

**Town Council Minutes
Morehead City, North Carolina**

Tuesday, November 13, 2018

The Honorable Council of the Town of Morehead City met in Regular Session on Tuesday, November 13, 2018, in the Municipal Chambers located at 202 South 8th Street, Morehead City, North Carolina. Those in attendance were:

COUNCIL PRESENT: Mayor Gerald A. Jones, Jr.; Councilmembers Keri V. McCann, William F. Taylor, Harvey N. Walker, Jr. and Diane C. Warrender.

STAFF PRESENT: City Manager Ryan Eggleston; City Attorneys Derek Taylor and Mike Thomas; Finance Director Jewel Lasater; Planning Director Sandi Watkins; Police Captain Haywood Wilder; and City Clerk Cathy Campbell.

OTHERS: Elise Clouser of the Carteret News Times; Lisa Ruch and Lee Hinson of Downtown Morehead City Inc.; Chase Cullipher of the Cullipher Group; Paige Campbell, Ginny Darell, Bill and Oui Demarest, Sidney Hargrove, David Horton, Kenneth C. Royall III., Anthony Sadorski, Chuck Sewell, and Jacqueline Washington.

Mayor Jones called the regular meeting of the Morehead City Town Council to order at 5:30 p.m. with a quorum present. He gave the invocation and led all in the Pledge of Allegiance.

Councilmember George W. Ballou was absent attending Carteret General Hospital's annual meeting with his wife, where she received her 25-year service award.

CONSENT AGENDA

Mayor Jones stated that Resolution 2018-R-66 was amended to include authorization to conduct a fireworks display, and called for a motion and second to accept the amended resolution. Councilmember Walker made a motion **to accept Resolution 2018-O-66 as amended.** Councilmember McCann seconded and the motion carried unanimously. (4-0)

Mayor Jones then reviewed the Consent Agenda. Councilmember Taylor made a motion **to approve the Consent Agenda as presented.** Councilmember Warrender seconded and the motion carried unanimously. (4-0)

Included within the Consent Agenda were the following approvals:

- A. Approve the Minutes of the October 9, 2018 Regular Town Council Meeting.
- B. Approve the Minutes of the October 25, 2018 Special Town Council Meeting.
- C. Accept the Finance Director Reports, Tax Collector Reports, and Notice of Ad

Valorem Tax Overpayments in the amount of \$278.72 for the month of October 2018.

- D. Approve the Requests for Release of Overpayment of Ad Valorem Taxes in the amount of \$184.44 for October 2018.
- E. Adopt Amended Resolution 2018-R-66, Endorsing Downtown Countdown Celebration and Authorizing Action Necessary for Event to be Held December 31, 2018, on the Morehead City Waterfront.
- F. Adopt Budget Ordinance Amendment 2019-FOUR
- G. Adopt Ordinance 2018-O-20, 2018 Hurricane Fire Station #3 Capital Project Ordinance.
- H. Adopt Ordinance 2018-O-21, 2018 Hurricane Florence Debris Removal Capital Project Ordinance.
- I. Adopt 2019 Town Council Meeting Schedule.

Resolution 2018-R-66 is attached to and made a part of these minutes herein by reference. The above Budget Amendment Ordinances are part of Ordinance Book #8 in the Clerk's office.

Downtown Morehead City Inc. Executive Director Lisa Rueh shared that the Downtown Countdown would include a child's crab pot drop at 6:00 p.m. as well as the official crab pot drop at midnight followed by a fireworks display.

PUBLIC HEARINGS:

Consider Request to Rezone of 514 North 11th Street

Planning Director Sandi Watkins appeared before the Town Council to present request from Carrol Robin Jobe on behalf of owners Dorothy Jones, Thaddeus Henderson, and Paige Campbell, to rezone approximately 0.3 acre which is located at 514 North 11th Street from CM (Commercial Marina District) to R5 (Residential). The property is currently vacant and is located within the corporate limits.

Surrounding land use includes the Edgewater Motel property to the west and single-family residential to the south. Surrounding zoning includes CM to the west and R5 to the south. The property is in Neighborhood 1 of the CAMA Land Use Plan and is classified as Downtown Mixed Use.

The Planning Board, at its August 21, 2018 meeting, voted unanimously to recommend approval of the request.

In accordance with NCGS 160A-31, notice of this public hearing was published in The Carteret News Times for two consecutive weeks, Friday, November 2, 2018 and Friday, November 9, 2018. In addition, property owners within 300 feet of the property were notified and notices were posted in City Hall, the Municipal Building, and at the property site. Due to the cancellation of the September 2018 Town Council meeting, a second mailing was conducted on October 31, 2018.

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the proposed rezoning request to step forward.

PUBLIC COMMENTS

There were none.

COUNCIL COMMENTS

There were none.

Councilmember Walker made a motion **to adopt Ordinance 2018-O-16 approving request to rezone 514 North 11th Street (Tax PIN #638615630195000) from CM (Commercial Marina) District to R5 (Residential) District, and Resolution 2018-R-56 approving Plan Consistency in accordance with G.S. 160A-383.** Councilmember Taylor seconded and the motion carried unanimously. (4-0)

Consider Request to Rezone 777 Country Club Road

Planning Director Sandi Watkins presented request from The Cullipher Group, on behalf of William Demarest, to rezone approximately 29 acres located at 777 Country Club Road from PD (Planned Development District) to R15 (Single-Family Residential District). The property is currently undeveloped and is located within the corporate limits.

Site development master plan and preliminary plat approval were granted by the Town Council in 2001 for a proposed 5-lot single-family residential subdivision; however, the preliminary plat for that project had since expired.

The property is surrounded by Crab Point Bay and the Newport River. Undeveloped land owned by the National Audubon Society is located to the north and the Blair Pointe single-family residential development is located to the east. The property to the north is zoned PD and the property to the east is zoned R15. The property is in Neighborhood 7 of the CAMA Land Use Plan and is classified as Low Density Residential.

The proposed rezoning request is consistent with the CAMA Land Use Plan Vision Statement and appears to be consistent with the land use and development policies of the Town. Therefore, the Planning Board, at its October 16, 2018 meeting, unanimously adopted Planning Resolution 2018-0012 recommending approval to the Town Council.

The notice of this public hearing was published in The Carteret News Times three times, and in accordance with NCGS 160A-31, for two consecutive weeks on Friday, November 2, 2018 and Friday, November 9, 2018. In addition, property owners within 300 feet of the property were notified and notices were posted in City Hall, the Municipal Building, and at the property site.

There being no specific development site plan attached to the rezoning request, Ms. Watkins briefly explained the requirement for potential development.

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the proposed rezoning request to step forward.

PUBLIC COMMENTS

Chase Cullipher, representing the Cullipher Group, came forward offering to answer any questions the Council might have. No questions were voiced.

COUNCIL COMMENTS

There were none.

Councilmember McCann made a motion **to adopt Ordinance 2018-O-18 approving request to rezone 777 Country Club Road (Tax PIN #638607770874000) from PD (Planned Development) District to R15 (Single-Family Residential) District, and Resolution 2018-R-62 approving Plan Consistency in accordance with G.S. 160A-383.** Councilmember Walker seconded and the motion carried unanimously. (4-0)

Consider Request to Rezone 1101 Evans Street

Planning Director Sandi Watkins presented request from David and Karen Horton to rezone approximately 0.3 acres located at 1101 Evans Street from CN (Commercial Neighborhood) to R5S (Single-Family Residential District). There is currently a commercial building on the property and the property is located within the corporate limits.

Surrounding land use consists of single-family residential. Surrounding zoning consists of R5S. The property is in Neighborhood 2 of the CAMA Land Use Plan and is classified as High Density Residential.

The proposed rezoning request is consistent with the CAMA Land Use Plan Vision Statement and appears to be consistent with the land use and development policies of the Town. Therefore, the Planning Board, at its October 16, 2018 meeting, adopted Planning Resolution 2018-0011 recommending approval to the Town Council.

The notice of this public hearing was published in The Carteret News Times three times, and in accordance with NCGS 160A-31, for two consecutive weeks on Friday, November 2, 2018 and Friday, November 9, 2018. In addition, property owners within 300 feet of the property

were notified and notices were posted in City Hall, the Municipal Building, and at the property site.

PUBLIC COMMENTS

There were none.

COUNCIL COMMENTS

There were none.

Councilmember Warrender made a motion to Adopt Ordinance 2018-O-19 approving request to rezone 1101 Evans Street (Tax PIN #638619517083000) from CN (Commercial Neighborhood) to R5S (Single-Family Residential District) and Resolution 2018-R-63 approving Plan Consistency in accordance with G.S. 160A-383. Councilmember Taylor seconded and the motion carried unanimously. (4-0)

Consider City-Initiated Request to Permit Temporary Use of Recreational Vehicles & Manufactured Homes as a Residence or Business

Mayor Jones introduced the item stating that the ordinance amendment is proposed by the City to address community needs as a result of Hurricane Florence. Planning Director Sandi Watkins presented the City-initiated request to amend Section 14-6 of the Unified Development Ordinance to permit recreational vehicles to be temporarily used as a residence or business and to establish and amend requirement for temporary recreational vehicles and temporary manufactured homes.

Staff has received numerous inquiries concerning the use of recreational vehicles (RVs) as temporary housing on lots where structures have been damaged by Hurricane Florence. In reviewing the town's ordinances, manufactured homes are allowed to be used on a temporary basis when a structure is destroyed or rendered unfit as a result of fire, flood, windstorm, or other acts of God; however, temporary recreational vehicles are not currently permitted under this section.

As drafted, the amendment would allow for the issuance of a temporary permit for either a recreational vehicle (RV) or manufactured home in the event of a natural disaster as follows:

- The initial permit would be limited to 120 days duration with the potential for issuance of an extension of up to 120 days (for good cause such as substantial progress towards improvements).
- RVs and manufactured homes permitted to be occupied for temporary use would be required to:
 - o Have an approved means of removing wastewater;
 - o Have access to a permanent power source (rather than an outside generator);
 - o Be subject to any applicable flood damage prevention requirements.
- Tents, lean-to's, shacks, and other temporary structures would not be permitted as temporary residence or business locations.

In accordance with NCGS 160A-364, notice of this public hearing was published in The Carteret News Times for two consecutive weeks on Friday, November 2, 2018 and Friday, November 9, 2018.

PUBLIC COMMENTS

There were none.

COUNCIL COMMENTS

There were none.

Councilmember Taylor made a motion **to adopt and order affix to the Code of Ordinances, Ordinance 2018-O-17 amending Section 14-6 of the Unified Development Ordinance to permit recreational vehicles to be temporarily used as a residence or business and to establish and amend requirement for temporary recreational vehicles and temporary manufactured homes, and Resolution 2018-R-61 of Plan Consistency in accordance with G.S. 160A-383.** Councilmember Walker seconded and the motion carried unanimously. (4-0)

NEW BUSINESS:

Consider Purchase of Property Located at 2322 Mayberry Loop Road

City Manager Ryan Eggleston appeared before the Town Council seeking approval to purchase property located at 2322 Mayberry Loop Road in the amount of \$20,000.

This property is adjacent to city-owned property designated as a future water tank site and would provide additional buffering. Purchase funds are provided under the Utilities Department budget. Property would be used to help alleviate drainage concerns in the Rotary Park area. The survey and Phase I Environmental Study are nearly complete with no potential problems having been identified.

Councilmember Taylor made a motion **to approve purchase property located at 2322 Mayberry Loop Road in the amount of \$20,000.** Councilmember Warrander seconded and the motion carried unanimously. (4-0)

Consider New Communications Position and Advertisement Thereof

City Manager Ryan Eggleston presented his vision and expectations for the proposed new communications position. Issues arising before and during Hurricane Florence revealed the need to move this initiative forward to bring City communications up to current standards. A copy of the job description for this position was included in the agenda packet for review.

The position will focus on internal and all external communication through the website and social media outlets, and will ensure that all departmental sites share a unified message. One

goal will be to offer residents the option to sign-up for alerts to current activity and/or warnings. In addition, Staff will look at creating a quarterly newsletter in order to reach residents that are not active on Facebook or social media.

Position would be a full-time director position answering to the city manager. Goal would be to have the individual in place by early February. Salary range would run in line with that of other department directors. The position will be funded through the General Fund and partially from Enterprise Funds.

Councilmember Taylor made a motion to approve to accept the recommendation to establish the new communications position and the advertisement thereof. Councilmember Warrender seconded and the motion carried unanimously. (4-0)

Designation of Eastern Carolina Council Representative

Mayor Jones stated that appointments to the Eastern Carolina Council of Government are for a one (1) year term with no limit on the number of terms an individual can serve. Currently, Councilman Bill Taylor serves as the Morehead City Representative to the Council.

Councilmember Warrender made a motion to reappoint Bill Taylor to serve as Morehead City's representative on the Eastern Carolina Regional Council of Governments for a one-year term beginning January 1, 2019 and ending December 31, 2019. Councilmember Walker seconded and the motion carried unanimously. (4-0)

CITY MANAGER'S REPORT:

Mr. Eggleston reported that City is nearing the end of contract with debris removal contractor with over 100,000 cubic yards of storm debris collected. City employees will continue regular debris pickup. Federal Emergency Management Administration (FEMA) reimbursement work has begun meetings with their representatives. He presented a packet of information of lessons learned from Hurricane Florence for review and feedback. It was requested that a workshop meeting be held where feedback can be discussed.

CITIZEN REQUESTS/COMMENTS (2 Minute Time Limit)

Sidney Hargrove, 1004 Avery Street – Mr. Hargrove stated that the City's website does not include any African American historical information although they made contributions to the growth of the town, and asked that such information be added.

COUNCIL REQUESTS/COMMENTS

Councilmember Warrender stated that she is glad to see that the city is starting to recover, but added that much more needs to be done.

Councilmember Taylor took a moment to share the importance of the Eastern Carolina Council of Government (ECC). He stated that the ECC provides assistance in determining the

distribution of state and federal grants that benefit many of our citizens. The ECC assists with planning functions for smaller communities that do not have a planning department; and they are active in coordinating with NCDOT to recommend and prioritize road projects.

Councilmember Walker thanked everyone for coming to the meeting and wished everyone a Happy and Safe Thanksgiving!!

Councilmember McCann also thanked attendees for coming, and took a moment to recognize veterans for their service, especially Sgt. James Slape who paid the ultimate sacrifice.

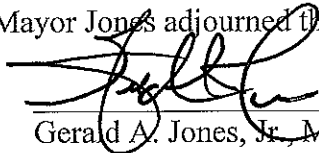
CLOSED SESSION PER NCGS 143.318.11(a)(3) TO CONSULT WITH ATTORNEY

Councilmember Walker made a motion **to enter into Closed Session at 6:27 p.m. per NCGS 143.318.11(a)(3) to consult with Town Attorney.** Councilmember McCann seconded and the motion carried unanimously (4-0).

Councilmember Taylor moved **to return to OPEN SESSION at 7:15 p.m.** Councilmember Walker seconded and the motion carried unanimously. (4-0)

ADJOURNMENT

There being no other business to discuss, Mayor Jones adjourned the meeting 7:16 p.m.


Gerald A. Jones, Jr., Mayor

Attest: 
Cathy Campbell, City Clerk

