

Town of Cape Carteret  
Planning Board Minutes  
July 2, 2013

1. The meeting was called to order by Chairman Ritchie at 7:30 PM

Members present were John Ritchie, Kathleen Kelley, Paxon Holz, Dennis Cox, Bruce Gay and Inspections Officer Brandon Hawks.

Absent: Fred Josey, excused and Larry Herman, excused

Other Attendees: Mayor Fowler, Attorney Curtis, Bobby Billingsley, PE (from Thomas Engineering, PA), Cliff Ray (from Ray Development), John Pierce (from John L. Pierce & Associates), Bob Brantley (from Bunn Brantley Ent., Inc), Jackson Pope (from Handy Mart), James Norment (From Ward and Smith)

2. Approval of Minutes June, 2013

The minutes were approved with corrections. 5-0

3. Building Inspectors Corner

a. Multi –use Path Update: The contractor did not meet the June 19<sup>th</sup> completion deadline; the last three weeks were spent negotiating a conflict with a fiber optic cable in front of Lowe’s Hardware; grading activities have resumed and the contractor anticipates pouring asphalt early next week. The Contractor has not given a new date for the expected completion. Officer Hawks said he anticipated it would take 2 weeks at a minimum. As of now they are two weeks behind with a \$500.00 a day penalty. There several questions on details and they were answered.

4. Old Business

a. Chairman Ritchie said that Steven Byrum had resigned at the last meeting and he has submitted a letter of resignation. A motion was made to forward Steven Byrum’s resignation to the Board for their consideration and the motion was approved 5-0.

b. Handy Mart CSP review

Officer Hawks said he had the information that was requested last month and we will go through them. The first item is the sign lay out and visual perspectives and the square footage and this met the requirements. 2. The handicapped spaces are now 10 feet and all spaces are now 10 feet. 3. The landscape plan has additions and meets the requirements. 4. A letter from the Western Carteret Fire Chief said they meet the requirements. 5. The lighting plan has been received with additional lighting as requested. 6. A note has been added stating that no wet lands or estuarine waters are involved. 7. There will be 3 dry wells and their location is shown. Curbing has been added from Taylor Notion Rd. to highway 24. Officer Hawks addressed several questions in Member Josey’s email. One question concerned a conflict with the site plan and the ordinance. He also had a question about off street parking and a buffer zone. Attorney Curtis said the ordinance supersedes. The parking places were shown as 24. Officer Hawks said that there is a minimum requirement but no maximum requirement of

parking places. The buffer zone is shown. An additional question was asked if there is sufficient space between the loading zone and pumps. The trucks that would be unloading will be small and no 18 wheelers. Mr. Pierce said they relied on the experience of DOT and the traffic patterns from DOT and had the permits. The cut through from Taylor Notion Rd. to 24 is a private drive and not a street. A topographic map is supplied showing water flows and they have a storm water catch basin. A motion was made to forward the CSP to the Town Board for consideration and the vote was 5-0.

#### 5. New business

a. Chairman Ritchie said he had an application for an alternate Board member from Mr. Robert Andrew Smith. A motion was made to forward it to The Board with a recommendation for approval. The motion passed 5-0.

#### b. Real-O Drug Store

Officer Hawks said he had received a sketch plat for Real-O Drug Store which is behind Lowe's food. Two representatives were present from Realo Drugs and they presented their sketch plat. This is for information only. This lot will be a subdivided lot and the property line would be determined by the requirements in the plans. Officer Hawks said that they need to submit a proposed site plan based on where they think the line needs to be. Member Holz brought a survey that has not been recorded. She recommended that they get a copy of the map from Swain since all of all of the roads have not been constructed. The property line is in the middle of the roads with a 23 foot easement. Realo intended to extend the road. Paxon Holz said they needed to be aware that there are numerous easements on the road. There are sewer service lines beneath the road and a need to be careful not to cut them. Officer Hawks said there are at least 10 easements with overlap. Part of the plans is on private property and needs to be dealt with and the road is private. Member Holz also brought attention that some of this was not a town road and she did not know how the Planning Board permitted it. She was not on the Town Board or Planning Board at that time. Chairman Ritchie said this was before his time. She also said that part was private and some public and she did know how to handle this problem. There was a discussion as to how to do this as it related to the subdivision ordinance. The question was also raised if you could dedicate part of a private road. Member Holz said she wanted everyone to be aware of the situation. The Realo representative asked Member Holz if she would consider dedicating that part of the road, but at no cost to the trust for any improvements. Member Holz said it would be helpful for everybody to know where the sewer easements are located and Officer Hawks help collect the information. He said he had all of that on file. There was a discussion of the storm water over flow, the line location and time line. Officer Hawks said he would meet with them and give them the forms and the procedure, deadlines and reviews.

#### 6. Info Sharing.

Chairman Ritchie said he had talked with Brandon and the Mayor about having a linear footage of signs, options and the number of signs based on linear footage on the road. Member Holz said she was all in of favor that and the more the merrier. Chairman Ritchie suggested that she and officer Hawks meet and work out something acceptable.

Officer Hawks said he received requests about an Ice House at two locations.

The meeting was adjourned at 9:55 PM.