

**TOWN OF EMERALD ISLE  
PLANNING BOARD REGULAR MEETING  
MONDAY, JULY 23, 2007**

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

A motion was made by Eddie Barber to approve the minutes of the June 25, 2007 Board meeting as amended. The motion was seconded by Linda Hughs and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the July 10, 2007 meeting. Mr. Reed advised that for the month of June the Planning and Inspections Department had issued 3 permits for new homes and a total estimated value for all permits in excess of \$1.7 million. This brings the fiscal year total to over \$27.8 million in construction value and the department has collected approximately \$170,134 in fees.

**Consider a request by Bell Cove ,LLC for final plat approval for the proposed Bell Cove Village Subdivision.** Mr. Reed presented the Board the request by Bell Cove, LLC for approval of the final plat for the proposed Bell Cove Village Subdivision. Mr. Reed indicated that all improvements for the development had been installed and the developer's were seeking final plat approval. Mr. Reed indicated that staff had received all documents that must accompany the final plat. Following discussion of the request, Ken Sullivan made a motion to recommend approval of the final plat for the Bell Cove Village Subdivision to the Board of Commissioners. The motion was seconded by Linda Hughs and passed unanimously (6 to 0).

**Consider a request by Lawrence Spell, et als for final plat approval for the proposed Bell Cove Estates Subdivision** Mr. Reed presented the Board with the request for final plat approval fro the proposed Bell Cove Estates Subdivision. Mr. Reed indicates that all improvements had been installed with the exception of one stormwater retention device. Mr. Reed indicated that the developers were in the process of revising their approved stormwater plan but had yet to receive approval on the amended plan from the Town's consulting engineer. Mr. Reed indicated that if the Planning Board recommended approval of the final plat it should be conditioned on the approval of an amended stormwater plan and completion of all stormwater retention measures. After discussion of the request, Bob Conrad made a motion to recommend approval the final plat for Bell Cove Estates Subdivision to the Board of Commissioners subject to the successful resolution of the stormwater plan. The motion was seconded by Linda Hughs and passed unanimously, (6 to 0).

**Discussion regarding the dimensional requirements for the Village- East Zoning District.**

Mr. Reed informed the Board of request submitted by Planning Board member Ken Sullivan on several issues regarding the setback requirements in the Village-East Zoning District and how they could potentially impact adjacent properties. A Village East boundaries map was given to Board members by Mr. Reed to review during the discussion. After discussing a variety of concerns, it was the consensus of the Board that all members should give further deliberation to

the issues raised and be prepared for future discussions on those items that will be identified as needing to be addressed in possible changes to the Village-East District requirements.

### **Comments**

Chairman Jim Craig acknowledged thanks to the Board of Commissioners on the complimentary membership to the Emerald Isle Community Center.

Chairman Jim Craig gave a turtle report and indicated that 10 nests have been documented in Emerald Isle. He acknowledged that overall nesting (in numbers) is down from last year.

There being no further business before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Bob Conrad and passed unanimously (6 to 0). The meeting was adjourned at 6:50 PM.

Respectfully submitted by:

Peggy Grammer, Secretary  
Town of Emerald Isle Planning Board