

Wes Haskett

From: John Finelli <JLF9000@CHARTER.NET>
Sent: Thursday, August 22, 2019 8:19 AM
To: Andy Ward; Elizabeth Morey; Wes Haskett
Subject: September Planning Board meeting

Wes, Elizabeth, Andy

I will be on vacation during the third week of September and unable to attend the next PB meeting.

When we debated drive-thru commercial establishments, we received comments from PB members and the public that such establishments were inappropriate on Juniper Trail and in the Martin's Point commercial district due to traffic concerns. As such, we crafted an ordinance that restricted them to the large shopping center parcels. I think a 50 foot high bank building is also inappropriate in the same areas where it would dominate existing commercial structures and would border residential districts. I think it would be to everyone's advantage to eliminate the bank exclusion on height or limit them to properties which border Hwy 158. 100% of the Martin's Point commercial property owners who responded to a survey (80% response) indicated that they did not want such structures in MP.

I think the 3:1 horizontal-to-vertical requirement for fill material will assist with stormwater and help prevent the "doming" of properties. But it will not prevent "plateaus" where retaining walls are used to contain fill, elevating properties above the neighbors. We have 2 such properties in Martin's Point which resulted in lawsuits between neighbors. One was a 4 foot high wall and the other a 6 foot wall, both on the side property line and both were constructed when Martin's Point was under the zoning jurisdiction of Southern Shores. I think it will be advantageous to the Town to close this loophole. The following language is similar to that in Kitty Hawk, Nags Head and other towns:

Retaining walls for the exclusive purpose of retaining fill material above naturally occurring grades are not to exceed two feet in height.

Retaining walls used on fill slopes shall not be tiered.

Those are my thoughts. I don't have any need to meet prior to the PB meeting.

Cheers,

John Finelli