

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, JULY 23, 2018**

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

A motion was made by Paul Schwartz and seconded by Susan Monette to excuse Jim Osika from meeting due to a medical procedure. The motion carried unanimously 5-0.

A motion was made by Chad MacAvery to approve the minutes. The motion was seconded by Ty Cannon and carried unanimously 5-0.

SUBJECT: REZONING REQUEST BY TOWN OF EMERALD ISLE FROM RESIDENTIAL MULTI-FAMILY (RMF) TO GOVERNMENT (G)

Mr. Edmondson stated the Town recently acquired a 30-acre tract of property behind the Parks and Recreation Center and that the parcel is the site of McLean Spell Park. The parcel is currently used for recreational purposes (walking/biking trails) and is the future site of a new dog park Mr. Edmondson said. Mr. Edmondson told the Board the parcel is currently zoned Residential-Multifamily and to be consistent with the zoning of all other Town owned properties it is desired to rezone this parcel to the Government (G) district.

Mr. Edmondson told the Board the surrounding area is predominantly zoned Single/Dual Family Residential (R2) and Government (G). A list of uses in the Government (G) zoning district were provided to the Board as follows:

- 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
- fishing piers
- parking lots and garages
- printing and publishing establishments
- wireless telecommunication towers (special use only)

- accessory uses
- solar panels

Mr. Edmondson stated the Town receive funding from several agencies for the purchase of this property and as part of receiving this funding, those agencies placed restrictions that have been recorded via deeds and adopted through resolution by the Board of Commissioners. The Town's grant funding partners - the US Department of Defense (Department of the Navy; the Readiness and Environmental Protection Integration Program), the NC Clean Water Management Trust Fund, and the NC Parks and Recreation Trust Fund, collectively provided \$2.545 million toward the \$3 million purchase price.

Mr. Edmondson said these restrictions for the use of property are more stringent than the Town's permitted uses. Mr. Edmondson stated if the Board is in support of the rezoning an amendment to the CAMA Landuse Plan Future Landuse Map will be necessary as well. Mr. Edmondson recommended the following motion to rezone if the Board so chooses to approve:

The rezoning is both reasonable and in the public interest for the following reasons:

- The proposed rezoning is consistent with the goals and policies in the Town's Land Use Plan, and
- The current and proposed uses of the property are compatible with neighboring residential properties, and with the restrictions placed on the property acquisition by the Town's grant funding partners
- The Town is seeking to standardize the zoning of all Town Properties to the Government zoning district to maintain consistency, and
- The proposed rezoning is consistent with the community's overall interest in maintaining a small-town atmosphere.

After discussion a motion was made by Ty Cannon to approve the amendment as submitted. The motion was seconded by Paul Schwartz and carried unanimously 5-0.

SUBJECT: AMENDMENT TO THE EMERALD ISLE CAMA LANDUSE PLAN FUTURE LANDUSE MAP

Mr. Edmondson stated because of the request by the Town to rezone the 30-acre tract of property behind the Parks and Recreation Center to the Government District, an amendment to the Landuse Plan is necessary for the rezoning to be consistent with the Landuse Plan. Specifically, an amendment was needed to the Future Landuse Map to change the future landuse from Mixed Residential as shown to Government. Mr. Edmondson stated because of the restrictions agreed to between funding partners and the Town for the purchase of this property, this property will only be used for park purposes (10 acre maximum) and the remaining acreage natural/undisturbed. The projected Mixed Residential Use is no longer accurate and the appropriate use to show in the Landuse Plan is Government.

After discussion a motion was made by Chad MacAvery to approve the amendment. The motion was seconded by Susan Monette and carried unanimously 5-0.

SUBJECT: REPORT FROM TOWN PLANNER

Mr. Edmondson included June 2018 Building Report for review. He also stated that the next Commissioners meeting would be August 13, 2018 and the next Planning Board meeting would be August 27, 2018 at 6PM.

SUBJECT: COMMENTS FROM PLANNING BOARD

No comments from the Board

There being no other business a motion was made by Paul Schwartz 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