

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, JULY 24, 2017**

Chairman Ken Sullivan called the meeting to order at 6:05 pm. Members present were, Malcolm Boartfield, Mark Taylor, Susan Monette, Paul Schwartz and Ty Cannon. Also present was Town Planner Josh Edmondson, Larry and Daisy Spell, John Mclean and members of the Public.

A motion was made by Paul Schwartz to excuse member Malcolm Boartfield's absence from the June meeting and to excuse member Jim Osika's absence from the July meeting. The motion was seconded by Mark Taylor and carried unanimously 5-0.

A motion was made by Mark Taylor to approve the minutes. The motion was seconded by Malcolm Boartfield and carried unanimously 5-0.

SUBJECT: REVIEW OF LIGHTHOUSE INN AND SUITES SITE PLAN

Mr. Edmondson stated that Larry and Daisy Spell have submitted a site plan to review for the Lighthouse Inn and Suites to be located at 216 Islander Drive. Mr. Edmondson said the Town's Unified Development Ordinance (UDO) requires a motel to be situated on at least 1 acre of land and that this property is a little over 1 acre of land. The property is currently zoned Village West and surrounding properties are zoned Village West and Business Mr. Edmondson stated.

Mr. Edmondson said a small portion of the parking lot on the property is located in the Shaded-X Special Flood Hazard Area and that the property is not located in an Area of Environmental Concern. Currently, the property consist of a parking lot and putt-putt course. Mr. Edmondson went over the existing topography of the site which included ranges in elevations of about 12' above sea level in the parking lot to 34' above sea level on the far eastern property line. Mr. Edmondson went over other existing features of the property with the Board including existing drives for ingress and egress, an existing guy pole and wire on the northern portion of the property that is to be relocated out of the proposed building footprint, location of existing fire hydrants, right of way sizes and the stormwater drain/management system.

After discussing the existing conditions, Mr. Edmondson went over the proposed site improvements of the development with the Board. Mr. Edmondson stated disturbance for the redevelopment of this property will be under 1 acre and therefore no State Soil Erosion and Control Permit is needed. Mr. Edmondson said the grade will be taken down to 11" - 13.5' above sea level in the parking lot area, 15' above sea level at the finished floor grade of the building and the septic field will be at 14' above sea level and no offsite fill will be needed for the grading of the lot.

Mr. Edmondson went over the TRC comments with the Board and stated that the site plan included for their review shows these revisions. The TRC comments were as follows:

- The 12' wide driveway located along the northern property line will increase to 20' to accommodate the Fire Department's access requirements for the Ladder Engine
- The isle width for the two way traffic will increase from 20' to 24' as required by the Unified Development Ordinance
- The isle width for one way traffic will increase from 20' to 22' as required by the Unified Development Ordinance
- An fire hydrant and FDC will be installed by the northwest corner of the building and the fire hydrant main will come off the 8" water main on Reed Drive

Mr. Edmondson then discussed the following list of major site improvements that were reviewed by staff and found to meet the requirements of the Unified Development Ordinance:

- Setback/MB Lines – 10' plus 10' for each additional story over 2 stories
38' front setback provided
- Proposed Driveways – One way dr. off Islander Dr. to be 20, Two way drive of Reed Dr. to be 24'
- Proposed Drive Isles – One way drive isle to be 22', Two way drive isle to be 24'
- Materials for Parking Lot – 6" pervious concrete, 6" #57 stone base
- Proposed Parking/Handicap Spaces – 31 total, 2 handicap
- Garbage Areas – 10'x10' dumpster pad to be screened
- Fire Hydrants – 1 hydrant onsite, 1 hydrant on southeast corner of Reed and Islander Dr.
- Vegetative Area – 34.7% provided, 25% required
- Building Square Feet -
- Building Height – Mean roof height 39' 8 ¾"

Mr. Edmondson then noted the landscaping plan included for review and information concerning the water, wastewater and electrical service availability at the site. Mr. Edmondson told the Board once the lot is graded environmental health would conduct an inspection and then issue the construction authorization.

The last information Mr. Edmondson discussed with the Board concerning the proposal was the exterior building features. The exterior of the building will feature a sea salt color cement hardie plank siding with white ascent features, Mr. Edmondson said and the front, sides and rear building elevations use a combination of building offsets, roof lines, windows and variations in building materials to create the required visual break every 20'. Mr. Edmondson stated the exterior materials used will be brick, cement hardie plank siding, board & batten and shingles and that any exterior lighting will be shielded away from neighboring properties and right of ways.

After discussion, Paul Schwartz made a motion to approve the site plan as submitted contingent upon receiving the final stormwater approval, required utility improvements and issuance of a construction authorization from the Health Department. The motion was seconded by Susan Monette and carried unanimously 5-0.

Subject: Report from Town Planner

Mr. Edmondson informed the Board that he continues work on the commercial village concept and expects to have further discussion about the topic at the Board's August meeting. Mr. Edmondson went over the June Building Report for 2017 along with the June 2016 report for comparison purposes. He also stated that the next Commissioners meeting would be August 8, 2017 at 6PM and the next Planning Board meeting would be August 28, 2017 at 6PM.

Subject: Comments from Planning Board

There being no other business a motion was made by Mark Taylor and seconded by Ty Cannon to dismiss the meeting, which carried unanimously 5-0.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board