



WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, June 24, 2014
7:00 PM

- I. Opening of the meeting**
- II. Invocation**
- III. Roll call**
- IV. Old Business**
 - None
- V. New Business**
 - 1. Welcome New Board Members & Election of Officers
- VI. Other Business**
 - 1. Unified Development Ordinance
 - 2. Moss Landing
- VII. Approval of minutes – March 25, 2014**
- VIII. Adjourn**

WASHINGTON PLANNING BOARD
Regular Scheduled Meeting
Tuesday, March 25, 2014
7:00 pm

Members Present

Jane Alligood Dot Moate
Marie Barber John Tate
Dan McNeil

Members Absent

All members were present

Others Present

Glen Moore, Planning Administrator
Jessica Green, Administrative Support

I. Opening of the meeting

The Chairman called the meeting to order.

II. Invocation

Jane Alligood led in prayer.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

None

V. New Business

1. Bay Lake Estates, Section 3 Subdivision

Glen Moore came forward and presented the subdivision section. He explained that this is the final plate for the Bay Lake Estates subdivision. Mr. Moore stated that this area is in the City's ETJ and is currently zoned residential. Jane Alligood asked if the subdivision would be required to provide recreational facilities. Mr. Moore stated that with the number of lots they would not be required to include recreational facilities. John Tate then asked about sidewalks. Mr. Moore

stated that sidewalks are not really pushed in areas of the ETJ that will probably never be taken into the City limits.

Mr. Whichard, owner, came forward and spoke about all the improvements they have made to the plot within the last year. Dot Moate asked if septic tanks were on the lots or if they would have sewer. Mr. Whichard explained that all the lots would have septic tanks and 12 of the lots have already been approved. He stated that all the lots will perk, so septic tanks should not be a problem. Mr. Whichard stated that all the roads in the subdivision are paved.

John Tate made a motion to except the subdivision plat as presented and recommend approval. His motion was seconded by Jane Alligood. All voted in favor and the motion carried.

2. Zoning – Washington Montessori School property

Glen Moore explained to the Board and that they had already annexed the property, so now the property needs zoning. He stated that this petition is from the Planning Department and they are requesting to zone the property O&I, which is the same as the parcel next to it.

Jane Alligood made a motion to approve the request as presented. John Tate seconded the motion and all voted in favor.

3. Proposed widening of 15th Street

Mr. Moore came forward and presented the Board with a map of the proposed widening that was provided by the DOT. He then went through the map and pointed out key points and changes. He stated that one of the concerns from the Planning Department that they would like to express to DOT is that there will be some parking issues. He explained that widen the street will cause some parking requirement issues with some of the stores along that street, but since it is out of the tenants control their new parking will be grandfathered in. Mr. Moore stated that other than that concern this widening should have been done years ago. Jane Alligood spoke about her concerns with the drainage and stated that she would like to see the drainage plan. Mr. Moore explained that they are not asking for the Board to approve the plan, they are only asking for the Board's concerns so they can be taken to the City Council. The Board also stated that sidewalks, traffic congestion, and medians are all issues that they would like to see addressed.

VI. Other Business

1. Proposed Public Pier

Item was moved to next meeting.

2. Discussion – Itinerant Merchants

Item was moved to next meeting.

3. Discussion – Solar Farms

Mr. Moore stated that solar farms and solar use is becoming a bigger and bigger use all over the state. He presented a sample template ordinance that was developed by the North Carolina Sustainable Energy Association and the NC Solar Center for cities and counties to use when adopting regulations regarding solar farms. He explained that so far 24 cities and 18 counties in North Carolina have incorporated solar development into their codes. Mr. Moore then explained the three levels of solar development that the ordinance addresses. He stated that with the size of Washington they probably would not do a standalone solar ordinance, they would add a section to the current zoning ordinance. He asked the Board members to review the template and be prepared at the next meeting to point out things that they like and dislike so that staff can start drafting an amendment to the zoning ordinance to address the issue.

4. Discussion – Planning Board Role

Item was moved to next meeting.

VII. Approval of minutes – October 22, 2013

Jane Alligood made motion to approve the October minutes. Her motion was seconded by Dan McNeil. All voted in favor and the motion carried.

VIII. Adjourn

There being no other business the meeting was adjourned.

MOSS LANDING HARBOUR HOMES

City of WASHINGTON

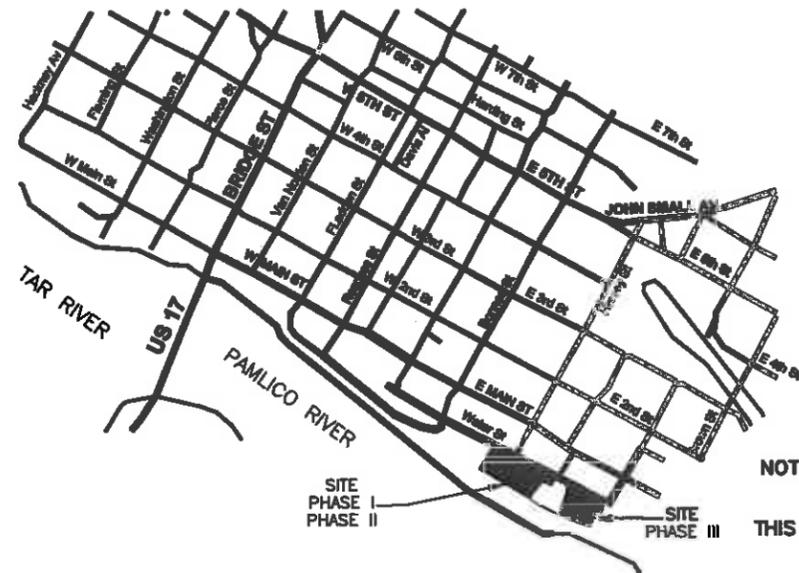
BEAUFORT COUNTY

OWNER / DEVELOPER:
BEACON STREET DEVELOPMENT CO., INC.
PO BOX 6474
RALEIGH, NC 27628
C/O JIM WILEY
PHONE: 1-919-785-1445

NORTH CAROLINA

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES,
SALES OR FINAL DESIGN.

THIS DRAWING IS AN ELECTRONIC FILE
FOR VIEWING ONLY.



VICINITY MAP
NOT TO SCALE

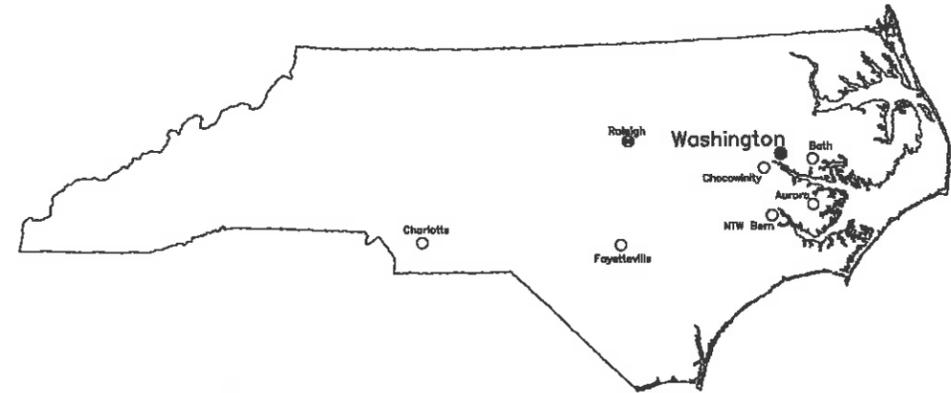
STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT,
I, _____ BEAUFORT COUNTY REGISTER OF DEEDS,
CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP/PLAT
TO WHICH THIS CERTIFICATION IS AFFIXED MEETS THE SURVEYING
REQUIREMENTS FOR RECORDATION.

REVIEW OFFICER _____
DATE _____

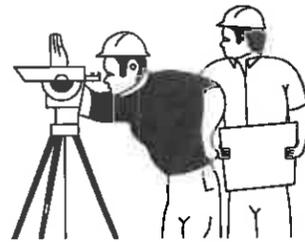
STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT
THIS MAP/PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN
THIS OFFICE IN PLAT CABINET _____ SLICE _____
THIS _____ DAY OF _____ 2014 AT _____ N.
JENNIFER LEGGETT WATKINSON BY _____
REGISTER OF DEEDS ASST./DEPUTY

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES,
SALES OR FINAL DESIGN.

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FOR VIEWING ONLY.



NORTH CAROLINA



(252) 946-3469
Washington, NC

(252) 229-0872
NTW Bern, NC

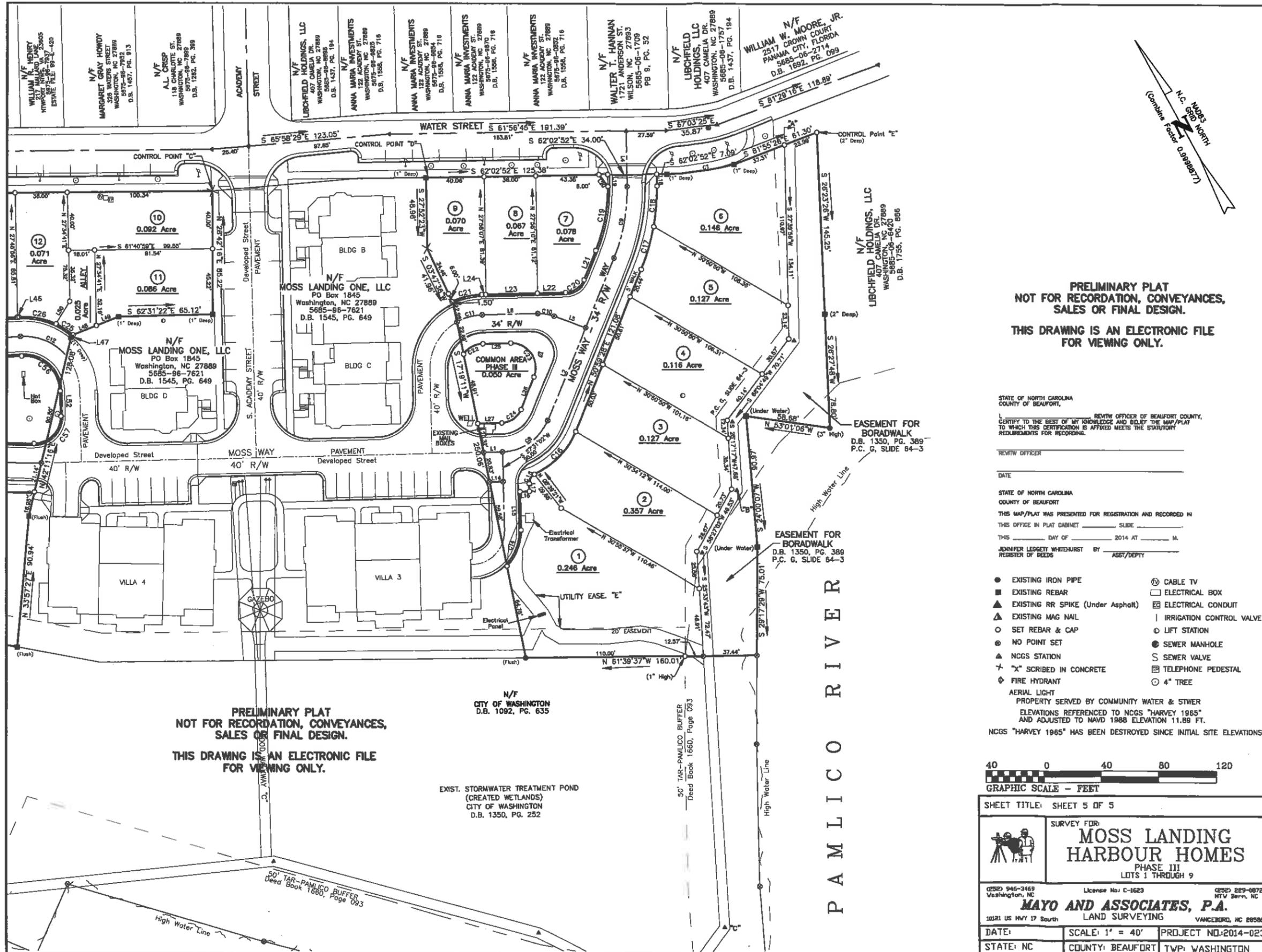
MAYO AND ASSOCIATES, P.A.

10121 US HWY 17 South

LAND SURVEYING

VANCEBORO, NC 28586

M:\MAYO AND ASSOCIATES\2014-023_MOSS LANDING_SKETCH PLAN PLAT\2014-023.dwg, PLOT: 1, 3/7/2014 2:30:08 PM



**PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES,
SALES OR FINAL DESIGN.
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STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT,
I, _____ REVIEW OFFICER OF BEAUFORT COUNTY,
CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP/PLAT
TO WHICH THIS CERTIFICATION IS AFFIXED MEETS THE STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

STATE OF NORTH CAROLINA
COUNTY OF BEAUFORT
THIS MAP/PLAT WAS PRESENTED FOR REGISTRATION AND RECORDED IN
THIS OFFICE IN PLAT CABINET _____ SLIDE _____

THIS _____ DAY OF _____ 2014 AT _____ M.
JENNIFER LEGGETT WHITEHART BY _____
REGISTER OF DEEDS ASST/DEPUTY

- EXISTING IRON PIPE
- EXISTING REBAR
- ▲ EXISTING RR SPIKE (Under Asphalt)
- ▲ EXISTING MAG NAIL
- SET REBAR & CAP
- NO POINT SET
- ▲ NCGS STATION
- + "X" SCRIBED IN CONCRETE
- ◆ FIRE HYDRANT
- AERIAL LIGHT
- ⊗ CABLE TV
- ELECTRICAL BOX
- ▣ ELECTRICAL CONDUIT
- | IRRIGATION CONTROL VALVE
- LIFT STATION
- SEWER MANHOLE
- S SEWER VALVE
- ▣ TELEPHONE PEDESTAL
- 4" TREE

PROPERTY SERVED BY COMMUNITY WATER & STWER
ELEVATIONS REFERENCED TO NCGS "HARVEY 1965"
AND ADJUSTED TO NAVD 1988 ELEVATION 11.89 FT.
NCGS "HARVEY 1965" HAS BEEN DESTROYED SINCE INITIAL SITE ELEVATIONS.



SHEET TITLE: SHEET 5 OF 5

SURVEY FOR:
**MOSS LANDING
HARBOUR HOMES**
PHASE III
LOTS 1 THROUGH 9

0252 946-3469 Washington, NC License No. C-1623 0252 229-0872 NTV Berr, NC
MAYO AND ASSOCIATES, P.A.
LAND SURVEYING VANCEBORO, NC 28586
10221 US HWY 17 South

DATE: _____ SCALE: 1" = 40' PROJECT NO.: 2014-023
STATE: NC COUNTY: BEAUFORT TWP: WASHINGTON

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