

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

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were: Jim Craig, Pete Wachter, Ken Sullivan, and Bob Conrad. Also present was Kevin Reed, Planning and Inspections Director.

A motion was made by Pete Wachter to approve the minutes of the March 26, 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 March 13, 2007 meeting. Mr. Reed advised that for the month of February the Planning and Inspections Department had issued 5 permits for new homes and a total estimated value for all permits in excess of \$3.3 million. This brings the fiscal year total to over \$20.8 million in construction value and the department has collected approximately \$116,120 in fees.

Consider the rezoning of certain properties along Emerald Drive from Business-1 (B-1) and Business-2 (B-2) to Business-3 (B-3). Mr. Reed presented the Board with a proposal developed by Town staff to rezone certain properties along Emerald Drive from B-1 and B-2 to B-3. One result of the rezoning would be the virtual elimination of all property zoned B-1 and B-2. This is being done in anticipation of the new Unified Development Ordinance for the Town which will contain one commercial zoning district. Mr. Reed also indicated that the change in zoning would assist the Town with its plans for a new EMS Station on one of the lots affected by the rezoning. Following discussion of the request, Mr. Wachter made a motion to recommend to the Board of Commissioners that the rezoning be approved. The motion was seconded by Mr. Sullivan and passed unanimously (4 to 0).

COMMENTS:

Chairman Jim Craig thanked the Town for the card sent to him following the shooting tragedy at Virginia Tech.

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 (4 to 0). The meeting was adjourned at 6:17 PM.

Respectfully submitted by:

Kevin B. Reed, Secretary
Town of Emerald Isle Planning Board