

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, JULY 28, 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 Linda Hughs . Also present was Kevin Reed, Planning and Inspections Director, Peggy Grammer, Permit Technician.

A motion was made by Linda Hughs to approve the minutes of the June 23, 2008 Planning Board meeting as amended. The motion was seconded by Eddie Barber.

Kevin Reed advised the Planning Board members of the Town Board members of the Commissioner's agenda following the July 8, 2008 meeting. Mr. Reed advised that for the month of June, the planning and Inspections Department had issued 2 permits for new homes and a total estimated value for all permits in excess of \$564,000.00. This brings the fiscal year total to over \$22.8 million in construction value and the department has collected approximately \$154,058 in fees.

Consider a request from Bluewater Associates, Inc., on behalf of Land One Development, Inc., for the rezoning of 8604 Reed Drive from Mobile Home -1 (MH-1) to Business-3 (B-3).

Mr. Reed presented the Board with a rezoning request being submitted by Bluewater Associates, on behalf of Land One Development. The request is to rezone 8604 Reed Dr. from Mobile Home-1 to Business-3. Mr. Reed indicated that the change in zoning would allow Bluewater Associates to proceed with plans for a potential expansion of their existing commercial building located immediately east of the property to be rezoned. Mr. Reed indicated that if the Board is in favor of the rezoning then the Future Land Use Map, contained in the 2004 CAMA Land Use Plan, would need to be amended in order to make the rezoning consistent with the Plan. Present for questions and comments were Mr. Sherrell Futral and Mr. Woody Warren owners of Bluewater Associates. Following discussion of the request, Mr. Eddie Barber made a motion to recommend to the Board of Commissioners that the rezoning be approved. The motion was seconded by Linda Hughs and passed unanimously (4-1).

COMMENTS:

Mr. Reed introduced the newest Board Member Tom Kelly, who will be taking retiring Bob Conrad's position on the Board at its next meeting.

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 6:30 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board