

**TOWN OF EMERALD ISLE  
PLANNING BOARD REGULAR MEETING  
MONDAY, AUGUST 27, 2007**

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

Bob Smith made the motion to excuse Ms. Hughs and Mr. Wachter. The motion was seconded by Bob Conrad and passed unanimously (4 to 0). A motion was made by Ken Sullivan to approve the minutes of the July 23, 2007 Board meeting as amended. The motion was seconded by Eddie Barber and passed unanimously (4 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the August 14, 2007 meeting. Mr. Reed advised that for the month of July the Planning and Inspections Department had issued 4 permits for new homes and a total estimated value for all permits in excess of \$2. million. This brings the fiscal year total to over \$2.1 million in construction value and the department has collected approximately \$11,550 in fees.

**Consider a presentation from Town staff and the Town's planning consultant (Clarion Associates) on the Draft Unified Development Ordinance.** Mr. Reed reintroduced Roger Waldon to the Board. Mr. Reed then gave a presentation on the structure of the Draft Unified Development Ordinance (UDO). During his presentation Mr. Reed highlighted that the goals of this process were to: (1) create a single set of land development regulations rather than having them dispersed throughout the Town Code as they are currently; (2) make the development regulations more "user friendly"; and (3) not make any significant policy changes in the UDO that differ from the various current Town development regulations. Mr. Waldon indicated that the formats of the current Town development regulations are consistent with how many communities historically organized them within their respective Town Codes. Mr. Waldon also gave some background on the Unified Development Ordinance format and how it has been used by a number of communities. Mr. Reed and Mr. Waldon then responded to several questions raised by Board members on the draft document. After further discussion, it was agreed that the item would be held on the Board's agenda for the September meeting. The Board was asked to take a critical look at the format and content of the Draft UDO prior to its next meeting. Board members were encouraged to meet with Town staff prior to their next meeting to discuss possible changes/corrections to the draft document.

Chairman Jim Craig gave a turtle report and indicated that 15 nests in total have been documented in Emerald Isle and 500 turtles have been released.

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 (4 to 0). The meeting was adjourned at 6:50 PM.

Respectfully submitted by:

Peggy Grammer, Secretary  
Town of Emerald Isle Planning Board