

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, JUNE 22, 2009**

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

A motion was made by Eddie Barber to excuse Pete Wachter. The motion was seconded by Bob Smith and passed unanimously (5 to 0).

A motion was made by Ken Sullivan to approve the minutes of the Planning Board Meeting held on March 23, 2009 with an amendment on the 2nd page, 3rd paragraph to reflect the roof pitch as .5:12 pitch. The motion was seconded by Linda Hughs and passed unanimously (5 to 0).

Mr. Reed advised that for the month of May, the Planning and Inspections Department had issued no permits for a new homes and a total estimated value for all permits in excess of \$637,758.00. This brings the fiscal year total to over \$10.9 million in construction value and the department has collected approximately \$96,291.45 in permit fees.

Discussion regarding a possible amendment to Chapter 6, “Development Standards”, Section 6.6.2(6)(F), of the Town’s Unified Development Ordinance (UDO) in order to create an exemption for auction signs and amend the regulations pertaining to vacation rental signs.

Mr. Reed indicated that there were no clear provisions within the Town’s ODO for the Town to allow for signs identifying the location of an auction or directing the public to where an action would be conducted. Recently, Town staff had a sign enforcement issue that brought this matter to light. Staff felt that the proper way to address this issue would be to create an exemption for action signs that is similar to those for the sale of real estate and open houses for real estate. To address this issue, Town staff developed possible changes to Chapter 6 “Development Standards” Section 6.6.2(6)(F) that would allow auction signs under the following conditions as an exemption to the UDO:

- (a) A maximum of four (4) signs may be erected. One (1) on the property at which the auction is being conducted and the remaining three (3) may be placed at appropriate intersection to provide direction to the premises on which the auction is being conducted.
- (b) Do not exceed four (4) square feet in area and must be of similar construction as a typical real estate sign. No banners are permitted.
- (c) Signs located on the premises in which the auction will be conducted may be installed no more that one (1) week prior to the day of the auction. All directional signs for the auction may be installed no more that one (1) hour before the commencement of the auction. All signs must be removed within one (1) hour following the end of the auction.
- (d) No balloons, streamers, banners or other wind activated devices may be attached to the signs.
- (e) Signs may not be located on the beach side of any oceanfront property.

Town also discussed another issue with this section of the UDO that pertains to vacation rental signs. Staff recently had discussions with property owners and representatives from the real estate management community about the restrictions on vacation rental signs for duplexes. The specific concern pertained to the restriction that a duplex was limited to only one vacation rental sign, unless separate companies were responsible for the management of each unit. Owners and managers of these units felt that this restriction “improperly” identified the unit as a single family structure since only one sign was on the structure when it was in fact a duplex managed by the same rental company. Based on this concern, staff developed an amendment to the regulations that would allow each side of a duplex to have a sign, even if the units were managed by the same company.

Following discussion of these two items, a motion was made by Linda Hughs to approve the amendments as presented by staff. The motion was seconded by Eddie Barber and passed unanimously (5 to 0).

COMMENTS:

Chairman Craig gave an update on the turtle nesting season on behalf of the EI Turtle Protection Program.

There being no further business to come before the Board, a motion was made by Linda Hughs to adjourn. The motion was seconded by Bob Smith and passed unanimously (5 to 0).

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board