

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, FEBRUARY 25, 2008**

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

A motion was made by Bob Conrad to approve the minutes of the January 28, 2008 Board meeting. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the February 12, 2008 meeting. Mr. Reed advised that for the month of January the Planning and Inspections Department had issued 2 permits for new homes and a total estimated value for all permits in excess of \$1.9 million. This brings the fiscal year total to over \$17.4 million in construction value and the department has collected approximately \$94,485.00 in fees.

Consider a request from Erika and Steve Harlacher for a Special Use Permit in order to allow for the establishment of an outdoor bar/lounge as part of the ChowdaHeads Restaurant located at 7801 Emerald Drive.

Mr. Reed informed the Board that the Harlacher's were requesting a Special Use Permit in order to allow for an outdoor bar/lounge as part of Chowdaheads Restaurant. Mr. Reed further advised that the applicants were also requesting that outdoor entertainment be approved as part of the Special Use Permit. Mr. and Mrs. Harlacher presented their request to the Board and indicated that the entertainment they wish to provide would be comprised of local bands and students. There were questions by Board members on the hours of operation and the potential adverse impact on adjacent residential properties. The applicants also indicated that the outdoor bar was intended to compliment their restaurant operations. After further discussion, Ken Sullivan made a motion to recommend to the the Board of Commissioners that the Special Use Permit be approved with the following conditions.

1. No music after 10 PM
2. Music outdoors will be limited to weekends (Friday and Saturday) and Holidays
3. Permit shall be valid for six months from date of issuance
4. No amplified music

The motion was seconded by Linda Hughs. There was a concern raised by staff regarding how the restriction on amplified music could be enforced. Ken Sullivan then requested that his motion be amended to remove condition #4 pertaining to amplified music. Linda Hughs agreed to second the amended motion and it passed (4 to 2).

There being no further business before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Bob Conrad and passed unanimously (6 to 0). The meeting was adjourned at 6:35 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board