

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, OCTOBER 22, 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.

Jim Normile was introduced as the newest member of the Planning Board. Chairman Craig and the members of the Board welcomed Mr. Normile.

A motion was made by Pete Wachter to approve the minutes of the Planning Board meeting held on June 25, 2012. The motion was seconded by Eddie Barber and passed unanimously (6 to 0).

Mr. Reed advised that for the month of September 2012 The Planning and Inspections Department had issued 5 permits for new homes and a total estimated value for all permits in excess of \$2,778,290. This brings the fiscal year total to over \$3.2 million in construction value and the department has collected approximately \$35,612.00 in permit fees.

Consider a request from Glandon Forest Equity, LLC, on behalf of The Little Bank, for Commercial Review for the proposed Dollar General Store to be located at 3201 Emerald Drive

Mr. Reed informed the Planning Board that a request has been submitted by Glandon Forest Equity LLC, on behalf of The Little Bank, for commercial review for the proposed Dollar General Store to be located at 3201 Emerald Drive. The properties are currently zoned Business (B) and the proposed retail store is a permitted use in the Business (B) Zoning District. The applicants are proposing to construct a 9,100 square foot retail building on two parcels of land that, once combined, will contain approximately 1.44 acres. The building will be accessed via a driveway onto Emerald Drive that will contain one entrance lane and two exit lanes. The driveway connection will have to be approved by the N.C. Department of Transportation.

Attached is a copy of a site plan and supporting plans for the project; proposed building elevations including colors; a lighting plan and details on the lights to be installed; and, details on the two proposed signs for the project. Sheet C-3 of the plan set shows most of the required information relative to how the site will be developed.

Mr. Reed informed that The Town's Unified Development Ordinance (UDO) requires that the proposed commercial development be screened along its southern boundary from the adjacent residential properties. The applicants are proposing to install a six-foot opaque fence to meet this requirement. The location of the fence is shown on sheet C-3 of the plans and details of the fence are shown on Sheet C-8. The proposed Dollar General Store will contain approximately 9,100 square feet of gross floor area and will have four (4) employees on its largest shift. This will require the applicants to provide 35 parking spaces based on the UDO's requirement of one (1) space per 300 square feet of gross floor area and one (1) space per employee. The applicants are proposing that a total of 35 parking spaces will be provided which meets the requirements of the UDO. The UDO requires a natural area of 15% for all commercial development which may include the septic area. The applicants are proposing that a minimum of 10,850 square feet of natural area (17.3%) will be provided which will meet the requirement set forth in the UDO. The

applicants are proposing to install two sets of freestanding lights in the parking lot to provide illumination for the parking area and building grounds. The lights will be mounted at a height of 30 feet. The lighting plan does not indicate any unnecessary spillover to adjacent properties and the lights will be adjusted so as to not provide any offensive glare to adjacent properties. The applicants are also proposing the installation of wall pack lights on the structure. The building elevation drawings depict the installation of roof mounted flood lights; however, the architect has indicated that these will not be installed and will be removed from the drawings. The applicants are proposing that a dumpster pad, that can accommodate two dumpsters, be installed on the east side of the project for solid waste collection and disposal. The pad and dumpsters will be screened on all sides from public view (details on sheet C-8). The UDO (Section 6.1.3(4)(B)) requires that the exterior wall faces of commercial buildings that are viewable from a street have a visual break every 20 feet. The north, west and east elevations of the proposed building will all be viewable from Emerald Drive. The applicants are proposing to use building finishes, a covered entrance and Bermuda shutters to meet this requirement. The applicants have not provided a copy of septic permit issued by the Carteret County Health Department for the proposed building. The applicants have provided a letter from Bogue Banks Water Corporation that they can serve the proposed development. No such letter has been received on behalf of the Carteret-Craven Electric Cooperative. In addition, since the proposed development will disturb more than one (1) acre of land, then a State Erosion and Sediment Control Permit will be required and to date, no such permit has been received.

Mr. Reed advised that The Town's Technical Review Committee (TRC) reviewed the project at its meeting held on October 3, 2012. Following that meeting, Town staff requested several revisions to the plan and additional information. Town staff is comfortable in concluding that the current plan and other submitted materials are consistent with the Town's requirements for screening, parking, solid waste collection, lighting and natural area requirements. The Town's consulting engineer reviewed the stormwater plan for the proposed development and found it to be consistent with the Town's requirements. However, since that time the applicants have submitted a slightly revised plan that has also been approved by the Town's consulting engineer.

If the Planning Board recommends approval of the commercial review to the Board of Commissioners, it should consider, at a minimum, including the following conditions:

1. Approval and recordation of survey combining the two parcels into a single parcel.
2. Copy of authorization to construct the on-site septic system from the Carteret County Health Department.
3. Copy of driveway permit from the N.C. Department of Transportation.
4. Copy of the Erosion and Sediment Control Permit issued by the State.

Eddie Barber asked what the size of the proposed signs going to be? Mr. Reed informed that the wall sign would not exceed 32 sq. ft. and the free standing sign would not exceed 50 sq. ft. with a height restriction of 15 ft above grade.

Mr. Craig asked if the adjacent property on the west side, which is the location of Flip Flops, would connect with parking lot for the Dollar General Store. Mr. Reed advised that the plans show that as a possibility; however, the plans at this time do not show that connection.

Jim Normile inquired if the lighting plan had changed from the original submittal. Mr. Reed advised that the new drawings did not reflect the wall packs and there would not be any flood lights on the corners as shown on drawing.

Bill Keadey inquired if the rear of building would need to have any visual break. Mr. Reed informed that the UDO does not require a visual break on a commercial building facing residential properties. The UDO does require a screen along this boundary and the owners are proposing a 6-foot opaque fence to meet this requirement. Jim Normile asked if the right side elevation next to door included another shutter. Mr. Reed informed that both sides east and west would have double shutters. Ken Sullivan asked if the shutters would be the same color as the building. George Barnes representing the applicants informed the Board that the shutters would be a weathered gray and they would be the Bermuda style. Ken Sullivan asked if the breaks around the shutters were going to be the same color as the shutters. Mr. Barnes said it would, but is open to suggestions from the Planning Board. Mr. Sullivan advised that a different color, such as darker shade of the wall segment be used for the raised portions of the wall. The Planning Board members all agreed that a darker contrasting color would be more suitable for these areas in order to break up the box-like appearance of the structure.

Ken Sullivan made a motion to recommend approval of the commercial review request to the Board of Commissioners with the following conditions.

1. Approval and recordation of survey combining the two parcels into a single parcel.
2. Copy of authorization to construct the on-site septic system from the Carteret County Health Department.
3. Copy of driveway permit from the N.C. Department of Transportation.
4. Copy of the Erosion and Sediment Control Permit issued by the State.
5. Revisions to the building elevations in order to depict the pilasters and other similar areas of relief on the wall segments in a color different than that of the wall surfaces.

Pete Wachter seconded the motion and it passed unanimously (6 to 0).

Ed Barber made a comment that he appreciated the effort of Town staff to enforce the Town's sign regulations. He indicated that he has recently traveled to several other North Carolina coastal communities and those communities did not appear as attractive due to an overabundance of signs. Tom Kelly stated that he has an issue with contractors that placed their signs in front of properties for extended periods of time when there was seemingly no work being done. He stated that many of these signs had become "permanent" in nature. Mr. Reed indicated that many times the work being done does not generate a permit and; therefore, staff has been giving the "benefit of the doubt" to the contractor and not removed the signs. Mr. Reed indicated that staff would do what they can to ensure the removal of non-compliant signs.

There being no further business to come before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Pete Wachter and passed unanimously (6 to 0). The meeting was adjourned at 6:33 PM.

Respectfully submitted by:

Kevin B. Reed for Peggy Grammer, Secretary
Town of Emerald Isle Planning Board