the quality of water.” is consistent, for:

- a. Public water and sewer exist at this site.

Planning Board’s Conclusion:

- v. Section 4.2.5 Water Quality, Policy 6 which reads “The Town of Morehead City supports retaining existing vegetation, creating buffers, and limiting impervious surface areas in new commercial developments to assist with managing stormwater runoff.” is consistent, for:

- a. Little buffering currently exists but as plans develop, buffers will be placed as required.

Planning Board’s Conclusion:

- vi. Section 4.2.7 Areas of Local Concern, Policy 3 which reads “Morehead City will continue to promote a variety of land uses which complement the residential, commercial, institutional, recreational and industrial needs of the community.” is consistent, for:

- a. This rezoning will complement the MA zoning at the hospital.

Planning Board’s Conclusion:

- vii. Section 4.2.7 Areas of Local Concern, Policy 5 which reads “The residential integrity of existing neighborhoods will be maintained by discouraging the encroachment of non-residential uses into such areas.” is consistent, for:

- a. While zoned R5, site has been used as a commercial site for decades.

Planning Board’s Conclusion:

viii. Section 4.2.7 Areas of Local Concern, Policy 15 which reads “The town will encourage new commercial development to integrate design features that are compatible with Morehead City’s existing architecture.” is consistent, for:

a. The hospital has been incorporating architecture on its newer facilities.

Planning Board’s Conclusion:

ix. Section 4.2.8 Neighborhood Specific Policies, Policy 2 which reads “Morehead City will continue to promote development in this neighborhood which is comprised of a variety of land uses--office and professional, medium-density residential, commercial, institutional, and medical.” is consistent, for:

a. Medical is proposed.

Planning Board’s Conclusion:

x. Section 4.2. 8 Neighborhood Specific Policies, Policy 4 which reads “The town will pursue the installation of sidewalks and roadway improvements along Barbour Road, the North 35th Street corridor, and Bridges Street.” is consistent, for:

a. Sidewalks will be in accordance with Town requirements at time of proposed improvements.

Planning Board’s Conclusion:

2) The applicant has submitted the following responses about the request’s reasonableness and impact on public interest. The Planning Board having reviewed at least one of these comments and discussed the proposed map amendment finds it is reasonable and in the public’s interest, because:

a) Describe consistency in size, physical conditions, and other attributes of the area proposed to be rezoned.

As stated by the applicant, reasonable to rezone this parcel as it is contiguous to the hospital and will provide support services well into the future.

b) List benefits and detriments to the landowners, the neighbors, and/or the surrounding community.

As stated by the applicant, the benefits included the support services to the hospital whether it is overflow parking by helicopter landing and takeoff zones. Detriments would include temporary noise pollution and rotor wind fields which currently exist.

c) Describe how the development that would be permissible under the proposed amendment relates to the current development permissible on the tract and to the character of adjoining areas.

As stated by the applicant, MA allows for the continued support of Carteret Health Care. The R5 zone allows for a variety of residential and similar uses. Either would blend with character of adjoining areas.

- d) Other reasons this amendment may be in the public interest not otherwise listed above.
N/A
- e) Any conditions which have changed which would warrant the map amendment (rezoning).

As stated by the applicant, the County has recently acquired this parcel and has leased it to Carteret Health Care.

Planning Board's Conclusion:

NOW, THEREFORE, BE IT RESOLVED, on the basis of the foregoing findings and conclusions, that the Morehead City Planning Board does hereby find the request for zoning amendment to be generally consistent with the CAMA Land Use Plan and recommends to the Morehead City Council that the request for zoning amendment be approved.

_____ Chairperson

_____ Date

