



Land Use Consistency Policy Checklist Addendum

After review, the following policies were noted to be potentially applicable. Staff wanted to provide an opportunity to respond before submitting to the Planning Board.

Consistent Inconsistent Not Applicable

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: __Environmental permitting required for this project provides for this balance. Wetlands fill is mitigated through a regional wetland mitigation bank. Fragile environments are protected through the erosion control process and the state stormwater process.

Section 4.2.3, Policy 4 “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.”

Response: __This would be primarily for sites served by septic tanks. This project would utilize municipal sewer.

Section 4.2.4, Policy 1 “It is the policy of the Morehead City to conserve the natural resources and fragile environments that provide protection from such natural hazards as floods and storm surges.”

Response: __A portion of this community is left in its natural state with 404 wetlands to provide protection from natural hazards.

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Section 4.2.4, Policy 2 “It is the policy of the Town of Morehead City to minimize the threat of life, property, and natural resources that may result from land use and development within or adjacent to identified natural hazard areas.”

Response: _____

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Section 4.2.7, Policy 3 “Morehead City will continue to promote a variety of land uses which complement the residential, commercial, institutional, recreational, and industrial needs of the community.”

Response: ___ Variety of land uses is being met with this proposed PD development. Patio homes with a centralized common area provides a unique community environment for residences. _____

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Section 4.2.7, Policy 4 “Current residential densities will be maintained in order to preserve the over-all low density character of Morehead City’s residential sector.”

Response: ___ The community is in compliance with the future land use plan for density and by default helps preserve the overall low-density character. _____

