

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, DECEMBER 15, 2008**

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

A motion was made by Linda Hughs to excuse Eddie Barber from tonight's meeting. The motion was seconded by Pete Wachter and passed unanimously (5 to 0).

A motion was made by Bob Smith to approve the minutes of the November 24, 2008 Planning Board meeting. The motion was seconded by Linda Hughs and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of actions taken by the Board of Commissioners including approval of the commercial review for he proposed H & S Hotel at the December 9, 2008. Mr. Reed advised that for the month of November, the Planning and Inspections Department had issued 3 permits for new homes and a total estimated value for all permits in excess of \$1,052,000. This brings the fiscal year total to over \$7 million in construction value and the department has collected approximately \$50,631 in permit fees.

Discussion regarding a request from R. Andrew Harris for an amendment to Chapter 6, Development Standards, Section 6.7.1(7) of the Town's Unified Development Ordinance (UDO) in order to allow for commercial parking surfaces to be constructed of wood.

Mr. Reed reminded that this request had been held over by the Planning Board from its November 24, 2008. Since that time, Mr. Reed has conducted some research on how other communities have handled this issue. He informed the Board that his research did not reveal wide spread use of wood in similar applications but he was able to confirm how Carteret County's development regulations might address this issue. Mr. Reed indicated that based on the County's regulations, they would allow for commercial parking areas to be constructed of innovative materials, including wood. Also Mr. Harris provided pictures of other developments with wood or Trex (a wood substitute) being used for driveways and bridges. There was discussion on this request by the Board that focused on such issues as maintenance, handicap accessibility, the use of a wood substitute (such as Trex or other similar materials) and limiting the use of wood to the standing space for parking only. It was the consensus of the Board members that the proposed amendment should be revised to include wood substitute material as a suitable replacement for wood and that the amendment should limit such use to the standing parking space only and not for travel lanes and access ways. Following discussion of amendment, Ms. Linda Hughs made a motion to recommend to the Board of Commissioners that Section 6.7.1(1) of the UDO be amended as revised. The motion was seconded by Ken Sullivan and passed unanimously (5-0)

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 7:00 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board