

The Morehead City Planning Board conducted a remote public meeting on Tuesday, May 19, 2020, via the Zoom video conferencing application, at 5:30 p.m. The following people were present:

MEMBERS: Tom Outlaw, Ronetta Gaskill, Frank Eastman, Sally Lumpkin, Tom Saunders, Andrea Smith, and Diana Tootle.

ABSENT: None

Others present: Planning and Inspections Director Sandi Watkins, Planner Mackenzie Todd, Secretary Annie Bunnell, Ron Cullipher of The Cullipher Group, Hunter Gibson, Curtis Oden, and other concerned citizens.

Chairman Tom Outlaw called the meeting to order and gave the invocation.

The roll was called and no one was absent.

Tom Saunders led the Pledge of Allegiance.

MINUTES: April 21, 2020: Sally Lumpkin made **MOTION**, seconded by Andrea Smith, to adopt the minutes and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A.) Request submitted by The Cullipher Group, on behalf of Sailfish Wildwood, LLC, for Preliminary Plat Review for the subdivision of two lots located at 5476 Highway 70 (Tax PIN #635605195721000).

Effective and Preliminary Flood Zone: X: Zoning: Residential Multifamily Conditional Use (RMF-CU) and Highway Commercial Conditional Use (CH-CU).

The applicant is requesting preliminary plat approval for a proposed two-lot subdivision located at 5476 Highway 70. The total area of the tract is 13.52 acres, Lot 1 is approximately 3.93 acres and Lot 2 is approximately 9.59 acres. The property is located in the corporate limits. Lot 1 was recently rezoned to RMF-CU (Residential Multifamily Conditional Use) for a 60-unit multifamily development known as Phase II of the Vinings at Wildwood and Lot 2 was rezoned to CH-CU (Highway Commercial Conditional Use) to allow for self-service storage facilities known as Pinnacle Storage. The applicant received approval on February 11, 2020 with the following conditions:

1. That approval be granted contingent upon a fence being installed around the proposed stormwater pond located on Lot 2 (This has been shown on the preliminary plat).
2. That approval be granted contingent upon agreement that the owner shall cleanout the drainage culvert prior to commencement of the project and periodically clean trash and debris from the drainage culvert under the railroad track near the northeast corner of the property as needed.
3. That approval be granted contingent upon a sidewalk being installed along Highway 70 and Wildwood Road along the property line and to terminate at the private drive. (This has been shown on the preliminary plat).

The development will be serviced by Morehead City water and sewer according to the Public Services Department. The owners will be responsible for installing and maintaining all utilities and repairs since this development is proposed to be located on a private driveway. The property will have access from Wildwood Road. In addition, there will a private drive installed to enter Phase II of the Vinings at Wildwood and an emergency access pave on the eastern portion of Lot 1. A five-foot (5') sidewalk is proposed to be constructed alongside Highway 70 and Wildwood Road up to the private drive, as well the interior to the Residential Multi-Family Development.

The applicant has submitted the following for The Vinings at Wildwood II (Multifamily Development):

- Sedimentation and Erosion Control Permit
- State Stormwater Permit
- Wastewater Collection System Extension Permit
- Approved Lighting Plan

The applicant has submitted the following for Pinnacle Storage (Commercial Development):

- Sedimentation and Erosion Control Permit
- State Stormwater Permit

The plan has been reviewed by other Departments including Fire, Public Services, and Police and meets the requirements set forth in the Town's Unified Development Ordinance (UDO).

Planner Mackenzie Todd introduced the request. Ms. Todd stated that the property was recently rezoned for a 60-unit multi-family development and for a storage facility.

Ron Cullipher of The Cullipher Group spoke in favor of the application. Mr. Cullipher stated that the plan was not altered from the Sketch Development plan which received approval from the Board earlier this year. Mr. Cullipher stated that all required permits are in place, and the goal is to begin construction.

Ms. Todd gave the telephone number to call into the meeting for anyone viewing who may wish to speak or ask questions.

Tom Saunders made **MOTION**, seconded by Ronetta Gaskill, to approve the preliminary plat request. The motion carried unanimously.

REQUESTS/COMMENTS: Mackenzie Todd entered the attendance record and monthly reports for the record.

ADJOURNMENT:

There being no further requests or comments, the meeting adjourned at 5:50 p.m.

Annie Bunnell, Secretary