

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, JUNE 23, 2008**

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were: Jim Craig, Ken Sullivan, Pete Wachter, Bob Smith, Linda Hughs and Bob Conrad. 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 May 19, 2008 Planning Board meeting and the June 9, 2008 Board meeting. The motion was seconded by Bob Smith and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of the Town Board members of the Commissioner's agenda following the June 10, 2008 meeting. Mr. Reed advised that for the month of May, the Planning and Inspections Department had issued 2 permits for new homes and a total estimated value for all permits in excess of \$1,223,800. This brings the fiscal year total to over \$22 million in construction value and the department has collected approximately \$145,530 in fees.

Discussion regarding the draft Unified Development Ordinance (UDO).

Mr. Reed discussed with the Planning Board the draft UDO and the possible calendar of events that could result in the ultimate adoption of the UDO and the revised Zoning Map. Several members of the Planning Board expressed their comfort level with the current draft document and revised map. Mr. Reed also discussed the tentative calendar of events in order to complete amendments to the Town's 2004 CAMA Land Use Plan including certification by the Coastal Resources Commission. After further discussion of this agenda item, a motion was made by Bob Conrad to recommend to the Board of Commissioners that the draft UDO and revised zoning Map be approved. The motion was seconded by Linda Hughs and passed unanimously (5 to 0).

There being no further business to come before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Bob Smith and passed unanimously (5 to 0). The meeting was adjourned at 6:15 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board