

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, MARCH 26, 2007**

Vice-Chairman Eddie Barber called the meeting to order at 6:00 pm. Members present were: Eddie Barber, Pete Wachter, Ken Sullivan, Linda Hughs and Bob Smith. Also present were Kevin Reed, Planning and Inspections Director and Kim Haut, Permit Technician/Administrative Assistant.

A motion was made by Bob Smith to approve the minutes of the February 26, 2007 Board meeting. The motion was seconded by Pete Wachter 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.

Discussion regarding possible amendments to Section 19-62 of the Zoning Ordinance pertaining to the definition of motel/hotel and the regulation of motels, hotels and condotels. Mr. Reed presented the Board with a zoning package for review and discussion. Mr. Reed indicated that the concept for the amendments being proposed was discussed at the Planning Board's February 26, 2007 meeting. At that time, the Planning Board directed staff to prepare specific amendments for consideration by the Board. Mr. Reed indicated that the proposed amendments would accomplish the following:

1. Remove the 1-bedroom limitation within the definition of motel/hotel;
2. Clarify that condotels and condominium hotels are regulated in the same manner has a traditional motels/hotels;
3. Limit the density of all types of motels/hotels based on the number of bedrooms; and,
4. Create proper safeguards to insure that condotels and condominium hotels are operated as transient lodging hotels.

A motion was made by Ken Sullivan to recommend to the Board of Commissioner that the proposed amendments not be approved. The motion died for lack of a second. A motion was made by Pete Watcher to recommend to the Board of Commissioners that the amendments be approved as presented. The motion was seconded by Linda Hughs and passed (3 to 1).

COMMENTS:

Vice-Chairman Eddie Barber asked for any comments among the Planning Board members.

Mr. Reed indicated that Kim Haut had submitted her resignation to the Town and that this would be her last Planning Board meeting. All of the members in attendance wished Ms. Haut the very best in her future endeavors.

There being no further business before the Board, a motion was made by Linda Hughs to adjourn. The motion was seconded by Pete Watcher and passed unanimously (4 to 0). The meeting was adjourned at 6:25 pm.

Respectfully submitted by:

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