

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, MARCH 23, 2009**

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

A motion was made by Bob Smith to excuse Eddie Barber and Tom Kelly. The motion was seconded by Linda Hughs and passed unanimously (4 to 0).

A motion was made by Linda Hughs to approve the minutes of the Planning Board Meeting held on February 23, 2009. The motion was seconded by Bob Smith and passed unanimously (4 to 0).

Kevin Reed advised the Planning Board members of actions taken by the Board of Commissioners including the approval of re-appointing Planning Board members Eddie Barber, Bob Smith, Tom Kelly and Ken Sullivan. Mr. Reed further advised that for the month of February, the Planning and Inspections Department had issued one permit for a new homes and a total estimated value for all permits in excess of \$519,664. This brings the fiscal year total to over \$8.5 million in construction value and the department has collected approximately \$65,571 in permit fees.

Discussion regarding a request from R. Andrew Harris for possible amendments to Chapter 5, “Density, Intensity and Dimensional Standards”, Table 5.1, “Table of Dimensional Standards” and Chapter 6, “Development Standards”, Section 6.1.4(4)(B), of the Town’s Unified Development Ordinance (UDO).

This item was initially discussed by the Planning Board at its February 23, 2009 meeting. At that time the Town staff was asked to prepare two potential amendments to the UDO. Mr. Reed advised that the first amendment would be to Chapter 5 and would allow for dry stack boat storage structures to have a roof pitch of less than 4:12. The amendment prepared by staff includes a roof pitch of 2:12 for purposes of this discussion. The second amendment would be to Chapter 6 and would provide for a dry stack boat storage structures to have greater flexibility in meeting the building offset requirements than other commercial structures. These alternatives would apply to dry stack boat storage structures. The second amendment could apply to all commercial structures by including the new language found in Section 6.1.3(5)(B) of the UDO.

Mr. Harris indicated that the language to the amendment to Chapter 6, “Develop Standards”, Section 6.1.3, “Commercial Structures” part (B) would not be cost efficient of a building of this magnitude which indicates: The off set shall be a minimum of eight (8) feet of each exterior wall and extend a minimum of four feet in depth. A projecting porch, gable, or other similar structure may serve as an offset if it creates a visual break in the exterior wall. Building offsets requirements may also be met by the use of following: variation in rooflines, balconies, buildings fenestrations, building recesses, variation of building materials and colors and other ornamental building features. With regards to this matter, Mr. Harris is suggesting that specific design guidelines be added to the UDO that pertain to dry stack boat facilities and that these types of

structures be held to different set of design guidelines that offers alternative ways to provide breaks in a wall face while achieving an aesthetically pleasing structure.

Mr. Harris answered questions as to location of the the proposed dry stack building and how it would be oriented towards Bogue Sound. Mr. Reed responded to a question by Mr. Craig as whether the neighbors would have to be notified of this proposal of a dry stack building. Mr. Reed indicated there are no requirements by the Town to do so as part of the commercial review process.

Mr. Harris presented graphic depictions of different roof pitches to the Board. A 4:12 pitch would make the peak 72 feet in height and would only allow 4 stacks along the walls. This would be expensive and not feasible. A 2:12 pitch would give the eve height 50 feet and create the same scenario of not having enough space for more than 4 stacks. With a double pitch it would create 44 feet along the wall which 46 feet is needed. A single pitch would create 39 feet. A 1:12 pitch would give the eve height 45 feet and would take 2 roof pitches to create. Mr. Harris explained that the best and economical pitch would be the .5:12 pitch. It would be 47 feet at the eve and 53 at the peak with a 1:12 roof pitch. Mr. Sullivan asked if a 2:12 pitch would offer the design flexibility that the applicants are seeking. Mr. Harris commented this would not be acceptable to his clients.

A motion was made by Bob Smith to amend Chapter 5 “Density, Intensity and Dimensional Standards” Table 5.1 of the Unified Development Ordinance (UDO) to allow a .5:12 pitch for a dry stack building in the Marina Village District. The motion was seconded by Linda Hughs and passed (3 to 2). A motion was made by Ken Sullivan to amend Chapter 6, “Development Standards” Section 6.1.4(4)(B) of the Town’s Unified Development Ordinance (UDO) to allow for a combination of offsets and building finishes to be used to meet offset requirements and these requirements would apply to all commercial structures, not just dry stack boat storage facilities. The motion was seconded by Linda Hughs and passed unanimously (5 to 0).

COMMENTS:

There being no further business to come before the Board, a motion was made by Bob Smith to adjourn. The motion was seconded by Linda Hughs and passed unanimously (5 to 0). The meeting was adjourned at 7:20 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board