

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, SEPTEMBER 24, 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 Linda Hughs. Also present was Kevin Reed, Planning and Inspections Director, Peggy Grammer, Permit Technician. Planning board members not present were Bob Smith and Eddie Barber.

Linda Hughs made the motion to excuse Mr. Smith and Mr. Barber. The motion was seconded by Pete Wachter and passed unanimously (4 to 0).

A motion was made by Bob Conrad to approve the minutes of the August 27, 2007 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 September 11, 2007 meeting. Mr. Reed advised that for the month of August the Planning and Inspections Department had issued 4 permits for new homes and a total estimated value for all permits in excess of \$2.1 million. This brings the fiscal year total to over \$4.3 million in construction value and the department has collected approximately \$21,994 in fees.

**Consider a request by Thomas and Amy Earnhardt for Commercial Review of the proposed Ice House located at 211 Islander Drive.** Mr. Reed indicated that the applicants were seeking commercial review in order to establish an ice house vending business on the property located at 211 Islander Drive. Mr. Reed indicated that the proposed plans meet all local zoning requirements except for the requirement of an offset for each 20-feet of a commercial structure. Mr. Reed further indicated that he felt the addition of an awing along the longest length of the building would satisfy the offset requirements. Mr. Reed also indicated that the Town's consulting engineer had not approved the stormwater plan for the project. Amy Earnhardt responded to several questions from Board members. After further discussion, Bob Conrad made motion to approve proposed Ice House with the following conditions: (1) installation of a visual screen along the top of the structure to shield the equipment from view; (2) installation of an awning or similar structure along the east side of the structure to satisfy the building offset requirements; and, (3) approval from the Town's consulting engineer for the stormwater plan for the project. The motion was seconded by Linda Hughs and passed unanimously (4 to 0).

**Discussion regarding the proposed Draft Unified Development Ordinance.** Kevin Reed discussed with the Board the current draft of the Town's Unified Development Ordinance. During the discussion with the Board, it was suggested that a committee consisting of Planning Board representatives, Board of Commissioner representatives and Town staff be formed to review further refine the draft UDO. Mr. Reed explained that this approach was used in developing the Town's current CAMA Land Use Plan and that is seemed to be a good approach in further refining the draft document. It was suggested by staff that the Chairman and one other member of the Planning Board be considered for the committee. Mr. Reed felt that if the Board of Commissioners supported this approach that they would appoint two members for the

committee at their next meeting. It is anticipated that Kevin Reed and Town Manager Frank Rush would serve as staff representatives on the committee. Pete Wachter made motion to appoint Jim Craig and Ken Sullivan as the Planning Board representatives. The motion was seconded by Bob Conrad and passed unanimously.

Chairman Jim Craig gave a turtle report and indicated that 16 nests in total have been documented in Emerald Isle and 4 nests remain.

There being no further business before the Board, a motion was made by Linda Hughs to adjourn. The motion was seconded by Bob Conrad and passed unanimously (4 to 0). The meeting was adjourned at 6:45 PM.

Respectfully submitted by:

Peggy Grammer, Secretary  
Town of Emerald Isle Planning Board