

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, OCTOBER 22, 2007**

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were: Jim Craig, Ken Sullivan, Bob Conrad, Pete Wachter and Bob Smith. Also present was Kevin Reed, Planning and Inspections Director and Peggy Grammer, Permit Technician. Planning Board members not present were Linda Hughs and Eddie Barber.

Bob Smith made the motion to excuse Ms. Hughs and Mr. Barber. The motion was seconded by Bob Conrad and passed unanimously (4 to 0). A motion was made by Bob Smith to approve the minutes of the September 24, 2007 Board meeting as amended. The motion was seconded by Ken Sullivan and passed unanimously (4 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the September 11, 2007 meeting. Mr. Reed advised that for the month of September the Planning and Inspections Department had issued 4 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 \$6.2 million in construction value and the department has collected approximately \$31,346 in fees.

Consider a request from Phillips Architecture, on behalf of York Properties for Commercial Review of the proposed exterior improvements to Emerald Plantation Shopping Center located at 8700 Emerald Drive. Mr. Reed indicated that the applicants are requesting approval of the proposed exterior improvements which will consists of a new exterior paint scheme, selective demolition of the existing standing seem roof canopy and the replacement of freestanding and building signage. The proposed renovations do not include the construction of any additional square footage to the existing shopping center; therefore, Town staff has not requested a site plan, stormwater plan or lighting plan be submitted as part of this review process. Mr. Reed indicated that the planned improvements will exceed 15% of the fair market value of the building; therefore, they are required to seek approval through the commercial review process. Mr. Reed further indicated that the planned renovations do not include the space occupied by Food Lion since they are planning on some interior as well as exterior renovations. Jason Byrd was present from Phillips Architecture to answer questions from the Board. After further discussion, Bob Smith made a motion to recommend to the Board of Commissioners that the commercial review be approved subject to the following conditions: (1) the exterior facade renovations for the portion of the shopping center occupied by Food Lion shall be consistent with the color scheme for the remainder of the shopping center as approved by this commercial review. The motion was seconded by Ken Sullivan and passed unanimously (4 to 0).

Consider a request from Edwin Holt General Contractor, Inc., on behalf of Irlanthia, LLC, for Commercial Review for proposed exterior improvements to the West Gate Shopping Center located at 7702 Emerald Drive. Mr. Reed indicated that the applicants are requesting approval of the proposed exterior improvements which will consists of the construction of a new building façade, a new exterior paint scheme, the addition of approximately 100 square feet of enclosed space within the building and the replacement of building signage. Mr. Reed indicated

that the planned improvements will exceed 15% of the fair market value of the building; therefore, they are required to seek approval through the commercial review process. After further discussion, Pete Wachter made a motion to recommend to the Board of Commissioners that the commercial review be approved. The motion was seconded by Bob Conrad and passed unanimously (4 to 0).

Chairman Jim Craig gave a turtle report.

There being no further business before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Ken Sullivan and passed unanimously (4 to 0). The meeting was adjourned at 6:25 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board