

Town of Emerald Isle
PLANNING BOARD MEETING
Monday, December 15, 2014

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were, Tom Kelly, Candace Dooley, Ken Sullivan, Ryan Ayre, Pete Wachter and Paul Schwartz. Also present was Jim Jennings Interim Director Planning and Inspections and Peggy Grammer, permit technician.

A motion was made by Candice Dooley to approve the minutes of the Planning Board meeting held on September 22, 2014. The motion was seconded by Tom Kelly and passed unanimously (6 to 0).

For the month of December 2014, the Planning and Inspections Department had issued permits with a total value in excess of \$425,735.00. This brings the fiscal year total to over \$6.2 million in construction value for all permits and the department has collected approximately \$56,732.10 in permit fees.

SUBJECT: Request from the Town of Emerald Isle for Commercial Review of the proposed Welcome Center to be located at 8401 Emerald Drive

The Town of Emerald Isle is proposing to build a new Welcome Center (see attachment) that would replace the existing one on NC 58 (just before crossing the bridge into Emerald Isle). The Carteret County Tourism Development Authority will continue to staff the Welcome Center. The property is NCDOT r-o-w that is used by written permission of NCDOT. It is zoned Village East and Government uses are permitted uses.

The proposed building will look much like the current Town Hall/Administration Building and will incorporate the color schemes used at the existing building. It will be a 1-story, 2,432-square foot structure (38' by 64'). The existing restrooms structure will be removed but the Welcome Center will have toilet facilities accessible from within and without the building. Attached are 9 Plan sheets:

- Proposed Welcome Center
- Existing Impervious Area
- Stormwater Details
- Front and Left side Elevations
- Rear and Right side Elevations
- Foundation Plan
- Floor Plan
- Roof – Framing Plan
- Structural Notes

The proposed project complies with the requirements of the Unified Development Ordinance (UDO). Some of the more important or pertinent facts are that 7 parking spaces are required and 28 are being provided; at least 25% of the site must be vegetated and 69% is provided; no more than 35% of any façade may be glazed and the proposed glazing does not exceed that for any of the 4 elevations (see attachments). The septic field will be located at the north end of the property, just east of the new facility.

The amount of impervious surfaces will be reduced importantly and the stormwater retention is designed to capture the first 4 inches of rainfall, double to the 2 inches required. At this time, the applicant is not proposing lighting for the parking areas and building grounds. There will be wall-mounted lights located next to each of the facility's doorways.

The Town proposes to use 90-gallon trash containers, rather than dumpsters, for the new building. The UDO requires that the exterior wall faces that are viewable from a street have a visual break every 20 feet and that has been met. The Town's Technical Review Committee (TRC) reviewed the project at its December meeting. Town staff requested several clarifications and minor revisions to the plan, which have been made.

Staff recommends that the Planning Board recommend to the Board of Commissioners that they approve the proposed Development Plan to build the Welcome Center at 8401 Emerald Drive.

A motion was made by Candace Dooley to recommend to the Board of Commissioners to approve the proposed Development Plan to build the Welcome Center at 8401 Emerald Drive. The motion was seconded by Paul Schwartz and passed unanimously (6 to 0).

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

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board