

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, FEBRUARY 26, 2018**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Jim Osika, Malcolm Boartfield, Chad MacAvery, Susan Monette, Paul Schwartz and Ty Cannon. Also present was Town Planner Josh Edmondson.

A motion was made by Ty Cannon to approve the minutes. The motion was seconded by Jim Osika and carried unanimously 6-0.

SUBJECT: AMENDMENT TO CHAPTER 6 DEVELOPMENT STANDARDS, 6.1.6 SIDEWALKS, DRIVEWAYS AND SECTION 6.7.1 OFF STREET PARKING & LOADING REQUIREMENTS (5) REGARDING DRIVEWAY WIDTHS

Mr. Edmondson reminded the Board about the discussion concerning driveway widths more specifically the flare at its January meeting. Mr. Edmondson stated it was found during the driveway inventory that about half of the noncompliant driveways found were due to the flare. Mr. Edmondson informed the Board that the amendment would bring many of those in compliance and address the non-compliant parking areas within the right-of-way. Mr. Edmondson said any driveways or parking areas placed in a Public or Private right-of-way after adoption of the ordinance must meet the driveway standard and in doing so, enforcing this ordinance should become clear for staff and those who the enforcement action may be taken upon.

Currently the driveway standard is in Section 6.1.6 and 6.7.1, which is redundant Mr. Edmondson, said. This proposed amendment would remove the current language found in Section 6.7.1 (5) Mr. Edmondson stated. Mr. Edmondson included the current driveway standard for the Board to use for comparison to the proposed amendment. Mr. Edmondson discussed with the Board the amendment as found below, which adds language to 6.1.6 (3) and removes (5) from 6.7.1:

6.1.6 - Sidewalks and Driveways

(3) In the R2, RMF, and MH District

In addition to the standards in subsection (1) and (2) above, and Section 6.7.1 (5), single-family, duplex and mobile homes structures in the R2, RMF and MH districts shall:

- (A) Be Limited to two (2) driveways on the Town, Public or Private right-of-ways
- (B) Not exceed a width of sixteen (16) feet each excluding the flare and, if used as part of the parking area, shall be of sufficient length to keep two (2) cars off the street right-of-way
- (C) Not exceed a width of three (3) feet for each flare
- (D) Not exceed a length of six (6) feet for each flare
- (E) Flare points shall connect using an inward curved shape
- (F) Not exceed a width of twenty two (22) total feet including flare

All driveways or any other parking areas in a Town, Public or Private right- of-way not complying with the above standards after date of adoption of this ordinance on March 13, 2018 shall be subject to appropriate enforcement action.

6.7.1 – Detailed Specifications

~~(5)~~

~~**Width and Length of Residential Driveway** The width of a residential driveway shall be not less than ten (10) feet nor greater than sixteen (16) feet and, if used as part of the parking area, shall be of sufficient length to keep two (2) cars off the street right of way. Each residentially zoned lot is limited to not more than two (2) driveways.~~

After discussion, the Board added constructed/repared and kept the word shall in the last sentence to 6.1.6. A motion was made by Paul Schwartz and seconded by Chad MacAvery to approve the amendment as revised. The motion carried unanimously 6-0.

SUBJECT: REPORT FROM TOWN PLANNER

Mr. Edmondson informed the Board of the Commissioners approval of the amendment to Chapter 6 concerning the filling of wetlands and ponds. Mr. Edmondson went over the January 2018 Building Report along with the previous year report for comparison purposes. He also stated that the next Commissioners meeting would be March 13 at 6PM and the next Planning Board meeting would be March 26, 2018 at 6PM. The Board ask Mr. Edmondson to include the monthly report spreadsheets in the agenda packets. Mr. Edmondson stated staff would begin including those in next month's agenda packet.

Subject: Comments from Planning Board

No comments from the Board

There being no other business a motion was made by Jim Osika and seconded by Ty Cannon to dismiss the meeting, which carried unanimously 6-0.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board