

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, OCTOBER 27, 2008**

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

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

A motion was made by Pete Wachter to approve the minutes of the July 28, 2008 Planning Board meeting as amended. The motion was seconded by Ken Sullivan and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of actions previously taken by the Board of Commissioners including the adoption of the new Unified Development Ordinance and updated Official Zoning Map at its September 9, 2008 meeting. Mr. Reed advised that for the month of September, the planning and Inspections Department had issued 3 permits for new homes and a total estimated value for all permits in excess of \$2,200.00. This brings the fiscal year total to over \$4.5 million in construction value and the department has collected approximately \$30,481 in permit fees.

**Discussion regarding possible amendments to the 2004 CAMA Land Use Plan.**

Kevin Reed discussed with the Planning Board several proposed amendments to the Town's 2004 CAMA Land Use Plan. As previously discussed with the Board, these amendments are necessary due to the adoption of the Town's new Unified Development Ordinance and revised Official Zoning Map in September of 2008. The amendments are primarily to the Future Land Use Map with some minor text changes. Mr. Reed briefly summarized the amendments as follows:

1. Amend the Future Land Use Map to depict the area encompassing the Bell Cove Estates and Bell Cove Village Subdivisions as Single/Dual Family Residential rather than its current designation as Mixed Residential.
2. Amend the Future Land Use Map to depict the area encompassing Island Harbor Marina as Marina Village rather than its current designation as Marine Commercial and Mixed Residential.
3. Amend the Future Land Use Map to depict the area immediately west of Bluewater Builders and located along Reed Drive as Commercial Corridor rather than its current designation as Single/Dual Family Residential.
4. Amend the Future Land Use Map to depict the area immediately east of the Town Hall campus and encompassing the offices of Bogue Banks Water Corporation as Single/Dual family Residential rather than its current designation as Commercial Corridor.

5. Amend the Future Land Use Map to depict the area encompassing the Shell Cove Estates Subdivision, McLean Park and Chapel by the Sea as Single/Dual Family Residential rather than its current designation as Mixed Residential.
6. Amend the Future Land Use Map to depict the area encompassing 2412 and 2414 Emerald Drive as Mixed Residential rather than its current designation as Single/Dual Family Residential.

Mr. Reed also discussed with the Board several text changes in the Plan as they pertain to area previously know as Marine Commercial which will now be called Marina Village. A motion was made by Ken Sullivan to approve the 2004 CAMA Land Use Plan amendments. The motion was seconded by Pete Wachter and passed unanimously (5 to 0).

**Consider a request from Maritime Siblings, LLC, for the rezoning of Parcel A of the Island Harbor Marina Subdivision from Business (B) and Mobile Home -1 (MH-1) to Marina Village (MV).**

Mr. Reed presented the Board with a rezoning request being submitted by the Maritime Siblings, LLC. The request is to rezone Parcel A of the Island Harbor Marina Subdivision from Business (B) and Mobile Home-1 (MH-1) to Marina Village (MV). The subject property contains approximately 7.4 acres and is located at Island Harbor Marina. The property to be rezoned currently contains a commercial marina and related facilities as well as existing manufactured homes on leased property. The owners of the property have not indicated on their application what, if any, land use changes they are planning for the property. Mr. Reed indicated that The Marina Village designation is contained in a current draft of the 2004 Land Use Plan. Therefore, the rezoning would be consistent with the amended Land Use Plan. Present for questions and comments were Mr. Rhett Ricks representing Maritime Siblings, LLC and Attorney R. Andy Harris. Following discussion of the request, Mr. Ken Sullivan made a motion to recommend to the Board of Commissioners that the rezoning be approved. The motion was seconded by Eddie Barber and passed unanimously (5-0).

**COMMENTS:**

There being no further business to come before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Eddie Barber and passed unanimously (5 to 0). The meeting was adjourned at 6:30 PM.

Respectfully submitted by:

Peggy Grammer, Secretary  
Town of Emerald Isle Planning Board