

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, MARCH 23, 2020**

Chairman Kenny Sullivan called the meeting to order at 6:00 pm. Members present were Malcolm Boatfield, Chad MacAvery, Susan Monette and Ty Cannon. Members present via phone were Jim Osika. Also present was Town Planner Josh Edmondson. Mr. Edmondson also introduced new Board member Athan Parker who officially takes his position of the Board in April 2020.

Due to the coronavirus a motion was made by Ty Cannon and seconded by Malcolm Boatfield to excuse Paul Schwartz from the meeting. The motion carried unanimously 6-0.

A motion was made by Ty Cannon to approve the minutes of the November 25, 2019 Planning Board meeting as submitted. The motion was seconded by Susan Monette and carried unanimously 6-0.

Mr. Edmondson asked the Board to change the order of the agenda by switching item 5 & 6. The Board agreed.

SUBJECT: COMMERCIAL REVIEW OF REPLACEMENT OF ICE MACHINE, 217 ISLANDER DR

Mr. Edmondson discussed with the Planning Board the plans for the replacement of the existing self-service ice facility located at 217 Islander Drive. Mr. Edmondson told the Board the previous machine was destroyed by a tornado during Hurricane Dorian in 2019. The facility will be placed approximately 60 ft from the Islander Drive right of way, and approximately 70 ft. from the Reed Drive right of way, directly south of the existing shrimp stand Mr. Edmondson said in the same footprint as the original. The facility is 8'x24' with ample parking available on the site Mr. Edmondson said. The facility will be required to meet all appropriate NC building code requirements, and will be served by Bogue Banks Water and Carteret-Craven Electric Cooperative Mr. Edmondson told the Board.

The location is zoned Business, and the ice facility is a permitted use Mr. Edmondson said. Included for the Board to review were a site layout and pictures of the proposed facility. After discussion by the Board, a motion was made by Ty Cannon to approved the proposed Ice Machine as submitted. The motion was seconded by Malcolm Boatfield and carried unanimously 6-0.

SUBJECT: AMENDMENT TO SECTION 6.6.6 SIGNS IN COMMERCIAL, GOVERNMENT AND MIXED USE DISTRICTS (B)

Mr. Edmondson discussed with the Planning Board an amendment to the sign regulations regarding signs in commercial, government and mixed use districts. Mr. Edmondson reminded the Board that a couple of years ago the sign ordinance was amended to allow businesses with more than 150 feet of linear street frontage an opportunity for a greater sign area. Mr. Edmondson discussed the current regulations with the Board. The amendment has been beneficial to those businesses, which this applies but in some applications due to the elongation and design of the building, one large sign can look awkward and unbalanced on the building Mr. Edmondson told the Board. In an effort to allow a more uniform look, which fits the building Mr. Edmondson said that the amendment being proposed is to allow an additional identification sign on the building while not increasing the allowed square footage. Mr. Edmondson stated the amendment will be placed after the current (iii) as found in the UDO. The amendment would read as, (iv) for those business operations that have more than one-hundred fifty linear feet of frontage on a street, alternatively, the maximum business identification sign area allowed per each street frontage may be divided into two signs so long as the total sign area for the two signs does not exceed the permitted sign area per frontage.

After discussion by the Board, Chad MacAvery made a motion to approved the amendment as submitted which was seconded by Ty Cannon. The motion carried 6-0.

SUBJECT: DISCUSSION OF FLOOD REGULATION UPDATE AND ADOPTION OF NEW FLOOD MAP

Mr. Edmondson discussed the new flood map and flood regulation updates with the Planning Board. Mr. Edmondson stated the Town received notification from FEMA December 19, 2019 to move forward with adoption of the fis report and firm panel, giving 6 months to do so. Mr. Edmondson said at this time only panel 3720537300L is being released for adoption and the panel encompasses the area of Coast Guard Rd and the Pointe. The remaining panels are at least a year from being released for final adoption Mr. Edmondson informed the Board. Mr. Edmondson said as part of adopting the new firm we are also required to ensure our flood regulations meet the standards set forth in Section 60.3(e) of the NFIP standards. The North Carolina Flood Mapping Program has a model ordinance municipalities can use and Mr. Edmondson stated he has updated the Towns current regulations to comply with the NFIP and keep our current CRS rating. Mr. Edmondson then discussed with the Board the updates as found in Section 6.2 Flood Damage Prevention, Chapter 2 Administration, Chapter 9 Enforcement and Section 10.2 Definitions. Mr. Edmondson told the Board after discussion he is waiting for final review by the Flood Mapping Program of the revisions to the flood regulations and once returned the final version will be brought to the Board for review and recommendation to the Commissioners as soon as April or May.

SUBJECT: REPORT FROM TOWN PLANNER

Mr. Edmondson discussed the Building Inspection Report for the months of November-February. The next meeting of the Commissioners will be April 14, 2020 and the Planning Board meeting will be April 27, 2020 Mr. Edmondson stated.

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

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board