

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, MAY 19, 2008**

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

Mr. Reed advised the Board members that Jim Craig, Bob Conrad and Bob Smith would be unable to attend tonight's meeting. A motion was made by Linda Hughs to excuse Mr. Craig, Mr. Conrad and Mr. Smith from tonight's meeting. The motion was seconded by Pete Wachter and passed unanimously (4 to 0).

A motion was made by Pete Wachter to approve the minutes of the February 25, 2008 Board meeting as amended. The motion was seconded by Linda Hughs and passed unanimously (4 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the May 13, 2008 meeting. Mr. Reed advised that for the month of April, the Planning and Inspections Department had issued 2 permits for new homes and a total estimated value for all permits in excess of \$730,350. This brings the fiscal year total to over \$21 million in construction value and the department has collected approximately \$134,132 in fees.

**Consideration from the Town of Emerald Isle for Commercial Review of the proposed New Town Hall Building located at 7509 Emerald Drive.**

The Planning Board is asked to consider a request by the Town of Emerald Isle for commercial review for the proposed New Town Hall to be constructed at 7509 Emerald Drive across Emerald Drive from existing Town campus. Mr. Reed also informed the Board that the current plan is consistent with the Town's zoning requirements for building setbacks, building colors, building height limitations, screening/buffering, parking, exterior lighting, and natural area requirements. Mr. Will Reidel was present representing Burnette Architects and he answered questions from the Board members. A motion was made by Pete Wachter to recommend to the Board of Commissioners that the commercial review be approved, subject to the following conditions:

- 1) Approval from the Carteret County Health Department for the on-site septic disposal system.
- 2) Letter from the town's consulting engineer that a storm water plan for the project is consistent with Town's requirements.
- 3) Letter from the Carteret-Craven Electric Cooperative that they can serve the proposed development.
- 4) Letter from Bogue Banks Water Corporation that they can serve the proposed Development

The motion was seconded by Linda Hughs and passed unanimously (4 to 0).

**Discussion regarding the draft Unified Development Ordinance (UDO) and establishing a special meeting of the Planning Board in order to conduct a public informational meeting on the draft UDO.**

Mr. Reed informed the Board the draft Unified Development Ordinance (UDO) is ready for further consideration since its presentation to the Planning Board at its joint meeting with the Board of Commissioners on May 13. The ultimate goal is adoption of the UDO by the Board of Commissioners in the coming months. Mr. Reed listed a possible calendar of events in order to complete this goal as well as certification by the Coastal Resources Commission for any amendments to the 2004 CAMA Land Use Plan. Specifically, Mr. Reed indicated the calendar of events suggested a public informational meeting on the draft UDO to be held in early June. The general consensus of those present was to schedule a public informational meeting on the draft UDO for June 9 at 5:30 PM. Vice Chair Eddie Barber suggested getting feedback from those members not present that the proposed time and date would be acceptable. Mr. Reed agreed to do so prior to finalizing the date and time of the meeting.

Respectfully submitted by:

Peggy Grammer, Secretary  
Town of Emerald Isle Planning Board