May 16, 2018

Gerald A. Jones, Jr., Mayor
Town of Morehead City
202 S. 8th St.
Morehead City, NC 28557

CERTIFIED MAIL RETURN RECEIPT REQUESTED and electronically:
mayorjones@moreheadcitync.org

Ryan Eggleston, City Manager
Town of Morehead City
202 S. 8th St.
Morehead City, NC 28557

CERTIFIED MAIL RETURN RECEIPT REQUESTED and electronically:
Ryan.Eggleston@moreheadcitync.org

Re: Certification of Amendment to the Town of Morehead City’s Core Land Use Plan

Dear Mayor Jones and Mr. Eggleston:

Please find enclosed the written Final Agency Decision granting the Town of Morehead City’s request for certification of an amendment to its Core Land Use Plan. Please contact me should you have any questions.

Very truly yours,

[Signature]
Braxton C. Davis, Director
NC Division of Coastal Management

cc via email: M. Renee Cahoon, Chair
Mary L. Lucasse, Commission Counsel
Rachel Love-Adrick, Morehead City District Planner
Sandi Watkins, Town of Morehead City, Senior Planner

Nothing Compares
FACTS

1. The Town of Morehead City (hereinafter the “Town”) is located in Carteret County and is bounded by the Newport River to the north, the Newport River to the east, Bogue Sound to the south, and the Town of Newport and unincorporated areas of Carteret County to the west.

2. The Core Land Use Plan was certified by the Coastal Resources Commission (CRC) on September 28, 2007.

3. The Town is requesting the certification of an amendment to the Core Land Use Plan. This is the first amendment to their plan. The Town is seeking certification of a map amendment in order to make a rezoning request consistent with the Future Land Use Map. The town rezoned Tax PIN 635605292520000 (LOT OF SR 1150 WILDWOOD) from R20 (Single-Family Residential) to CH (Highway Commercial), the amendment is for the parcel to be classified from Low Density Residential to General Commercial on the Future Land Use Map.

4. The Town Council of the Town of Morehead City held a duly advertised public hearing to consider the proposed amendment to the Core Land Use Plan and voted unanimously, by resolution to approve the amendment on April 10, 2018. The public had the opportunity to provide written comments on the plan up to thirty (30) calendar days after local adoption. No comments were received.
CONCLUSIONS OF LAW

1. The amendment to the Town’s Core Land Use Plan has met the substantive requirements outlined within the 15A NCAC 7B Land Use Plan Guidelines.

2. There are no conflicts evident in the amendment to the Town’s Core Land Use Plan with either state or federal law or the State’s Coastal Management Program.

3. The elected body of the Town of Morehead City made a final decision on the contents of the Amended Core Land Use Plan and provided opportunity for the public to provide written comment following local adoption of the plan, as required by N.C.G.S. § 113A-110 and 15A NCAC 7B .0801 and .0802, and the Town of Morehead City’s Amended Core Land Use Plan was submitted to the NC Division of Coastal Management without written objection or comment from the public.

4. During its regularly scheduled meeting on November 7-8, 2017, the North Carolina Coastal Resources Commission delegated to the Director of the North Carolina Division of Coastal Management, Department of Environmental Quality, its authority to approve Land Use Plans pursuant to N.C.G.S. §113A-110(f). The conditions under which the delegation was made are included in the November 20, 2017 letter to Braxton Davis, Director from Commission Chair Renee Cahoon. Pursuant to that delegation, the undersigned makes the following decision.

DECISION

For the reasons stated herein, the Town of Morehead City’s request for certification of the amendment to its Core Land Use Plan is GRANTED.

This the 21st day of MAY 2018.

Braxton C. Davis, Executive Director
N.C. Division of Coastal Management
CERTIFICATE OF SERVICE

This is to certify that I have served a copy of the attached Final Agency Decision on the Town of Morehead City and the North Carolina Coastal Resources Commission by the means specified below:

Gerald A. Jones, Jr., Mayor
Town of Morehead City
202 S. 8th St.
Morehead City, NC 28557

Method of Service
CERTIFIED MAIL RETURN RECEIPT REQUESTED
and electronically mayorjones@moreheadcitync.org

Ryan Eggleston, City Manager
Town of Morehead City
202 S. 8th St.
Morehead City, NC 28557

CERTIFIED MAIL RETURN RECEIPT REQUESTED
and electronically Ryan.Eggleston@moreheadcitync.org

Sandi Watkins, Sr. Planner
Town of Morehead City
706 Arendell St.
Morehead City, NC 28557

U.S. Mail and electronically:
Sandi.Watkins@moreheadcitync.org

M. Renee Cahoon, Chair
Coastal Resources Commission

Electronically: Renee.Cahoon@ncdenr.gov

Mary L. Lucasse
Commission Counsel
NC Coastal Resources Commission
PO Box 629
Raleigh, NC 27602

Electronically: mlucasse@ncdoj.gov

Rachel Love-Adrick, District Planner
Division of Coastal Management
400 Commerce Ave.
Morehead City, NC 28557-3421

Electronically: rachel.love-adrick@ncdenr.gov

This is the 22nd day of May 2018.

Angela Willis, Secretary to the Director
Figure 14: Future Land Use

- Morehead City Corporate Limits
- Morehead City ETJ
- Neighborhood Boundaries
- USDA Sub-watershed Boundary

Future Land Use:
- General Commercial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Industrial
- Downtown Mixed Use
- Public/ Institutional
- Conservation/ Open Space

The original version of this map was prepared by the Wooten Company and financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration. The map has been subsequently amended by the Morehead City Planning Department.
CARTERET COUNTY, NORTH CAROLINA

AFFIDAVIT OF PUBLICATION

Before the undersigned, a notary public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared

______________________________
Judy F. Allred

who being first duly sworn, deposes and says that he (she) is

______________________________
Clerk

(Owner, partner, publisher or other officer or employee authorized to make this affidavit)

of THE CARTERET PUBLISHING CO., INC. engaged in the publication of a newspaper known as CARTERET COUNTY NEWS-TIMES, published, issued, and entered as second class mail in the Town of Morehead City, in said County and State; that he (she) is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached here-to, was published in CARTERET COUNTY NEWS-TIMES on the following dates:

02/09/2018

and that the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

This 9th day of February, 2018

______________________________
Judy F. Allred

(Signature of person making affidavit)

Sworn and subscribed to before me, this:

______________________________
Melodie B. Hall

Notary Public

My commission expires April 25, 2019

TOWN OF MOREHEAD CITY

NOTICE OF
PUBLIC HEARING

March 13, 2018

Notice is hereby given that the Morehead City Town Council will conduct a public hearing on Tuesday, March 13, 2018 at 5:30 p.m. in the Municipal Building Auditorium, 202 South 8th Street, to discuss a proposed revision to the Morehead City Core Land Use Plan.

Following the public hearing, the Morehead City Town Council will consider adoption of the amended Land Use Plan. Once adopted, the Plan will be submitted to the Coastal Resources Commission (CRC) for certification.

Written objections, comments, or statements of support shall be submitted to the Division of Coastal Management District Planner, Rachel Love-Adrick, 400 Commerce Avenue, Morehead City, NC 28557 not less than 30 calendar days after local adoption of the amendment following the public hearing. Further information may be obtained by contacting the District Planner at 252-726-2908.

The public is invited to be present at the hearing and comment on the proposal. Copies of the draft Land Use Plan revision are on file in the Morehead City Planning and Inspections Office, 708 Arendell Street, Morehead City, NC 28557, (252) 726-6846 x103.

FINANCE SL
APR 02
RECEIVED

MAY 09 2018
DCM-MHD CITY

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RESOLUTION NO. 2018-R-35

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOREHEAD CITY, NORTH CAROLINA, AUTHORIZING AN AMENDMENT TO THE CAMA LAND USE PLAN TO AMEND A 0.64 AREA CURRENTLY SHOWN ON THE FUTURE LAND USE MAP AS LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL

WHEREAS, the Town of Morehead City desires to amend its CAMA Land Use Plan, specifically, its Future Land Use Map as shown on page 104; and

WHEREAS, the CAMA Land Use Plan currently shows the 0.64 acre subject area located near Wildwood Road and Highway 70 (more specifically identified as Tax PIN 635605292520000/“LOT OF SR 1150 WILDWOOD”) as Low Density Residential on the Future Land Use map; and

WHEREAS, the Town of Morehead City desires to amend the CAMA Land Use Plan to identify the subject area as General Commercial on the Future Land Use map; and

WHEREAS, on March 20, 2018, the Planning Board recommended approval of the draft amendment to the CAMA Land Use Plan; and

WHEREAS, the Town of Morehead City conducted a public hearing which was advertised on March 9th which was at least 30 days prior to the public hearing; and

WHEREAS, at the Regular Meeting on April 10, 2018 the Town Council of the Town of Morehead City, North Carolina found the draft amendment to be consistent with the Town of Morehead City’s desired vision for the future and approved to adopt the draft amendment; and

WHEREAS, the adopted draft amendment will be submitted as required by State law to the District Planner for the Division of Coastal Management under the North Carolina Department of Environmental Quality and forwarded to the Coastal Resources Commission; and

WHEREAS, a review of the adopted draft amendment by the Director of the NC Division of Coastal Management will be undertaken; and the Director will then certify the draft amendment;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Morehead City, North Carolina, that the Future Land Use map contained on page 104 of the Morehead City Core Land Use Plan be amended as follows:
Amend the 0.64 acre parcel located near Wildwood Road and Highway 70 (more specifically identified as Tax PIN 5356052925200000/“LOT OF SR 1150 WILDWOOD”) shown on the Future Land Use Map of the Morehead City Core Land Use Plan from Low Density Residential to General Commercial; and

**BE IT FURTHER RESOLVED** that the Town Council of the Town of Morehead city, North Carolina, has adopted the draft amendment; and

**BE IT FURTHER RESOLVED** that the Town Manager of the Town of Morehead City is hereby authorized to submit the adopted CAMA Land Use Plan draft amendment to the State for certification as described above.

**ADOPTED:** April 10, 2018

[Signature]

Gerald A. Jones, Jr., Mayor

ATTEST:

[Signature]

Cathy Campbell, City Clerk