



- 1 • **Comprehensive Plan / Land Use Plan Steering Committee – Wed, July 20 – 3 pm –**
- 2 **Town Board Meeting Room**
- 3 • **EmeraldFest Concert – Thursday, July 21 – 6:30 – 8 pm –Western Ocean Regional**
- 4 **Access**
- 5 • **Planning Board Regular Meeting – Monday, July 25 – 6 pm – Town Board Meeting**
- 6 **Room**
- 7 • **Coffee With A Cop – Thursday, July 28 – 9 am – Ben & Jerry’s**
- 8 • **EmeraldFest Concert – Thursday, July 28 – 6:30 – 8 pm – Western Ocean Regional**
- 9 **Access**
- 10 • **EmeraldFest Concert – Thursday, August 4 – 6:30 – 8 pm – Western Ocean Regional**
- 11 **Access**
- 12 • **Board of Commissioners Regular Meeting – Tuesday, August 9 – 6 pm – Town Board**
- 13 **Meeting Room**
- 14 • **EMS Pancake Breakfast – Saturday, August 13 – 7 am – 11 am – EMS Station**
- 15 • **Emerald Isle Beach Music Festival – Saturday, Aug 27 – 11 am – 5:30 pm – Western**
- 16 **Ocean Regional Access**

17

18 **7. Public Comment**

19

20 **Brief Summary:** The public will have the opportunity to address the Board about any items of  
21 concern not on the agenda.

22

23 There were no comments from the public.

24

25 **8. Consent Agenda**

26

- 27 a. **Order Directing 2016 Tax Levy and Collections**
- 28 b. **Minutes – May 12, 2016 Special Meeting**
- 29 c. **Minutes – June 7, 2016 Special Meeting**
- 30 d. **Budget Amendments – General Fund, Future Beach Nourishment Fund, Beach Music**
- 31 **Festival**
- 32 e. **Capital Project Ordinance Amendments – NC 58 Traffic Signal Poles, Bicycle &**
- 33 **Pedestrian Fund, Cape Emerald Pipe Replacement**

34

35 ***Motion was made by Commissioner Finch to approve the items on the Consent Agenda. The***  
36 ***Board voted unanimously 5-0 in favor. Motion carried.***

37

38 **Clerks Note:** A copy of all consent agenda items as referenced above are incorporated herein by reference  
39 and hereby made a part of these minutes.

40

1 **9. Ordinance Amending Chapter 6 – Development Standards – and Chapter 8 –**  
2 **Nonconformities – of the Unified Development Ordinance Regarding Off-Premises Signs**  
3 **(16-07-12/O1)**  
4

- 5 **a. Public Hearing**  
6 **b. Consideration of Ordinance**  
7

8 Josh Edmondson addressed the Board concerning this Agenda item. The following excerpt  
9 from his memo to the Town Manager is provided for additional background:

10  
11 At the May Planning Board meeting, staff presented the Board with a request to rezone the Senator Jean Preston  
12 Memorial Park and the Boat ramp parcels in order to standardize the zoning for all Town-owned parcels to the (G)  
13 Government zoning district. The Board of Commissioners approved the rezoning of these parcels after conducting  
14 a public hearing at their June meeting. Currently, the above (4) four parcels are the only remaining Town-owned  
15 parcels that have yet to be rezoned to the (G) Government zoning district. Staff requested to the Planning Board at  
16 their July meeting that the parcels located at 7509 (PIN 539306298220000) & 7517 (PIN 539306295183000) Emerald  
17 Dr. be rezoned from (R2) Single/Dual Family Residential and (B) Business to (G) Government. The request also  
18 includes 9427 (PIN 538309051894000) & 9425 (PIN 538309052868000) Coast Guard Rd. from (R2) Single/Dual Family  
19 Residential to (G) Government.  
20

21 The parcel located at 7509 Emerald Dr. is where the Town Administration Building is situated and abuts parcel 7517  
22 Emerald Dr. which is vacant and wooded. The parcels together total about 1.4 acres. The surrounding parcels are  
23 zoned (G) Government, (B) Business and (R2) Single/Dual Family Residential. The parcels located at 9427 & 9425  
24 Coast Guard Rd. are where Bogue Banks Water Corp has their utility shed and where Ocean Oaks park is situated.  
25 The parcels are each about .295 acres. All adjacent parcels are zoned (R2) Single/Dual Family Residential.  
26

27 The Government (G) zoning district allows the following uses:

- 28  
29
  - assembly halls, coliseums, gymnasiums
  - government uses
  - open air games and sports, community centers (non-profit)
  - health clinics and hospitals
  - libraries, museums, art galleries
  - parks
  - Police and Fire stations
  - utility lines, utility facilities
  - Post Office
  - public utility storage yards
  - theaters
  - yacht basins, boat ramps, etc.
  - athletic facilities
  - musical, dance, drama programs (indoor and outdoor)
  - government buildings
  - racquetball and tennis facilities
  - day care centers  
45

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- 1 • fishing piers
- 2 • parking lots and garages
- 3 • printing and publishing establishments
- 4 • wireless telecommunication towers (special use only)
- 5 • accessory uses
- 6 • solar panels

7  
8 The use of each (4) four of these parcels is expected to remain as is with the exception of the vacant parcel beside  
9 the Town Administration Building which could be developed in the future. Any changes of use to any parcel would  
10 have to conform to the list of uses above. As currently used, these parcels are compatible with the surrounding  
11 uses of land. Staff recommended to the Planning Board to approve the rezoning based on the following:  
12

- 13 • The proposed rezoning is consistent with the goals and policies of the Town's Land Use Plan, and
- 14 • While the parcels are smaller tracts, the current uses on the property are sited in a way that minimizes  
15 impacts on adjacent property owners, and
- 16 • The uses of the parcels currently are compatible with neighboring properties, and
- 17 • The Town is seeking to standardize the zoning of all Town-owned properties to Government zoning district  
18 to maintain consistency, and
- 19 • The proposed rezoning is consistent with the community's overall interest in maintaining a small-town  
20 atmosphere.

21  
22 The Planning Board approved the amendment as presented. Attached to this memorandum is an excerpt from the  
23 Town's Zoning Map which shows the zoning of adjacent, and nearby parcels and an adjacent neighbors list. Also,  
24 attached is the new zoning map and zoning statement. I look forward to discussing this issue with Commissioners  
25 at their August meeting. Please let me know if you have any questions regarding the foregoing information.  
26

27 Town Planner Josh Edmondson noted that this ordinance amendment would essentially  
28 grandfather the existing off-premise signs in perpetuity. Mr. Edmondson also stated that if this  
29 ordinance was amended it would repeal the ordinance amended within the past year regarding  
30 signs within 1,000 feet of Emerald Drive. Mr. Edmondson described the existing grandfathered  
31 off-premise signs which included 10 signs at 9 locations. Mr. Edmondson said that the  
32 amendment was written to allow any of the 10 signs at the 9 locations in place as of January 1,  
33 2006 to be removed, replaced or improved, as outlined in the special provisions included in the  
34 ordinance amendment and as follows:

35  
36 Chapter 8, "Nonconformities", of the Unified Development Ordinance is hereby amended to add new section 8.2.3  
37 – Special Provisions for Off-Premises Signs, as follows:  
38

39 8.2.3 – Special Provisions for Off-Premises Signs

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1           Off-premises signs are not permitted as per the Unified Development Ordinance. However,  
2           nonconforming sign locations with off-premises signs in place as of January 1, 2006 may be removed  
3           and replaced or improved, provided the following:

4  
5           (1) The number of off-premises signs at the location shall not increase.

6  
7           (2) Each nonconforming sign shall have a maximum size of fifty (50) square feet or the original  
8           square footage of the sign in place as of January 1, 2006. The more stringent of the two shall apply.

9  
10          (3) Each nonconforming sign shall not exceed fifteen (15) feet in height or the original height of  
11          the sign in place as of January 1, 2006. The more stringent of the two shall apply.

12  
13          (4) The number of sign facings for each nonconforming sign shall not increase.

14  
15          (5) Each nonconforming sign shall remain or be replaced in the same location as it existed prior  
16          to its repair or reconstruction.

17  
18          2.    Section 6.6.6., paragraph (7) of the Unified Development Ordinance, Development Standards, is hereby  
19          repealed.

20  
21          3.    The Board of Commissioners has determined that the above amendments are consistent with the Town of  
22          Emerald Isle's 2004 CAMA Land Use Plan, as amended.

23  
24          4.    The Board of Commissioners has determined that the above amendments are both reasonable and in the  
25          public interest for the following reasons:

- 26  
27               •    promotes the continued aesthetic improvement of the Town,  
28               •    provides local sign owners with additional flexibility, and  
29               •    maintains the small-town, family beach atmosphere.  
30  
31

32  
33          Town Planner Josh Edmondson noted that also as requested by the Board, the Camp Ocean  
34          Forest Campground sign was included. Mr. Edmondson said the key things they were trying to  
35          achieve from staff perspective was the appearance and aesthetics of the Town, as well as the  
36          ability of the owners to be able to replace their signs in the future to make them more  
37          attractive. Mr. Edmondson said the amendment would not in any way allow additional new  
38          off-premise signs, as had been Town policy for many years. Mr. Edmondson stated that the  
39          Planning Board had discussed this issue at the April and May meetings and they did not concur  
40          with staff and recommended keeping the ordinance as is, feeling that this could open things up  
41          for potential problems in the future, and some Planning Board members felt with advances in  
42          technology that this type of signage may not be as relevant now as it was previously.

1  
2 ***Motion was made by Commissioner Messer to open the Public Hearing. The Board voted***  
3 ***unanimously 5-0 in favor. Motion carried.***  
4

5 Paul Schwartz, Wyndtree Drive, speaking not as a Planning Board member but just on his own  
6 behalf, stated that during the Board's May meeting during budget discussions one of the  
7 touchstone of the budget was aesthetics. Mr. Schwartz said that aesthetics in his mind was the  
8 natural beauty around us. In addition, during the May meeting Mr. Schwartz noted that they  
9 discussed the EI app and that 95% of those visiting who were helped with the signs now had  
10 better technology to find what they need or want. Mr. Schwartz felt every time signs were  
11 erected that it would hide one small piece of the natural beauty of this island. Mr. Schwartz  
12 said he knew that signs were essential for any number of things but they needed a hierarchy to  
13 determine what was essential and desirable, so he requested the Board look at this closely and  
14 consider a sunset clause on these signs because they were in his mind the worst of the signs,  
15 being billboards.

16  
17 Jim Hackett, 6410 Ocean Drive, seconded the comments made by Mr. Schwartz, adding that he  
18 appreciated the approach the Town took on signage. Mr. Hackett said that two years ago he  
19 had commented about commercial signs in residential areas and that had gotten better with  
20 the help of Town Planner Josh Edmondson and Town Manager Frank Rush. Mr. Hackett felt it  
21 was important that they continue down the path to try to declutter views, noting his  
22 comparison when driving through other towns and seeing their signs, how he was so  
23 appreciative of the nice job that had been done in Emerald Isle and to all involved.

24  
25 Georgia Ricks, 9100 Emerald Drive, stated that she was one of the sign owners and she  
26 appreciated all the efforts the Town had made to allow them to continue keeping their signs.  
27 Ms. Ricks said that the ordinance hadn't allowed them to make the signs look better until now  
28 and she would appreciate the Board letting them continue with their signs.

29  
30 ***Motion was made by Commissioner Messer to close the Public Hearing. The Board voted***  
31 ***unanimously 5-0 in favor. Motion carried.***  
32

33 Town Manager Rush said he felt that everyone in the room wanted the same things, which was  
34 to have the Town look as nice as it possibly could. Mr. Rush said you could look at this issue in  
35 two ways and depending on what you thought about the practicalities that may form their  
36 judgment on this issue. Mr. Rush said the Board could certainly take the position that all of the  
37 signs need to come down by January 1, 2020 or some other date which was a very harsh  
38 approach, perhaps viewed as unfair toward those sign owners, but that would certainly remove  
39 those signs, but that was not what the Town's current sign ordinance stated. Mr. Rush said the  
40 current ordinance said that the signs could stay until damaged more than 50%, and when  
41 damaged more than 50% they had to come down and not go back up. Mr. Rush said the intent

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1 when that ordinance was adopted 15-20 years ago was to gradually phase these signs out but  
2 in reality very few of these signs had ever been damaged more than 50% and had ever actually  
3 come down. Mr. Rush said one was the Bogue Inlet Pier sign which was now basically a ground  
4 level sign, and one was the Camp Ocean Forest sign. Mr. Rush said the Board could say to keep  
5 the ordinance as it was now and over some period of time all these signs would go away and  
6 the Town would look nicer. Mr. Rush said that only two of the signs have actually come down  
7 in at least 17 years and he didn't think the rest of the signs were going anywhere anytime soon,  
8 so it would take a long time for those areas to look nicer, if their view was that the signs didn't  
9 look very nice.

10  
11 Town Manager Rush noted that the other approach would be to encourage the owners to make  
12 the signs look nicer, give them a better appearance, because they would probably still be there  
13 in 17 years. Mr. Rush said depending on how the Board felt was the best way to achieve that  
14 goal, the end goal was the same. Mr. Rush said when you factor in that individuals own the  
15 signs and provide economic benefit from them, and in an effort to be fair to the owners it was  
16 another consideration in addition to requiring that they had to come down by a certain date.  
17 Mr. Rush said that this ordinance amendment represented what they felt at the staff level was  
18 a more practical approach to reach the end goal which he thought everyone shared of having a  
19 nice looking community, and the Board would consider which approach achieved the goal in a  
20 more expedient and fair manner.

21  
22 Commissioner Normile had questions about two of the signs listed, the first being the Coastal  
23 Awnings sign, realizing this ordinance was about off-premises signs, and noting they were a  
24 great company that he had used before and would use again, however he felt rules were rules,  
25 and whatever applied to one must apply to all. Commissioner Normile stated that it was his  
26 understanding that this business did not have a physical presence in Emerald Isle and if that  
27 was correct that whatever action the Board did take, his input on that one sign was that it  
28 would need to come down based on the rules if they didn't have a shop here. Commissioner  
29 Normile also mentioned the sign which was a combination of Keller Williams and Ward Shore  
30 Builders. Commissioner understood the Ward Shore Builders portion of the sign, the  
31 gentleman lived here and had a home office here and he understood the spirit and intent of  
32 that company, but was perplexed by the Keller Williams portion of the sign. Commissioner  
33 Normile said he teaches law for the NC Real Estate Commission and had called the Commission  
34 because he couldn't place the agent or the office to see if that firm or agent had a physical  
35 office in Emerald Isle, and according to Commission Standards that answer was no. In addition,  
36 and the agents license was actually inactive and the real estate commission didn't have a firm  
37 application or office location on record for any Keller Williams in our zip code, and based on the  
38 rules he felt that portion of the sign needed to go away. Commissioner Normile said that he  
39 didn't have an issue with the other signs but didn't support those two signs with no physical  
40 presence. Commissioner Wright agreed that the signs should be allowed for those with actual  
41 businesses in Emerald Isle.

1  
2 Town Manager Rush said there was a separate ordinance not part of the amendment tonight  
3 that stated that every sign had to be for a business actually located in Emerald Isle so that is the  
4 provision as referred to by Commissioner Normile. Mr. Rush said that until going through this  
5 process with the Planning Board they had not realized that Coastal Awnings was no longer in  
6 Emerald Isle and they would be talking with that business owner and sign owner to rectify that  
7 situation. Mr. Rush said Commissioner Normile's information was very helpful with regard to  
8 the Keller Williams sign, and they had been informed by the owner of the sign that the agent  
9 was leasing space for an office from him on Islander Drive, and they had already reached out to  
10 the owner of the sign to advise that sign needed to be changed to an Emerald Isle business.

11  
12 Commissioner Messer also agreed with Commissioner Normile about the Coastal Awnings and  
13 Keller Williams sign.

14  
15 ***Motion was made by Commissioner Finch to approve the Ordinance Amending Chapter 6 –***  
16 ***Development Standards – and Chapter 8 – Nonconformities – of the Unified Development***  
17 ***Ordinance Regarding Off-Premises Signs. The Board voted unanimously 5-0 in favor. Motion***  
18 ***carried.***

19  
20 **Clerks Note: A copy of Ordinance 16-07-12/O1 as referenced above are incorporated herein by reference and**  
21 **hereby made a part of these minutes**

22  
23 **10. Presentation – Impact of New Flood Insurance Rate Maps on Emerald Isle Property**  
24 **Owners**

25  
26 Josh Edmondson addressed the Board concerning this Agenda item. The following excerpt  
27 from Town Manager Rush's memo to the Board is provided for additional background:

28  
29 The Board of Commissioners is scheduled to receive a presentation from Josh Edmondson, Town Planner,  
30 regarding the new flood insurance rate maps (FIRMs) recently released by the Federal Emergency Management  
31 Agency (FEMA) and NC Floodplain Mapping Program (NCFMP). I have attached copies of the new FIRMs, which  
32 can also be accessed in great detail at <http://fris.nc.gov/fris/>.

33  
34 FIRMs are used to implement flood damage prevention requirements for new construction, and are also used to  
35 determine flood insurance premiums through the National Flood Insurance Program (NFIP). The FIRMs currently  
36 used in Emerald Isle were last updated in 2003 and 2005. The new FIRMs were just released for public review on  
37 June 30, include a public appeal process, and likely won't be effective until sometime in 2017 or perhaps into 2018.  
38 The new maps are favorable for most Emerald Isle property owners, and should reduce the cost of flood insurance  
39 premiums and the regulatory burden for many in the future. There are, however, some property owners who may  
40 be negatively impacted by the new FIRMs.

41  
42 The attached memo from Josh Edmondson includes a thorough explanation of this issue, and his PowerPoint  
43 presentation is also attached. Sherry Edwards, Emerald Isle Insurance, will also attend the meeting and will be  
44 available to answer any questions about the potential impact of the new FIRMs on flood insurance premiums.  
45

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1 To briefly summarize:  
2

- 3 • according to the new FIRMs, there are a total of 1,364 structures in Emerald Isle in a special flood hazard  
4 area (approximately 20% of structures in Emerald Isle),  
5
- 6 • there is no change in the flood zone or base flood elevation for the vast majority of structures and parcels  
7 in Emerald Isle,  
8
- 9 • overall, there is a net reduction of 511 structures from a special flood hazard area (V zone or A zone) in  
10 Emerald Isle,  
11
- 12 • a net total of 694 structures have been removed from the V zone, which is the most restrictive zone with  
13 the highest flood insurance premiums  
14
  - 15 ○ most of these are removed from a special flood hazard area altogether (thus no special building  
16 regulations or requirements for flood insurance) and some are switched to the A zone  
17
  - 18 ○ this change will likely result in a significant reduction in flood insurance premiums for these  
19 property owners  
20
  - 21 ○ improved dune structures, ultimately resulting from past beach nourishment efforts, are one  
22 factor contributing to the removal of many oceanfront structures from the V zone,  
23
- 24 • a net total of 183 structures have been added to the A zone, which is less restrictive than V and with more  
25 affordable flood insurance premiums,  
26
- 27 • based on Josh Edmondson's analysis, a total of 99 structures have been added to a special flood hazard  
28 area, with 9 added to the V zone and 90 added to the A zone (list of all 99 structures is attached)  
29
  - 30 ○ these properties may now be required to carry flood insurance  
31
  - 32 ○ in some cases, the structure may already meet the flood zone requirements as is  
33
  - 34 ○ we recommend that these property owners secure an elevation certificate via a local surveyor  
35 and/or purchase a flood insurance policy before new FIRMs are effective in order to secure  
36 grandfathered or preferred risk premiums,  
37
- 38 • based on Josh Edmondson's analysis, an additional 56 structures are potentially negatively impacted by  
39 the new FIRMs, either as a result of switching from the A zone to the V zone, or due to a slight increase in  
40 the required base flood elevation  
41
  - 42 ○ in some cases, the structure may already meet the new flood zone requirements as is  
43
  - 44 ○ these structures may be eligible for grandfathered premiums, and therefore should not  
45 experience a significant negative impact.  
46

47 I have also attached several information sheets produced by the NFIP that may also be helpful in understanding  
48 the impact of the new FIRMs, and also the impacts of the 2012 Biggert-Waters Flood Insurance Reform Act and the

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1 2014 Homeowner Flood Insurance Affordability Act (both acts impact flood insurance premiums associated with  
2 new FIRMs).  
3

4 Again, overall, the new FIRMs appear to mostly positive for Emerald Isle property owners, however, a relatively  
5 small number may be negatively impacted. Of those structures that are negatively impacted by the new FIRMs,  
6 many likely already meet the flood requirements and therefore should not experience significant flood insurance  
7 premiums. Others that are negatively impacted should be eligible for grandfathered premiums, thus minimizing  
8 the amount of any flood insurance premium increases. Additionally, some others may not have a mortgage, and  
9 are thus not required to carry flood insurance and may simply choose not purchase flood insurance in the future.

10  
11 I appreciate Josh Edmondson's hard work assessing this issue for our property owners, and look forward to his  
12 presentation on July 12. Josh and I are happy to assist any affected Emerald Isle property owners in any way that  
13 may be helpful in the future.  
14

15 Town Planner Josh Edmondson provided a PowerPoint presentation for the Board and public  
16 regarding the impact of the new flood insurance rate maps on Emerald Isle property owners.  
17 Mr. Edmondson was joined by Sherry Edwards, Emerald Isle Insurance Agency who provided  
18 helpful flood information regarding three important issues: pre-FIRM homes, grandfathering,  
19 and newly mapped properties.  
20

21 Mayor Barber thanked Ms. Edwards and Town Planner Edmondson for the presentation.  
22

23 **11. Resolution Endorsing MCAS Cherry Point Regional Joint Land Use Study (16-07-12/R1)**  
24

25 Josh Edmondson addressed the Board concerning this Agenda item. The following excerpt  
26 from Town Manager Rush's memo to the Board is provided for additional background:  
27

28 The Board of Commissioners is scheduled to consider the formal endorsement of the Marine Corps Air Station  
29 (MCAS) Cherry Point Regional Joint Land Use Study (JLUS) at the July 12 meeting. The attached resolution formally  
30 conveys the Town's support for MCAS Cherry Point, endorses the JLUS, and commits to act in good faith to  
31 implement recommendations that are intended to preserve the operational capacity of MCAS Cherry Point and  
32 also strengthen its standing in the event of future base closure initiatives. The resolution, however, does qualify  
33 the Town's support for three specific recommendations that could have negative impacts on our property owners.  
34

35 **Background**

36 The Town of Emerald Isle is involved in the JLUS process due to its close proximity to Marine Corps Auxiliary  
37 Landing Field Bogue (MCALF Bogue), which is a key component of MCAS Cherry Point and is an important training  
38 asset for military flight operations. The Town previously participated in the development of a prior JLUS in 2002,  
39 and the Town formally endorsed that plan and actively worked to implement several of the recommendations in  
40 the 2002 plan in the subsequent years.  
41

42 MCALF Bogue is primarily used for Harrier training flights, and is generally only used a few days each month. The  
43 flight pattern is located directly over the center of Emerald Isle in an area generally between Emerald Plantation  
44 and Archers Point. A map depicting the flight pattern, including the location of accident potential zones (APZ-1  
45 and APZ-2) is attached for your information. Only a very small area of Emerald Isle is included in the APZ-1 zone  
46 (higher potential for flight accidents) along Bogue Sound, and includes only a small number of existing structures in  
47 the Emerald Plantation subdivision, Sunset Harbor condominium complex, the Island Harbor Marina mobile home

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1 park, and a small mobile home park on Woodcliff Lane. A more significant area of Emerald Isle is included in the  
2 APZ-2 area, with nearly 1,200 residential units (of which nearly half are mobile homes) in this area. I have also  
3 attached a map indicating the noise contours resulting from flight training in Emerald Isle, and it generally follows  
4 the flight pattern.

5  
6 As a result of the 2002 JLUS, the Town created a new Bogue Field AICUZ (Air Installation Compatibility Use Zone)  
7 Overlay District in its zoning ordinance. The overlay district was created primarily to create greater public  
8 awareness of the presence of MCALF Bogue and flight operations, and includes certain disclosure requirements for  
9 new development and recommendations for disclosure during real property transfers. The Town also provides  
10 educational information about construction techniques to mitigate noise impacts associated with the flight  
11 operations. The boundaries of the Bogue Field AICUZ Overlay District are consistent with the APZ-1 and APZ-2  
12 boundaries on the attached map.

13  
14 2016 JLUS Effort / Recommendations

15 The 2016 JLUS effort was initiated by Carteret County, and includes participation by Craven County, Pamlico  
16 County, and the municipalities and communities adjacent to MCAS Cherry Point, MCALF Bogue, and other  
17 associated installations in our region. Mayor Eddie Barber, Town Planner Josh Edmondson, and I were all involved  
18 to some degree in the planning efforts, which was guided by representatives from various local governments,  
19 private interests, and the military.

20  
21 The 2016 JLUS was initiated in 2014, and the final plan was released in May 2016. The JLUS is an important  
22 planning document for MCAS Cherry Point, and helps to maintain effective relationships and communications with  
23 neighboring communities and prevent incompatible land development in close proximity to its installations.  
24 Ultimately, the JLUS is aimed at preserving the operational capacity of MCAS Cherry Point in order to provide the  
25 most effective training for our military personnel. Additionally, planning efforts such as JLUS are important  
26 considerations for potential future base closure initiatives.

27  
28 A complete copy of the 2016 MCAS Cherry Point JLUS is attached, and includes a great deal of background  
29 information about the military installations, operations, planning process, and other relevant information. The  
30 complete 2016 JLUS can also be accessed online at <http://www.cherrypointjlus.com/>. The specific  
31 recommendations are included in Chapter 6. The 2016 JLUS includes a total of 46 recommendations, with most of  
32 these recommendations either applicable to all entities in the region or only to other entities. The most significant  
33 recommendations specifically applicable to Emerald Isle are summarized below:

- 34
- 35 • 1.1 – strengthen tall structure and wind turbine regulations in the entire region. Emerald Isle enforces  
36 building height limits of 40 – 50 ft., and only allows telecommunication towers in limited areas. Wind  
37 turbines are not permitted in Emerald Isle.
  - 38
  - 39 • 3.1 – notify MCAS Cherry Point of any changes in development policies within 5 mile radius. This includes  
40 nearly the entire land area of Emerald Isle (except for far east end), and Town staff routinely send notices  
41 of land use public hearings to MCAS Cherry Point personnel.
  - 42
  - 43 • 3.5 – create Military Influence Overlay Districts to improve communication and coordination with the  
44 military for new development. The Town already utilizes the Bogue Field AICUZ Overlay District, and  
45 Town staff will consider the creation of a Military Influence Overlay District and potentially present an  
46 appropriate recommendation to the Planning Board and Board of Commissioners in the future.
  - 47

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- 1 • 4.2 – adopt “dark sky” lighting ordinance to minimize urban sky glow that impacts night training  
2 operations. Town staff will research this issue and potentially present an appropriate recommendation to  
3 the Planning Board and Board of Commissioners in the future.  
4
- 5 • 5.1 – density limits on new development in the APZ-1 and APZ-2 areas. This recommendation is not  
6 desired nor practical in Emerald Isle, and the attached resolution explicitly notes that the Town would  
7 only pursue this recommendation upon request of and/or concurrence of the affected property owners.  
8 The Town’s current zoning in these areas includes Marina Village, Mobile Home, Village East, Business,  
9 Government, and Residential Multi-Family. Permitted residential density in these zoning districts ranges  
10 from approximately 3.6 units per acre to 8 units per acre (with a possibility to go up to 10 units per acre in  
11 certain circumstances in Village East), and such a change could have significant negative impacts on our  
12 property owners.  
13
- 14 • 5.3 – evaluate existing vacant parcels for future potential land-swaps (acquisition?). The Town has  
15 ongoing interest in acquiring the ~ 30 acre tract behind the Town Government complex in the future, and  
16 MCAS Cherry Point is a potential funding partner for such an acquisition. Most of this tract is included in  
17 the APZ-2 area.  
18
- 19 • 5.5 – increase minimum lot size to 20,000 sq. ft. in the APZ-2 area. This recommendation is not desired  
20 nor practical in Emerald Isle, and the attached resolution explicitly notes that the Town would only pursue  
21 this recommendation upon request of and/or concurrence of the affected property owners. The Town’s  
22 current residential zoning in these areas primarily includes a 12,500 sq. ft. lot size, and the vast majority of  
23 this area is already platted and developed. The Marina Village and Village East mixed use zoning districts  
24 include a minimum lot size of 6,250 sq. ft. Such a change could have significant negative impacts on our  
25 property owners.  
26
- 27 • 6.1 – public notice of noise impacts, etc. The Town maintains a dedicated webpage about Bogue Field,  
28 and routinely posts information about night flight activities to keep our residents, property owners, and  
29 visitors informed.  
30
- 31 • 9.1 – rezone properties currently designated as Mobile Home to Residential-2. This recommendation is  
32 not desired nor practical in Emerald Isle, and the attached resolution explicitly notes that the Town would  
33 only pursue this recommendation upon request of and/or concurrence of the affected property owners.  
34 The majority of the Town’s Mobile Home district is located within APZ-1 and APZ-2, and that zoning has  
35 been in place for decades. Any effort to rezone these large areas would negatively impact many property  
36 owners, and would likely generate significant controversy within our community. It should be noted that  
37 the Mobile Home and Residential-2 zoning districts are very similar, with the key difference being the  
38 allowance for mobile home units in the Mobile Home district (but not in the Residential-2 district). The  
39 Mobile Home district does allow single-family and duplex residential development, but does not allow  
40 multi-family development.  
41
- 42 • 10.2 – incorporate building design standards intended to reduce noise levels in new structures. The Town  
43 provides sound attenuation information to developers and property owners for use on a voluntary basis.  
44 Town staff will research this issue and potentially present an appropriate recommendation to the  
45 Planning Board and Board of Commissioners in the future.

46 Resolution Endorsing the Marine Corps Air Station Cherry Point Regional Joint Land Use Study

47 Overall, the 2016 JLUS represents a solid plan to protect the interests of MCAS Cherry Point in the future, and  
48 builds upon the success of the previous 2002 JLUS. The Town supports the military mission, and also recognizes

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1 the significant economic importance of MCAS Cherry Point to our entire region. As such, I recommend approval of  
2 the attached resolution.  
3

4 As noted earlier, the resolution does qualify the Town's support for the three specific recommendations that could  
5 have negative impacts on our property owners. Specifically, the resolution includes the following language:  
6

- 7 1. The Town of Emerald Isle hereby supports the mission of MCAS Cherry Point and endorses the 2016 MCAS  
8 Cherry Point Regional Joint Land Use Study; and  
9
- 10 2. The Town of Emerald Isle will work cooperatively with other jurisdictions on regional recommendations  
11 included in the JLUS, and will act in good faith to implement the recommendations that are specific to  
12 Emerald Isle.  
13
- 14 3. In order to protect the interests of our property owners, the Town hereby qualifies its support for certain  
15 recommendations listed below, and will only pursue the implementation of these recommendations upon  
16 the request of and/or concurrence of the affected property owners:  
17
  - 18 a. Recommendation 5.1 - Density restrictions within APZ-1 and APZ-2.  
19
  - 20 b. Recommendation 5.5 - Increase minimum lot size to 20,000 sq. ft. within APZ-2.  
21
  - 22 c. Recommendation 9.1 - Rezone parcels within APZ-2 from Mobile Home to Residential-2.  
23

24 The Board should note that the Town previously communicated these concerns to those involved in the  
25 development of the 2016 JLUS, however, for whatever reason the final plan still includes these recommendations.  
26 The attached resolution should adequately convey the Town's overall support, and still protect the interests of our  
27 property owners on these 3 recommendations.  
28

29 Josh Edmondson and I look forward to discussing the 2016 JLUS with the Board at the July 12 meeting.  
30

31 Town Planner Edmondson summarized the MCAS Cherry Point Regional Joint Land Use Study.  
32 Mr. Edmondson also noted the three specific recommendations (as outlined in the above Town  
33 Manager's memo) that the Town qualified it's support for in the proposed Resolution that  
34 could have negative impacts on our property owners and that the Town would only pursue  
35 upon the request of and/or concurrence of the affected property owners. Mr. Edmondson  
36 stated that the proposed Resolution does support and endorse the JLUS with the exception of  
37 those three items as qualified in the Resolution. Mr. Edmondson said he felt the plan overall  
38 was very good with good recommendations that he felt they could work toward and really  
39 show our support for the military.  
40

41 ***Motion was made by Commissioner Normile to adopt the Resolution Endorsing MCAS Cherry***  
42 ***Point Regional Joint Land Use Study. The Board voted unanimously 5-0 in favor. Motion***  
43 ***carried.***  
44

45 **Clerks Note: A copy of Resolution 16-07-12/R1 as referenced above are incorporated herein by reference and**  
46 **hereby made a part of these minutes**  
47

1 **12. Appointments**

- 2  
3 a. **Board of Adjustment – 3 vacancies**  
4 b. **EI Parks and Recreation Association, Inc. – 1 vacancy**

5  
6 **Brief Summary:**

7  
8 Board of Adjustment – 3 Vacancies

9 There have been 2 vacancies on the Board of Adjustment for several months. The term of Board of Adjustment  
10 alternate #1 member Malcolm Boartfield also expired in May 2016, and the Board should fill at least one vacancy  
11 to insure that the Board of Adjustment has a total of 5 participating members for a future meeting. Malcolm  
12 Boartfield has expressed interest in being reappointed.

13  
14 The Board of Adjustment includes a total of 5 regular members and 2 alternate members. The regular members  
15 serve a 3-year term, and the alternate members serve a 2-year term. If the Board is inclined to reappoint Malcolm  
16 Boartfield, I recommend appointing him to an unexpired regular term that expires in May 2018. If the Board  
17 knows of other individuals interested in serving on the Board of Adjustment, I recommend appointing one of the  
18 individuals to serve a new alternate #1 term that expires in May 2018 and one of the individuals to serve an  
19 unexpired alternate #2 term that expires in May 2017.

20  
21 The Board of Adjustment has not met since November 2011 - nearly 5 years ago. (There were, however, 4  
22 members in attendance at the June 27 training session presented by the UNC School of Government.) NC General  
23 Statutes allow either the Board of Commissioners or the Planning Board to fulfill the duties of the Board of  
24 Adjustment if desired, and the Board may wish to also consider this option. The Board of Adjustment is tasked  
25 with considering variances and appeals of staff decisions, and operates under quasi-judicial procedures.

26  
27 Emerald Isle Parks and Recreation Association, Inc. – 1 Vacancy

28 The non-profit Emerald Isle Parks and Recreation Association, Inc. (EIPRA) was created by the Town in 2004  
29 primarily to hold title to an 8-acre tract of land (since reduced to 7 acres) that was donated to the Town for future  
30 recreation purposes. Because the land is the site of an old residential landfill that was abandoned in the early  
31 1970s, the Town did not want to accept the liability for the abandoned landfill, and the EIPRA, Inc. was created to  
32 hold title. The original 8-acre tract is now a part of the Emerald Isle Public Boating Access Facility, and is the  
33 portion where the actual ramps, single family parking area, and picnic shelter are now located. EIPRA, Inc. holds  
34 title to the land, leases it to the Town, who then leases it to the NC Wildlife Resources Commission.

35  
36 The EIPRA, Inc. is governed by a 3-member Board of Directors. The term of member Clay Olsen expires in August  
37 2016, and the Board should appoint an individual to serve a new 3-year term that expires in August 2019. Clay  
38 Olsen has expressed interest in being reappointed. The EIPRA, Inc. meets very infrequently on an as-needed basis.

39  
40 ***Motion was made by Commissioner Wright to appoint Malcolm Boartfield to the unexpired***  
41 ***regular term on the Board of Adjustment that expires in May 2018. The Board voted***  
42 ***unanimously 5-0 in favor. Motion carried.***

43  
44 ***Motion was made by Commissioner Dooley to appoint Chad MacAvery to a new Alternate #1***  
45 ***term on the Board of Adjustment that expires in May 2018. The Board voted unanimously 5-0***  
46 ***in favor. Motion carried.***

47

1 Commissioner Normile stated and the Board concurred that due to the infrequency of the  
2 Board of Adjustment meetings the Commissioners would hold off on appointing another  
3 alternate member at this time.

4  
5 ***Motion was made by Commissioner Normile to appoint Clay Olsen to a new term on the***  
6 ***Emerald Isle Parks and Recreation Association Board of Directors that expires in August 2019.***  
7 ***The Board voted unanimously 5-0 in favor. Motion carried.***

8  
9  
10 **13. Comments from Town Clerk, Town Attorney, and Town Manager**

11  
12 There were no comments from the Town Clerk or Town Attorney.

13  
14 Town Manager Rush noted the good news that the Town was awarded a grant for \$147,000 for  
15 new equipment for the Fire Department with a local match of approximately \$7,000. Mr. Rush  
16 also informed the Board that they were expecting plans for a new commercial shopping center  
17 later in the month. Mr. Rush updated the Board with the status of the Bogue Inlet Dredging  
18 funding. Mr. Rush mentioned the popularity of the golf cart program with the 655 golf cart  
19 licenses issued the past year, and some of the concerns that were being enforced now on Coast  
20 Guard Road, NC 58 and the bike path, and this may be a future agenda item for discussion  
21 about where to go with the golf cart program in the future. Mr. Rush said there were certain  
22 areas in Town that were just geographically isolated from other areas of Town and they would  
23 come back to the Board with some ideas for the Board to discuss. Mr. Rush also pointed out he  
24 had provided information in Board packets about itinerant merchants in order to gain their  
25 thoughts about those options going forward. Lastly, Mr. Rush noted other good news that  
26 there had been 33 new homes built in Emerald Isle during the past fiscal year which was the  
27 most in a decade.

28  
29 The following is an excerpt from the Town Manager Comments memo to the Board providing  
30 additional background information for all items of importance:

31  
32 **Fire Department Awarded \$147,000 Grant**

33 We were recently informed that the Fire Department has received a significant grant from the US Fire  
34 Administration. These funds will be used to purchase 24 new self-contained breathing apparatus (air-packs) and  
35 face masks for EIFD personnel. The total amount of the grant is nearly \$147,000, and the Town's required match is  
36 5%. The new equipment will replace existing air-packs that are more than 17 years old, and will enhance the  
37 safety of our firefighters on-scene.

38  
39 We will place a formal resolution accepting the grant and a budget amendment for the required local match  
40 (approximately \$7,400) on the August 9 meeting agenda.

41  
42 **Plans for New Commercial Shopping Center Expected Soon**

43 We are expecting to receive official development plans for a new commercial shopping center planned for the  
44 vacant land between Mallard Drive and Emerald Plantation shopping center in the coming weeks. The new

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1 shopping center would occupy both sides of Crew Drive between NC 58 and Archers Creek. The developers will be  
2 requesting that the Town close Crew Drive (on paper only), and replace it with a perpetual, non-exclusive street  
3 easement that would result in the street functioning as good or better than it does currently. The new street  
4 would include sidewalks and curb and gutter and essentially be in the same location. The developer is also  
5 planning to install either a new traffic signal or roundabout at the Mallard Drive / NC 58 intersection, as directed  
6 by the Town and NCDOT.

7  
8 The initial resolution of intent for the closure of Crew Drive (on paper only) is expected to be presented to the  
9 Board at the August 9 meeting, with a formal decision scheduled for the September 13 meeting. The formal  
10 development plans are expected to be reviewed by Town staff in late July and early August, and considered by the  
11 Planning Board at its August 22 meeting. Final decisions by the Board of Commissioners are tentatively scheduled  
12 for the September 13 meeting.

13  
14 Town staff also expect to present an amendment to the Town's sign ordinance that limits wall signage to 32 sq. ft.  
15 per business. This limit generally works well for smaller commercial buildings, particularly those with multiple  
16 tenants (each business entitled to 32 sq. ft.), but does not work well for larger, single-tenant buildings (for  
17 example, CVS signage). A proposed sign ordinance amendment will be presented to the Planning Board at the  
18 August 22 meeting.

19  
20 **Bogue Inlet Navigation Dredging**

21 All Carteret County local governments have approved funding for Bogue Inlet dredging (\$50,000 collectively). Greg  
22 Rudolph, Carteret County Shore Protection Manager, and I will be attending meetings with Onslow County and  
23 Swansboro during the week of July 11 in hopes of securing approval for their collective \$50,000. Assuming their  
24 approval, the \$100,000 of local funding will be matched with \$200,000 from the State. I am hopeful that the Corps  
25 of Engineers can schedule additional dredging soon after all approvals are in hand.

26  
27 **Beach Music Festival**

28 Planning continues for the new Emerald Isle Beach Music Festival scheduled for Saturday, August 27. The first  
29 performer will go on at 11 am, and we expect the music to continue through 5:30 pm or 6 pm.

30  
31 Transportation Impact has signed on as presenting sponsor (\$3,000), and we are working to secure additional  
32 sponsors. Advertising will begin through WITN and regional radio stations later this month. The new stage has  
33 been constructed at the Western Ocean Regional Access in a location atop the dune. Nearby dune disturbance will  
34 be tidied up and additional dune grass planted. An alternate temporary sand path between the volleyball courts  
35 and the beach strand has also been partly established.

36  
37 Everything is coming together for the event, and we are hoping for a crowd of 5,000 to 10,000 for the event!

38  
39 **New Beach Access Walkway Adjacent to The Point Vehicle Ramp**

40 We will be soliciting informal quotes for this new walkway later in July, with a goal to have the new walkway  
41 constructed and open to the public before September 15, the first day of beach driving season.

42  
43 **Cape Emerald Pipe Expansion / Replacement**

44 We are planning to solicit informal quotes for this work in August, and remain hopeful that the budgeted amount  
45 will be sufficient to award a contract in September. Permit authorization is still necessary, but we don't anticipate  
46 any hurdles.

47  
48  
49  
50

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1 **Osprey Ridge Pump Station**

2 Survey work has been completed, and the engineer is currently working on design. We plan to solicit informal bids  
3 in August, and present a construction contract recommendation to the Board at the September 13 meeting. Our  
4 goal is to have the new pump station operational by January 1 or soon thereafter.

5  
6 **Comprehensive Plan / Land Use Plan**

7 The Town's online survey to gather public input for the new plan remains active, but will close on Friday, July 15.  
8 We are expecting between 1500 – 2000 survey responses by the time it closes, which is excellent. We have also  
9 scheduled a special public input meeting for Saturday, August 20 from 10 am – 1 pm in the Town Board Meeting  
10 Room. We will continue to publicize this meeting, which is being held on a Saturday to hopefully encourage  
11 absentee property owners to also attend.

12  
13 The Steering Committee and the consultant are nearing completion of much of the background information  
14 gathering, and will soon move into a discussion of future goals, policies, etc. The next committee meeting is July  
15 20.

16  
17 **Golf Cart Permits Continue to Increase**

18 The Town permitted a total of 655 golf carts during FY 15-16, more than double the amount in FY 12-13.

19  
20 **Golf Cart Issues**

21 The Police Department has been actively enforcing golf cart violations for the most common offenses, including  
22 illegal operation on the bike path, NC 58, and Coast Guard Road. Several citations have been issued in recent  
23 weeks, and this practice will continue.

24  
25 I was recently approached again by a resident in the Coast Guard Road area about allowing golf carts on Coast  
26 Guard Road, perhaps in conjunction with a reduction of the speed limit to 25 mph along Coast Guard Road. Please  
27 let me know if you have any interest in this idea.

28  
29 I was also recently approached again by a resident about allowing golf carts on the bicycle path on the east end of  
30 Town to provide a legal connection between the numbered streets and the rest of the Town, and also to access the  
31 Flip Flops / Dollar General area. One idea discussed was the possible construction of a new "golf-cart only path" in  
32 this area. Please let me know if you have any thoughts on this issue.

33  
34 **Rethinking Itinerant Merchants, Satellite Merchants**

35 I have been considering alternative approaches to the Town's regulation of itinerant merchants and satellite  
36 merchants (i.e., mobile vendors) in recent weeks, and have narrowed the options to three:

37 Option 1 – Maintain current system whereby they are not allowed in EI, except for oceanfront commercial and  
38 condo parcels, and must simply register with the Town.

39  
40 Option 2 – Allow mobile vendors anywhere in Emerald Isle that is zoned commercial or mixed use, on private  
41 property only.....provided the vendor is an Emerald Isle resident or business and has the permission of the private  
42 commercial property owner. There would be no other restrictions, and the private commercial property owners  
43 and the market itself would regulate such activities. Non-EI residents or vendors would still be prohibited, and no  
44 vendors would be allowed on public right of ways or the beach strand. The mobile vendor would still be required  
45 to register with the Town, and no fee would be charged.

46  
47 Option 3 – Allow mobile vendors anywhere in Emerald Isle that is zoned commercial or mixed use, on private  
48 property only.....provided the vendor has the permission of the private commercial property owner and secures a  
49 permit from the Town. The vendor could be from anywhere, and this approach would not be limited to EI  
50 residents or businesses. The amount of the annual permit fee would be several hundred dollars (\$500 - \$1000?),

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1 and would be roughly equal to the average property tax bill paid by a brick and mortar business in EI. There would  
2 be no other restrictions, and the private commercial property owners and the market itself would regulate such  
3 activities. No vendors would be allowed on public right of ways or the beach strand.  
4

5 Ideally, I am seeking to eliminate or reduce the Town's involvement in regulating this issue, and would transfer the  
6 decision making process to the private commercial property owner and the mobile vendor. Please let me know if  
7 you have any thoughts on this issue. Any desired changes would be presented to the Board for formal  
8 consideration this winter, and would be implemented for summer 2017.  
9

10 **Coyotes**

11 We are planning to have a representative from the NC Wildlife Resources Commission at the September 13  
12 meeting to discuss the management options developed by Police Chief Waters and distributed to the Board last  
13 month. If the Board decides to pursue the elimination of coyotes, efforts will likely be scheduled for January  
14 and/or February 2017.  
15

16 **Nies v. Emerald Isle**

17 Work continues on the Town's defense in this case, with all briefs due to the NC Supreme Court on July 27. I have  
18 been working closely with our legal team to secure amicus briefs in support of the Town's position, and have been  
19 pleased with the outstanding support expressed for the Town's position. I am also planning to release a public  
20 statement from the Town about the case on July 27. As you know, the case has significant ramifications for the  
21 future use of the beach strand by the public along the entire NC coast.  
22

23 Oral arguments in the case are expected later this year, and a decision is not expected until late this year or early  
24 2017.  
25

26 **Recent Internet Auction Results**

27 The Town received a total of \$3,924 from the sale of various items via internet auction recently. Among the items  
28 sold were a high mileage 2008 Ford Explorer and 2011 Honda ATV that was heavily used on the beach strand.  
29 These funds will be credited to the General Fund.  
30

31 **Emerald Isle Woods Walkway**

32 I am planning to award this small project to B&P Services (has completed numerous walkway projects to the Town)  
33 in the coming weeks to construct a low-profile elevated walkway over wetland areas at Emerald Isle Woods Park.  
34 The new walkway will create a safer and more user friendly park trail, and will make it much easier to monitor  
35 storm water levels in EI Woods Park and flows between Cape Emerald and EI Woods Park. Total cost of the work is  
36 approximately \$7,000.  
37

38 **Cape Emerald Pipe Failure**

39 A private storm water pipe in Cape Emerald recently failed, in part, due to poor workmanship by the Town's  
40 contractor on a public storm water pipe in 2012. Artie Dunn, Public Works Director, and I have been working to  
41 secure compensation from the contractor for these issues, and they have offered an amount that is not  
42 satisfactory. We continue to talk with them to secure reasonable compensation for this issue for Cape Emerald.  
43 The total cost of the work was approximately \$25,000.  
44

45 **Islander Drive Properties**

46 Additional clean-up has occurred at the abandoned go-kart track and batting cage properties on Islander Drive,  
47 and although those properties still don't look as nice as desired, they do look better than they have in quite a  
48 while. We continue to work on strategies to improve that area of Emerald Isle in both the short-term and the long-  
49 term.  
50

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1 **State Budget Approved, General Assembly Adjourns – Sales Tax Not Harmed**

2 Thankfully, the State budget does not include any harmful sales tax provisions, and Senator Harry Brown’s bill  
3 (S846) did not advance in the short session. If approved, S846 would have resulted in an approximately \$70,000  
4 annual sales tax loss for Emerald Isle. We will continue to monitor this issue in the long session that begins in  
5 January.  
6

7 **Fire Station 1 Renovations**

8 Fire Chief Walker and I recently toured Fire Station 1 with a local contractor to consider possible future  
9 renovations to provide additional space and improve the function and exterior appearance of the station. Several  
10 good ideas were discussed, and we will be working in the future to refine our plans for future presentation to the  
11 Board of Commissioners. As discussed during the budget process, we hope to complete desired renovations in FY  
12 18-19.  
13

14 **Town Dumpster Service**

15 I have had informal discussions with Simmons & Simmons about their potential interest in also providing dumpster  
16 service for the Town beginning in 2017. At this time, I am uncertain of their interest / ability to provide this  
17 service, but will continue discussions. I am also planning to explore the feasibility of providing this service with  
18 Town employees and equipment. I will also be talking with Waste Industries, our current contractor, and their  
19 competitors in the near future. The Town’s existing contract expires on December 31, 2016, and has an annual  
20 value of approximately \$80,000.  
21

22 **Beach Access Food Vendors**

23 A few food vendors have dropped out of the program, and Jackie’s American Grille and Ben & Jerry’s are now the  
24 only participating vendors. We are considering opening up this opportunity to non-EI based food vendors for  
25 2017, and welcome the Board’s input on this issue.  
26

27 **New Small Storm Water Relay Pumps – 6400 Block and Bogue Court**

28 Public Works has begun work on this new system near the Sea Crest beach access walkway, and is expected to  
29 finish the new system later in July. Public Works has also begun work on a similar system on Bogue Court, and we  
30 hope to complete this new system in August or September. The new systems will include a catch basin and small  
31 submersible pump, and will direct storm water through a 4 inch PVC pipe to the dune field in each area.  
32

33 **NC 58 Traffic Improvements**

34 The Carteret County Transportation Committee is expected to finalize their transportation priorities later this  
35 month. Based on discussion at its June meeting, we are optimistic that the Town’s requested intersection  
36 improvements will be near the top of their priority list. The DownEast RPO will consider the regional priorities at  
37 its next meeting later this summer. I recently submitted formal comments to NCDOT staff as part of the public  
38 input process for the development of the Statewide Transportation Improvement Program. I remain hopeful that  
39 the requested intersection improvements will ultimately be included in the new plan.  
40

41  
42 **Potential Partnership To Provide Staff Assistance for Emerald Isle Business Association**

43 I still plan to pursue this issue with more vigor in the coming weeks, and hope to develop a cost-effective plan to  
44 create a paid staff position for the EIBA, ideally in partnership with the Tourism Development Authority. I envision  
45 that such a new position would better promote EI to our visitors and potential visitors, help with existing special  
46 events (i.e., St. Patrick’s Festival, Christmas Parade, etc.), help with new events (i.e., new “EI Beach Music Festival”,  
47 etc.), organize special shopping experiences among Emerald Isle businesses (i.e., Christmas shopping deals  
48 throughout the entire Town), and better galvanize the brick-and-mortar businesses in Emerald Isle.  
49  
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46

**Design Students to Develop Plan for Additional “Downtown” Streetscape Improvement**

I am planning contact the NC State School of Design in the coming weeks to hopefully arrange a student project to recommend and develop graphics illustrating additional streetscape improvements in Emerald Isle. The project would be focused on the area between the Welcome Center and the Town Government complex.

**Town Customer Satisfaction Survey – Early 2017?**

I will be working with Town staff and a survey designer this fall and winter to devise a customer satisfaction survey for our residents, property owners, and visitors. The survey will include queries on all Town services, and will hopefully provide helpful feedback that will ultimately result in improved services in the future.

**Wyndward Court Beach Access Easement**

In response to continuing concerns from the adjacent neighbor, we will soon be extending the white vinyl fence along this access easement to better direct individuals down the correct pathway toward the beach. We will also be building a short elevated wooden walkway this fall or winter to provide a clear path to the beach during flooding conditions. Additionally, the Wyndward Court cul-de-sac is also slated to receive a new small storm water relay pump (similar to those planned for the 6400 block and Bogue Court, discussed above) sometime this winter.

**New Generator in Place at Community Center**

A new generator is in place at the Community Center, and is scheduled for final testing in the coming days. The new generator will power the entire building except for the HVAC system. We are pleased to have this in place prior to the hurricane season.

**New Residential Construction Starts**

The town permitted a total of 33 new residential units during FY 15-16, the most in a decade. The total dollar amount of construction activity during FY 15-16 was more than \$29 million, also the most in a decade.

**14. Comments from Board of Commissioners and Mayor**

Commissioner Wright said she had received requests from residents in the Bluewater area where apparently there had been people chumming the water and shark fishing in the middle of the day. Commissioner Wright said they had asked if limits on chumming could be put in place at least until the end of the summer when beach driving started and also during certain hours.

Town Manager Rush noted that the Board had adopted a resolution last year that gave the Town Manager the authority to implement temporary restrictions on the public trust beach area.

Commissioner Messer thought they should limit from 8am until dark, feeling that we didn’t need people chumming for sharks and accelerating the possibility of a shark bite.

The Board directed that the Town Manager limit shark chumming activities during the hours of 8am through 8pm through September 15 when beach driving began.

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1 Commissioner Normile clarified that they were by no means banning fishing whatsoever, but  
2 they didn't want people dumping buckets of stuff amongst people swimming – so no limits on  
3 fishing, just no chumming.

4

5 **15. Adjourn**

6

7 ***Motion was made by Commissioner Messer to adjourn the meeting. The Board voted***  
8 ***unanimously 5-0 in favor. Motion carried.***

9

10 ***The meeting was adjourned at 7:35 pm.***

11

12 Respectfully submitted:

13

14

15

16 Rhonda C. Ferebee, CMC, NCCMC

17 Town Clerk