

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, JUNE 25, 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 and Bob Smith. Also present was Kevin Reed, Planning and Inspections Director, Peggy Grammer, Permit Technician.

Planning Director Kevin Reed informed the Board that Eddie Barber had contacted him to indicate he would be out of Town and unable to make tonight's meeting. A motion was made by Bob Smith to excuse Eddie Barber. The motion was seconded by Linda Hughs and passed unanimously (5 to 0).

A motion was made by Pete Wachter to approve the minutes of the April 23, 2007 Board meeting as amended. The motion was seconded by Ken Sullivan and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the April 10, 2007 meeting. Mr. Reed advised that for the month of April the Planning and Inspections Department had issued 5 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 \$23.3 million in construction value and the department has collected approximately \$134,275 in fees.

Consider a request by the Town of Emerald Isle for Commercial Review of the proposed new EMS Station to be located at 7604 Emerald Drive. Mr. Reed presented the Board with a site plan for the proposed project, which included the building layout, parking and access plan, stormwater plan, lighting plan and building elevations including two potential exterior color schemes. Mr. Reed noted that both color schemes met the requirements of the Town Code; however, the owners had not yet determined which color scheme to be used for the project. Robert Brown, architect for the project, commented on the proposed development. Stormwater questions were brought up by Ken Sullivan and answered by Mr. Brown. Following discussion of the request, Pete Wachter made a motion to recommend to the Board of Commissioners that the new EMS Station be approved subject to following conditions: 1) Approval from the Carteret County Health Department for the on-site septic disposal system; 2) Letter from the Town's consulting engineer that the stormwater plan for the project is consistent with Town requirements; and, 3) Recordation of a revised survey shifting the eastern property boundary. The motion was seconded by Linda Hughs and passed unanimously (5 to 0).

Consider a request by Steve and Erika Harlacher, on behalf of BP2, Inc. for the rezoning of property located at 136 Bogue Inlet Drive from Residential Motel-Hotel (RMH) to Business-3 (B-3). Mr. Reed presented the request and indicated that staff was suggesting that the Planning Board consider rezoning the property to Village-East (VE) rather than Business-3 (B-3). Bob Conrad indicated that due to his personal relationship with the Harlachers that he would recuse himself from this agenda item. This issue had been discussed with the applicants and they were in agreement with the VE zoning designation. Following further discussion, a motion was made by Linda Hughs to recommend to the Board of Commissioners that the property be rezoned to Village-East. The motion seconded by Ken Sullivan and passed

unanimously (5 to 0 with 1 abstention). Bob Conrad requested a plea not to be included on the voting.

Chairman Jim Craig gave a turtle report and indicated that five nests had been documented in Emerald Isle.

There being no further business before the Board, a motion was made by Bob Conrad to adjourn. The motion was seconded by Pete Wachter and passed unanimously (5 to 0). The meeting was adjourned at 6:30 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board