

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, JUNE 25, 2012**

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

A motion was made by Tom Kelly to excuse Bob Smith and Eddie Barber, from the Planning Board meeting. The motion was seconded by Bill Keadey and passed unanimously (4 to 0).

A motion was made by Pete Wachter to approve the minutes of the Planning Board meeting held on May 21, 2011. The motion was seconded by Ken Sullivan and passed unanimously (4 to 0).

Mr. Reed advised that for the month of May 2012 the Planning and Inspections Department had issued 19 permits for new homes and a total estimated value for all permits in excess of \$917,349. This brings the fiscal year total to over \$13.4 million in construction value and the department has collected approximately \$138,196.45 in permit fees.

**Consider proposed amendments to Chapter 4 of the Town's Unified Development Ordinance in order to establish development standards for solar facilities in the Business (B), Government (G) and Camp (C) Zoning Districts.**

Mr. Reed informed the Planning Board that the amendments were approved by the Board of Commissioners at their June 10, 2012 meeting. Prior to the meeting of the Board of Commissioners, Town staff became aware of a statewide tax credit for businesses that utilize solar technology. Based on this information and discussions with the Board of Commissioners, staff decided it was best to work with the Planning Board to expand the ability to use solar technology into the Business (B), Government (G) and Camp (C) Zoning Districts through additional amendments to the UDO.

Mr. Reed advised that Town staff is proposing two amendments to the UDO. The first is to Chapter 4, "Use Regulations", Table 4.1.2, "Permitted and Special Uses" in order to list "accessory uses and structures - solar panels" as a permitted use in the Business (B), Government (G) and Camp (C) Zoning Districts. The second amendment is to Chapter 4, "Use Regulations", Section 4.2, "Use Specific Standards", to amend Section 4.2.9 in order to refine the specific development regulations for solar panels. Solar farms or commercial solar operations would not be permitted as part of these amendments to the UDO.

Attached to this memorandum are drafts of the wording for each of these proposed amendments with text being added shown in an underlined format.

A motion was made by Pete Wachter to recommend approval of the amendments with the changes. The motion was seconded by Ken Sullivan and passed unanimously (4 to 0).

**Consider an update on proposed amendments to Chapter 4 and Chapter 10 of the Town's Unified Development Ordinance (UDO) in order to regulate Internet Sweepstakes Cafes/Electronic Gaming Operations**

Mr. Reed informed The Planning Board, at its meeting held on May 21, 2012, it was recommended to the Board of Commissioners a series of amendment to the UDO. The Board of Commissioners considered these amendments at its meeting held on June 10, 2012. Following a duly advertised public hearing and after considerable discussion, the Board directed Town staff to make several changes to the proposed amendments and to discuss these changes with the Planning Board. These changes are based on the Board's comments as well as those received by the Town Attorney.

The revised amendments are similar to the ones previously recommended by the Planning Board with the following changes/exceptions:

- The distance separation of 1,250 feet between stand alone electronic gaming operations and those operated as an accessory use has been removed in its entirety.
- There minimum distance separation of 1,250 from parcel used or occupied by a church, public park, etc. has been revised to remove "public parking area" from the buffer requirements. This will remove Merchants Park from the buffer requirements.
- The hours of operation limitation of 1:00 PM to 10:00 PM has been removed in its entirety as well as the limitation on Sunday operations.
- The limit on the number of machines would be four for placement in an existing business (accessory use) and four as a stand alone operation.
- The alcoholic beverage limitation has been removed from stand alone operations.

A motion was made by Pete Wachter to recommend approval of the amendments with the inserted changes. The motion was seconded by Ken Sullivan and passed unanimously (4 to 0).

There being no further business to come before the board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Bill Keadey and passed unanimously (4 to 0). The meeting was adjourned at 6:25 PM.

Respectfully submitted by:

Peggy Grammer, Secretary  
Town of Emerald Isle Planning Board