



MINUTES OF THE SPECIAL JOINT MEETING  
OF THE EMERALD ISLE BOARD OF COMMISSIONERS AND PLANNING BOARD  
JANUARY 18, 2017  
Page 2 of 4

1 Planning Board Member Jim Osika asked about the property originally slated for the new pier  
2 and whether the Town would keep that property dormant in the event in the future there may  
3 be a pier. Commissioner Normile noted that the actual land slated for a potential new pier was  
4 in use as the Eastern Ocean Regional Access and it was written into the plan that should the  
5 Bogue Inlet Pier enterprise for whatever reason have a change of course the Town would begin  
6 to pursue what options were available to put in a pier. Town Manager Rush noted in terms of  
7 that particular piece of property the Town was not locked into any pre-determined outcome  
8 there and that it would be completely up to the Board of Commissioners to decide what was  
9 located at that site.

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11 Planning Board Member Paul Schwartz suggested tweaking the language in places, noting an  
12 access no longer able to be handicap accessible. Commissioner Normile asked the Planning  
13 Board to send those comments to Planning Board Chairman Kenny Sullivan and he could then  
14 compile them.

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16 Planning Board Member Jim Osika said one of his goals was to have some kind of periodic  
17 maintenance schedule for people to have their older septic systems checked, noting the many  
18 older homes with aging septic systems in order going forward to maintain the water quality.  
19 Mr. Osika felt the Town could work with the County to come up with some type of monitoring  
20 schedule. Town Manager Rush referred to Section 5, Page 5-13, I.46 - a policy in the Draft Land  
21 Use Plan that indicated the Town would undertake an education program that provides  
22 information to property owners on proper maintenance of septic tanks. Mr. Rush stated that  
23 the Town could certainly implement those kinds of things working in conjunction with the  
24 County Environmental Health Department.

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26 Commissioner Normile noted in the past year during the planning process either Frank or Josh  
27 made a call to the County Health Department to ask about system failures and he didn't think  
28 they had received any report back. Town Manager Rush said that some of the record keeping  
29 was lacking but in general there had been very few failures in Emerald Isle, less than 50. Mr.  
30 Rush said if that goal was especially important to the Board of Commissioners and Planning  
31 Board they could certainly come up with a program and a way to achieve it.

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33 Planning Board Member Mark Taylor thought they might want to look at places for additional  
34 commercial parking especially if they had a lot of commercial growth going forward –they may  
35 want to think about parking issues in the future and some of the land they may need to set  
36 aside just for commercial parking. Mr. Taylor also talked about golf carts and how there was no  
37 place to make a path for golf carts to go from the east side of the island to the west side. He  
38 felt if they were going to continue to grow the golf cart program they might need to figure out  
39 something in the plan where they could dedicate funds to somehow connect the two sides of  
40 the island for golf carts.

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JANUARY 18, 2017  
Page 3 of 4

1 Planning Board Member Jim Osika mentioned the program called Fortified Homes, where there  
2 were certain building standards set, differing state by state, that if met could result in  
3 significant discounts on insurance. Mr. Osika felt since there were still 100+ vacant lots here it  
4 might be a good idea to hand out some educational material when people apply for building  
5 permits, or just education in general that the program exists so the public is made aware.

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7 Planning Board Member Steve Leroy said he didn't notice that there was any discussion about  
8 light industrial – high tech, low profile, small space, similar to a Transportation Impact.  
9 Commissioner Normile stated that in the Town's Economic Plan they had certainly discussed  
10 light industrial but referred to them as knowledge based industries that they would love to host  
11 in Emerald Isle. Commissioner Normile said that one of the drawbacks as noted in the Town's  
12 Economic Plan was the lack of broadband and internet related support to draw them in, and on  
13 the possible list of things to adopt by the County Commissioners was an Economic Investment  
14 Business Incentive Plan for knowledge based industries. Commissioner Normile said that the  
15 Land Use Plan did not include this issue. Planning Chair Kenny Sullivan noted that increasing  
16 broadband and internet capabilities was a goal included in the Land Use Plan, but no one had  
17 suggested they try to invite industry here. Mr. Leroy said it could be a big part of the entire  
18 package with a broader perspective. Commissioner Normile stated that whole package was  
19 included in the Town's Economic Plan just not the Land Use Plan. Planning Board Chair Sullivan  
20 felt that the statement in the Land Use Plan about increasing our technology and  
21 internet/broadband brought that in. Planning Member Leroy said those were all mechanics of  
22 it but they weren't the actual project.

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24 At the conclusion of Board comments, Planning Board Chair Sullivan asked the Planning Board  
25 to email him and copy Town Planner Josh Edmondson with any suggested changes or additions.

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27 A question was posed by John Wootten from the audience about the event center and whether  
28 that was envisioned as a commercial operation or was there thought of the government being  
29 involved. Town Manager Rush said he felt it could be either/or – a private business venture, a  
30 Town or County facility, or a partnership of some type. Mr. Wootten felt it were a town facility  
31 it opened up a whole new can of worms. Town Manager Rush said that the decision as to  
32 whether it would be a Town facility or some governmental facility versus a private facility was  
33 ultimately the call of the Board of Commissioners at that time but the plan was simply saying  
34 we would like to see something like that in Emerald Isle without getting into exactly who should  
35 build or fund. Commissioner Normile added that the spirit and intent of that was based off of  
36 community feedback, and the feedback was that there was zero interest in a mega-facility or  
37 some high-rise complex, but it was really to position in the plan the opportunity for a  
38 commercial investor to come in for a small meeting and event center. Mr. Wootten thought  
39 that was a good move but wasn't sure about it being a governmental building.

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Page 4 of 4

1 Mayor Barber thanked everyone for attending the meeting. Mayor Barber noted the Planning  
2 Board would discuss further at their meeting on January 23, and the Board of Commissioners  
3 would discuss further at their meeting on February 14.

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

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8 ***The meeting was adjourned at 4:05pm.***

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10 Respectfully submitted:

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14 Rhonda C. Ferebee, CMC, NCCMC

15 Town Clerk

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