



Land Use Consistency Policy Checklist & Reasonableness Statement

Please identify and address policies you believe to be relevant to this request from the 2007 Core Land Use Plan Section 4.2 General Policies and, if applicable, the attached neighborhood policies.

Consistent

Inconsistent

Policy:Section 4.2.2 Policy 1: 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. _____

Response: This property has been established since 1962 and provides economic development opportunity while protecting the natural resources and the fragile environment around it.

Section 4.2.2 Land Use Compatibility, Policy 2: 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.

Response: Please provide response under Future Land Use Classification Description (i.e. Low Density Residential Classification).

Policy: Section 4.2.3 Infrastructure Carrying Capacity Policy 1: It is the policy of the Town of

Morehead City to coordinate the establishment of service area boundaries for existing and future water and sewer infrastructure with Carteret County, adjoining municipalities, and other utility providers. _____

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Response: _This property has been established with water and sewer availability.

Policy: _4.2.3 Policy 2 It is the policy of the Town of Morehead City to ensure that public infrastructure systems are sized, located and managed in accordance with the need to protect or restore natural resources and fragile environments. _____

Response: _This property is located on the corner of Arendell Street and Lake Avenue, with water and sewer already in place. _____

Policy: _4.2.7 Areas of Local Concern General Policy 8 Morehead City will encourage the redevelopment and restoration of the central business district as a retail, business and professional services, office and commercial marine center of the community. The town will encourage uses which provide for a multi-purpose central business district which

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includes living space as well as shopping and services. The town will promote the adaptive reuse of buildings in the central business district. _____

Response: This property will be used for either retail or office space.

Please address any applicable Neighborhood 6 Policy Statements.

- Policy: Neighborhood 6 Policy 5 New development along the Highway 70 corridor, will be encouraged to provide connecting and/or shared parking lots, if economically feasible, in order to reduce the number of curb cuts along the corridor.

Response: This property has 8 parking spaces on Lake Road, and four parking spaces on site. There will not be any new curb cuts required.

Future Land Use Classification

Please address how this request fits or conflicts with the description below.

General Commercial Classification

The General Commercial classification encompasses approximately 1.4 square miles (881 acres) or about 9 percent of the planning jurisdiction. The properties classified as General Commercial are located along the Town's major road corridors- US Highway 70 and NC Highway 24. The majority of neighborhood 10 and the northern portion of Neighborhood 6 are classified as General Commercial. The General Commercial classification is intended to delineate lands that can accommodate a wide range of retail, wholesale, office, business services, and personal services. Areas classified as General Commercial may also include some heavy commercial uses as well as intensive public and institutional land uses. While there are no minimum required lot size regulations, lot sizes typically range from 10,000 to 40,000 square feet. Land uses within General Commercial-designated areas are generally compatible with the CH, Highway Commercial; CS, Shopping Center; CN, Commercial Neighborhood; and CM, Commercial Marina zoning classifications. Public water service is needed to support the land uses characteristic of this classification. Public sewer service is needed to support the most intensive commercial uses. Adequate streets to accommodate higher traffic volumes are necessary to support commercial development.

General Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the Town's planning jurisdiction. The Town's goals and policies support the use of land in General Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged.

Reasonableness Statement

Please explain the request's reasonableness and its impact on the public health, safety and welfare by responding to one or more of the following descriptions below,

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

_The property is .269 acres with 12,650 parcel SF. It's a one story building with 2248 sf, and was formerly a kennel and pet grooming business.

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

_This property operated as a kennel and pet grooming business for many years until it closed. It's now ready to be re-opened as a retail location to once again provide service to the Morehead City community.

- 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.

_The CH zoning would allow more retail use of the property, currently the CM zoning restricts it for only Marina use. The property to the left is zoned CH, the property behind it is zoned PD, and the property to the right is also zoned CH.

- d) Other reasons this amendment may be in the public interest not otherwise listed above.

- e) Any conditions which have changed which would warrant the map amendment (rezoning).

The property was built in 1962 before the current zoning was passed. The current zoning will only allow use for a Marina or Marine related business.
