

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, NOVEMBER 26, 2012**

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were: Jim Craig, Bill Keadey, Ken Sullivan, Eddie Barber, Tom Kelly, Pete Wachter and Jim Normile. Also present was Kevin Reed, Planning and Inspections Director.

A motion was made by Eddie Barber to approve the minutes of the Planning Board meeting held on October 22, 2012. The motion was seconded by Bill Keadey and passed unanimously (6 to 0).

Mr. Reed advised that for the month of October 2012 The Planning and Inspections Department total estimated value for all permits in excess of \$613,820. This brings the fiscal year total to over \$3.8 million in construction value and the department has collected approximately \$43,305.00 in permit fees.

Consider a request from Pat Patteson, on behalf of Donald Barnes and others, for the rezoning of 134 Fairview Dr from the Business (B) Zoning District to the Village East (VE) Zoning District.

Mr. Reed informed the Planning Board that a request has been submitted by Pat Patteson, on behalf of Donald Barnes and others, for the rezoning of 134 Fairview Drive from Business (b) to Village East (VE). The applicant has requested the rezoning because the owners wish to develop the property for residential use. The Business Zoning District does not permit residential uses; therefore, the rezoning is necessary in order to pursue the owners' intended development plans. The parcel to be rezoned contains 8,415 square feet and was originally platted as part of subdivision in January of 1964. Mr. Reed attached a copy of a survey showing the parcel to be rezoned as well as a excerpt from the Town's current Zoning Map which indicates the boundaries of the Village- East Focus Area as contained in the Town's 2004 CAMA Land Use Plan (LUP). Since the property to be rezoned is in the Village-East Focus Area, the rezoning is consistent with the Town's LUP

Tom Kelly asked if the setbacks are different for the Village-East zoning district. Mr. Reed informed him that they are. Bill Keadey asked what the set backs are for Village-East? Mr. Reed informed that there is a 10-foot set back on the front and rear with no set backs requirement along the side lot lines.

Pat Patteson was present to answer questions from the Planning Board. Mr. Patteson presented a diagram showing the proposed development for a duplex. Jim Normile asked if this will create any type of conflict with residents and business being in such close proximity to one another. Mr. Patteson informed that the owners are aware of a restaurant/bar that the noise could be loud at times and are ok with it.

Ken Sullivan made a motion to recommend approval of the rezoning from Business to Village-East. Bill Keadey seconded to motion and it passed (5 to 1).

There being no further business to come before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Bill Keadey and passed unanimously (6 to 0). The meeting was adjourned at 6:25 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board