

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, FEBRUARY 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, Eddie Barber, Pete Wachter and Tom Kelly. Also present was Kevin Reed, Planning and Inspections Director, Peggy Grammer, Permit Technician.

A motion was made by Bob Smith to approve the minutes of the Planning Board Meeting held on December 15, 2008 and the Special Called Meeting held on February 9, 2009. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of actions taken by the Board of Commissioners including Amendment to Chapter 6 Development Standard of the Unified Development Ordinance (UDO) regarding commercial parking surfaces at its January 13, 2009 meeting. Mr. Reed also advised that the Board of Commissioners approved the Commercial Review of the proposed Holiday Trav-L-Park/Watson-Matthews Real Estate and Emerald Isle Wine Market Building located at 9102 Coast Guard Road at its January meeting. Mr. Reed further advised that for the month of December, the Planning and Inspections Department had issued no permits for new homes and a total estimated value for all permits in excess of \$336,187. This brings the fiscal year total to over \$7.3 million in construction value and the department has collected approximately \$55,094 in permit fees. Mr. Reed also advised that for the month of January there were no new homes permitted and the total fiscal year estimated value in excess of \$656,881. This brings the fiscal total to slightly over \$8.0 million in construction value and the department has collected approximately \$60,500 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).

Mr. Reed introduced the agenda item by explaining to the Planning Board and gave a brief background presentation on the request from Mr. Harris. Mr. Harris indicated that he represented the owners of Island Harbor Marina and he is continuing to work with them as they proceed with plans for the redevelopment of the marina property. Specifically, the owners of the property have encountered a couple of issues when working with their architect to create a design for a proposed dry stack facility. The request from Mr. Harris involved two items. The first was a request to reduce the required roof pitch for commercial buildings in the Marina Village (MV) Zoning District from its current requirement of 4:12. Mr. Harris indicated that in order meet this roof pitch requirement and stay within the required building height of 50 feet that his clients were left with a dry stack facility that was not very functional or aesthetically pleasing due to the large roof structure. The 4:12 requirement also increased the construction costs considerably. The second request from Mr. Harris pertained to the building offset requirement for commercial structures. Again, Mr. Harris indicated some practical difficulty that his clients faced in trying to meet the offset requirement and he had suggested alternative language for the UDO that would allow for fenestrations and other building finishes to be used to

create an aesthetically pleasing structure. There was considerable dialogue among Mr. Harris and the members of the Planning Board with regards to the current requirements for roof pitch and what would be an acceptable change from Mr. Harris' perspective.

Mr. Jim Craig Chairman suggested that the discussion be approached into two separate discussions. The first being the amendment to Chapter 5 that pertained to the required 4:12 roof pitch. This currently requires all structures in the Marina Village district have a roof pitch of 4:12 or greater and stay with the Town's building height limitation of 50 feet to mean roof height. Mr. Harris explained that this would be impractical and waste a lot of potential stackable area for the boats within the dry stack facility. Also, from a visual effect the large roof would be unpleasant to the eye. Mr. Harris indicated the building proposed would be 270 feet wide and 210 feet in depth. Mr. Harris suggested some alternative in the way the Town may look at the design requirements within the MV District as applied to dry stack storage buildings. Mr. Harris introduced Architect Stephanie VanNoordt who presented drawings with different designs and roof pitches. There were a number of questions from the Board members for both Mr. Harris and Mrs. VanNoordt with regards to the desired roof pitch for their proposed dry stack facility as well as what other facilities have done to create aesthetically pleasing structures. Mrs. VanNoordt showed some examples of a proposed facility in Southport, NC that she had been working on for some time.

Mr. Harris addressed the Board with regards to the second amendment to Chapter 6, "Development Standards" Section 6.1.4(4)(B) of the UDO. Mr. Harris conveyed that the present ordinance may be appropriate for typical commercial structures but would be difficult for a large single use building like a dry stack facility. Mr. Harris was requesting that the existing UDO be amended to include specific language for dry stack buildings that would allow for flexibility in creating an aesthetically pleasing structure. Mr. Harris further discussed that the ordinance is has restrictive provisions when it comes to designing the façade of a dry stack building. Mr. Harris suggested that the Town look at opening up some alternative ways to provide breaks in a wall face that may include but not be limited to offsets. Mr. Harris suggested that separate development guidelines be adopted in of the UDO specifically related to dry stack buildings with in the MV district. These guidelines will recognize the base needs from a design standpoint of these buildings, but also provide the incorporation of varying types of architectural features into the building so as to achieve the goal of having a building which is aesthetically pleasing. Ms. VanNoordt proceeded to show more drawings of dry stack designs that had been built in Southport and other coastal areas. There were several questions from board members as to how best to approach potential changes in the UDO for dry stack buildings.

Mr. Sullivan asked for clarification on what type of dry stack was being proposed. Mr. Sullivan showed pictures of a dry stack that was originally proposed at a previous meeting. Mr. Harris indicated a design has not been selected at this time and there were seeking alternative designs. Mr. Harris made a point of noting that the existing language in the UDO made designing a pleasing structured extremely difficult and cost prohibitive. Mr. Sullivan made a motion that Town staff to prepare possible amendments to the UDO that: (1) allow for a roof pitch for dry stack buildings that would have less than a 4:12 roof pitch; and, (2) revise the UDO to include alternative design guidelines for dry stack buildings versus typically commercial structures. Mr. Sullivan also requested that Mr. Harris and Ms. VanNoordt propose some examples of roof pitches to be presented for the next Planning Board meeting on March 23, 2009 for further discussion. This motion was seconded by Linda Hughs and passed unanimously (6 to 0).

COMMENTS:

There being no further business to come before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Linda Hughs and passed unanimously (6 to 0). The meeting was adjourned at 7:40 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board