

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, SEPTEMBER 26, 2011**

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

A motion was made by Pete Wachter to approve the minutes of the Planning Board meeting held on October 25, 2010. The motion was seconded by Tom Kelly and passed unanimously (6 to 0).

Mr. Reed advised that for the month of August the Planning and Inspections Department had issued 4 permits for new homes and a total estimated value for all permits in excess of \$1,801,700.00. This brings the fiscal year total to over \$3 million in construction value and the department has collected approximately \$34,082.10 in permit fees.

Discussion considering a request from Jordan Building Company on behalf of Chapel by the Sea for Commercial Review of a proposed addition to the church building located at 6712 Emerald Dr.

Mr. Reed suggested that the Board excuse Bob Smith from this discussion based on a request by Mr. Smith. Mr. Smith is a Board member of the church and wished to be excused from the discussion and voting on the matter. The vote was unanimous (5 to 0).

A request has been submitted by Jordan Building Company on behalf of Chapel by the Sea for commercial review of a proposed addition to the existing church building located at 6712 Emerald Drive. The property is currently zoned Residential-2 (R-2) and the existing church is a permitted use in the R-2 Zoning District. The existing church building on the property will be renovated in order to create a new sanctuary containing 176 fixed seats and other additional interior spaces. Mr. Reed explained to the Board that the number of seats had been reduced from an initially proposed 240 seats, to 176 seats. This reduction was necessary for the church to utilize typical asphalt paving in its parking lot and to meet the 25% impervious coverage limitation required to the Coastal Area Management Act (CAMA) regulations.

Eddie Barber agreed that the church needed to have more seating. Jim Craig asked representative of the Church Bob Konegey what the average attendance excluding the highest attendance holidays, Easter, Christmas and Mothers Day. Mr. Konegey estimated approximately 161.

Town staff was comfortable in concluding that the current plan and other submitted materials were consistent with the Town's zoning requirements for building setbacks, building colors, building height limitations, and natural area requirements. Mr. Reed informed the Planning Board that Carteret Craven Electric and Environmental Health for septic were both approved. Mr. Craig asked what type of CAMA permit was authorized. Mr. Reed informed him that it was a minor permit which had not yet been issued for the proposed development. It was noted that the stormwater facility for the adjacent Emerald Isle Boating Access Facility was designed and constructed to handle the runoff associated with the church's expansion plans. The plan

currently under review incorporates this concept. The Town's consulting engineer has not yet concluded that the stormwater plan is consistent with the Town's requirements.

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 from the Town's consulting engineer that the stormwater plan prepared for the project is consistent with the Town's stormwater regulations.
2. Approval of a Minor CAMA Permit for the proposed development.
- 3.

A motion was made by Eddie Barber to recommend approval of the commercial review to the Board of Commissioners with the two conditions noted by staff. The motion was seconded by Ken Sullivan and passed (5 to 0).

Discussion regarding a possible amendment to Chapter 6, "Development Standards" Section 6.6.5, "Signs Permitted in the R2, RMF and MH Districts", of the Town's Unified Development Ordinance (UDO).

Mr. Reed informed the Planning Board that Town staff had recently met with a representative from Chapel by the Sea regarding installation of a new sign. It was noted by Town staff that there are currently no provisions in the Town's Unified Development Ordinance (UDO) to regulate signage for churches located in the Residential-2 (R-2) Zoning District. Town staff agreed to present this issue to the Planning Board so that a possible amendment to the UDO could be considered in order to properly regulate and permit signs for churches in the R2, RMF and MH Zoning Districts. This issue does not pertain to Emerald Isle Baptist Church since it is located in the Business (B) Zoning District and there are regulations for signs within this district that can be applied to churches. Town staff offered the following as a possible amendment to the UDO:

Amend Section 6.6.5 to add the following:

- (3) Churches and other places of worship are limited to one (1) freestanding sign, not to exceed fifty (50) square feet in area, and a maximum height of six (6) feet above street grade. All freestanding signs must be at least ten (10) feet from any street and off the right - of- way- of Highway 58 (Emerald Drive).

Pete Wachter asked if the interior of sign would be illuminated. Kevin Reed informed the Board that it would. Bill Keadey asked if the cross should be eliminated, that it seemed to close to Highway 58. Bob Smith replied that it has been there for better than 14 years and there has never been any issues regarding the cross. Representative for Chapel by the Sea, Paul McBride, replied he could move the cross if there is an issue. Eddie Barber commented that the cross should stay being there has never been an issue. A motion was made by Eddie Barber to approve the amendment. The motion was seconded by Bob Smith and passed unanimously (6 to 0).

Discussion regarding possible amendments to the Town's Unified Development Ordinance (UDO) in order to regulate portable / temporary restroom facilities.

Mr. Reed informed the Planning Board that there had been complaints seeing portable johns at the Islander Hotel. Mr. Reed explained that these portable johns are used to accommodate

wedding parties. Mr. Reed met with management of the hotel and it was explained to Mr. Reed that it was too much to pick up and bring back every couple of days. It was agreed that screening be placed around the portable johns so that they were not so unsightly. Eddie Barber committed that other business have portable johns. Ken Sullivan remarked that the issue be left alone. Jim Craig expressed a desire to see what other Towns are doing in this regards. Tom Kelly would like to have the research information just for future reference. All agreed to table the situation for now and asked Mr. Reed to report his findings at the next meeting of the Board.

Comments

Bob Smith wanted to know why we had out of state contractors coming in and doing the cleanup debris from the hurricane. Mr. Reed informed him it was contracted out during the summer through a competitive bidding process and that the successful bidder was based in North Carolina. The contractor was using some of their equipment and personnel which are based out of state.

Chairman Craig gave a brief report on behalf of the Emerald Isle Sea Turtle Protective Program.

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 6:40 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board