



TOWN OF CAPE CARTERET
PLANNING BOARD MEETING
APRIL 6, 2021
6:00 p.m.

1. The Planning Board meeting was called to order at 6:01 p.m. at Town Hall and virtually via GoToMeeting by Chair Hall. Members in attendance: Neil Fitzpatrick, Susan Hall, Cameron Watts, Sarah Wax, Bruce Williamson and ETJ Paxton Holz.
Also in attendance: Zach Steffey, Barbara Owens, Mike Bishop, Aaron Horton, Bob Spalding of the Isaacs Group, Brian Upton of the Isaacs Group, Chris Bond of Lowes, Brad Rich Carteret News Times, and Commissioner Martin joined late.

2. **Approval of March 2, 2021 Minutes**

Chair Hall asked if any questions regarding the elimination of info sharing. Mr. Fitzpatrick asked for clarification. Chair Hall motioned to approve the minutes. All members voted to approve minutes.

3. **New Business**

Re-zoning of 332 Live Oak submitted by Aaron Horton, rezone from existing B-20 to R10. Town indicated that public notice signs were posted on the property March 23, 2021. Rezoning is consistent with the CAMA land use plan. Mr. Horton had nothing to add. Chair Hall moved to approve the rezoning request from B20 to R10. All members voted to approve the change. Rezoning passed 5-0.

4. **Fire Hydrant Text Amendment** (moved from #5 to #2 per Chair Hall)

*rezoning application is hereby incorporated by reference and attached to the appendix.

The text amendment change was read by Town Manager Steffey and indicated that the change was being implemented due to the recent CSP at 108 Manatee Street. Mr. Fitzpatrick asked for clarification of the text amendment, that if the existing water lines do not meet the 6" requirement for a new fire hydrant then a new hydrant will not be required. Mr. Steffey advised this was correct. Chair Hall motioned for a vote to a change to the text amendment section 152 24. All voting members voted yes. The Text Amendment passed 5-0.

5. CSP Lowes Gas Station 307 WB McLean Blvd. (moved from item #4 to item #5 by Chair Hall)

*CSP is hereby incorporated by reference and attached to the appendix.

Code Enforcement Officer, Mike Bishop, presented the CSP noting that there were the correct number of copies provided per the ordinance, the date of submission of the documentation, asked if there were any questions.

Questions/Concerns/Feedback:

1. Chair Hall advised that she had spoken with Bob Upton about the sidewalk terminating before the gas station along Hwy 24 and routing the sidewalk behind the poles. Town Manager Steffey advised that this is not a requirement, but they can issue an easement it is a separate issue not pertaining to the CSP. Mr. Upton stated they will leave the sidewalk on the plan as it is. Chair Hall asked Mr. Upton are we at 6%? Did you do the calculations? Mr. Upton advised we are above 6%. Chair Hall asked that the area looks to be in the Lowes Foods parking lot. Mr. Upton stated that these are on the property.
2. Mr. Fitzpatrick questioned why the truck delivery was marked N/A when fuel trucks must deliver fuel to a gas station? Mr. Upton said there is a truck map path on the plan, they will enter off Hwy 24 onto Enterprise will park behind the station and then exit through the parking lot onto Hwy 24 to the right and yes, #9 should have been marked yes not N/A.
3. Chair Hall asked what are the improvements? Mr. Upton stated the sidewalk and driveway improvements.
4. Mr. Williamson asked about the type of signage there is none on the draft. Mr. Upton deferred the questions to Chris Bond, Engineer on the project for a better answer. Mr. Bond stated there will be a fuel canopy and pricing sign with a small kiosk for vending, no monument sign at this point.
5. Chair Hall inquired about the septic permit for a septic tank not on the property. Mr. Spaulding said the owner of Lowes Foods is the same owner the verbiage said would have to do with that per environmental health department, drainage pattern is the same as the current pattern at the Credit Union building, the septic field is just on the other side of the property line.
6. Chair Hall indicated that canopy is not permitted without a convenience store per town ordinance. Mr. Steffey advised he is not familiar with any town ordinance prohibiting a canopy and gas station, it is a permitted use in the table of permitted uses.
7. Mr. Williamson a question on storm drainage, ultimately drains into the water system via catch basin, what if a fuel spillage goes into the creeks, what is the protocol? Mr. Watts had the same question regarding storm drainage into a currently non-existent retention pond. Mr. Upton said it follows the path from the current Credit Union, there is no increase in the amount of impervious area. Mr. Williamson is not concerned with rain runoff but with fuel runoff and the credit union did not have that issue. Mr. Upton stated he has not noticed or seen a code on anything for stormwater for a fuel station. The underground fuel tanks will have monitoring systems, leak detectors and are double wall construction which will all be approved by the State before installation. There are monitors on the tanks, on the pipes and dispensers that detect any leaks.
8. Mr. Fitzpatrick inquired construction project environmental impact study, would we be ultimately responsible? Are we ruling on that based on ordinance? Chair Hall answered no, and we have a non-functioning retaining pond. Mr. Steffey said that NCDOT has taken over the

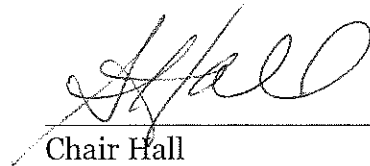
pond and any subsequent repairs. Their hydraulics unit has taken over but has stalled due to lack of funding. Chair Hall noted Storm Water Ordinance 156.031 retention standard B. Mr. Steffey advised the applicant directed the town to the State stormwater requirements and we cannot regulate what they are doing. Chair Hall asked if they are taking the exception? Mr. Upton said yes, with the state stormwater requirement.

Chair Hall asked for any questions. Mr. Fitzpatrick asked what was the CSP and how is this verified to have been followed once approved? Mr. Bishop answered that it would be verified off the plans with inspections during the construction process.

Chair Hall motioned to vote to approve. All members voted yes. CSP passed 5-0.

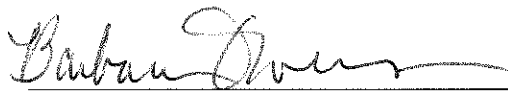
Call for Motion to Adjourn.

Chair Hall motioned to adjourn.
Mrs. Wax seconded.
All member in attendance voted to adjourn.
Meeting adjourned at 6:57 p.m.



Chair Hall

5/6/21
date



Barbara Owens, Planning Board Secretary

050621
date