

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, APRIL 21, 2015**

Chairman Jim Craig called the meeting to order at 3:00 pm. Members present were, Steve Leroy, Candace Dooley, Ken Sullivan, Ryan Ayre, Pete Wachter and Paul Schwartz. Also present was Jim Jennings Interim Director Planning and Josh Edmondson, the new Town Planner.

A motion was made by Pete Wachter to approve the minutes of the Planning Board meeting held on March 23, 2014. The motion was seconded by Ryan Ayre and passed unanimously (6 to 0).

For the month of March 2015, the Planning and Inspections Department had issued permits with a total value in excess of \$1,946,570. This brings the fiscal year total to over \$12 million in construction value for all permits and the department has collected approximately \$86,086.30 in permit fees.

SUBJECT: Potential approval of the proposed paint color for the Emerald Club at 8102 Emerald Drive.

The Unified Development Ordinance (UDO) requires that existing and proposed commercial structures must meet certain color guidelines:

6.1.3 Permitted Exterior Colors

The proposed exterior structure colors for facades and walls shall be of low reflectance, subtle, neutral, or earth tone colors. Building trim and accent areas may feature brighter colors.

Colors for new construction will be approved by the Board of Commissioners as part of the commercial review process. For existing buildings, exterior commercial colors must be approved by the Town prior to the painting or repainting of any commercial structure.

The colors to be used for the repainting of existing structures may be approved by the Planning Director based on the criteria and intent stated in this section 6.1.3. The Planning Director may request review of the colors by the Planning Board and approval by the Board of Commissioners if doing so is in the interest of maintaining a family beach image.

Because the UDO does not define earth tones (which might or might not include some or all of the different hues of green) and there is some doubt as to the “low reflectance” and “subtleness” of the proposed Laudable Lime color, Staff requests that the Planning Board review the proposed color for the Emerald Club and make a recommendation to the Board of Commissioners.

In 2005, there was a similar case for the Rusty Pelican (next door). At that time, the Planning Board and the Board of Commissioners voted to deny the green color that was requested for its roof (see attachments).

A motion was made by Ryan Ayer to recommend to the Board of Commissioners to approve the Laudable Lime color for the Emerald Club. The motion was seconded by Candace Dooley and passed (4 to 2).

SUBJECT: Discussion of the Sign Code and other UDO sections

Some members of the Planning Board have asked to meet to discuss possible future inventories and investigations regarding the Unified Development Ordinance (UDO), in general, and signs, in particular. Some of the proposed topics of discussions include:

- Do we need a Sign Inventory? Many current signs appear to be smaller than the maximum permitted size. Maybe reductions in the maximum sign size might not create very many non-conforming signs? A sign inventory might help to answer such questions.
- Should the prohibition of off-premises signs be relaxed to help businesses that are more than 1,000 feet from Emerald Drive (or some other distance)?
- Do we need a Parking Study ... On a land use basis, do some types of businesses have too few or too many parking spaces? Are all of the land uses identified in TABLE 4.1.2: PERMITTED AND SPECIAL USES also listed in TABLE 6.7.3: REQUIRED PARKING SPACES?
- What are the trends in the development of the NC 58 Commercial Corridor?
- Is there anything trending that we should be aware of or need to address in future Code reviews and revisions?
- Are there any special infringements that could be future problem spots?
- Is there Code that needs to be refreshed?

For the Signs discussion, we are including a copy of “Sign Legibility“, which was produced by the U.S. Sign Council. It provides a scientific approach to approving signs that maximize the ability of the driving public to safely read signs at different distances from the roadway, based upon the speed of the traffic and the size and type style of the lettering.

Planning Board members discussed possible future inventories and investigations regarding the Unified Development Ordinance (UDO), in general, and signs, in particular.

There being no further business to come before the Board, a motion was made by Paul Schwartz to adjourn. The motion was seconded by Ryan Ayre and passed unanimously (6 to 0). The meeting was adjourned at 3:45.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board