

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

Chairman James Craig called the meeting to order at 6:00 pm. Members present were: James Craig, Pete Wachter, Ken Sullivan, Linda Hughs (arrived at 6:15 PM), Bob Smith, Robert Conrad, and Eddie Barber. Also present were Kevin Reed, Planning and Inspections Director and Kim Haut, Permit Technician/Administrative Assistant.

A motion was made by Robert Conrad to approve the minutes of the December 18, 2006 Board meeting. The motion was seconded by Eddie Barber and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the February 13, 2007 meeting. Mr. Reed advised that for the month of January the Planning and Inspections Department had issued 2 permits for new homes and a total estimated value for all permits in excess of \$1,605,000. This brings the fiscal year total to over \$17.4 million in construction value and the department has collected approximately \$99,579 in fees.

Discussion regarding possible amendments to Section 19, Zoning, of the Town Code in order to establish the Village-West Zoning District and the Village-West Conditional Zoning Overlay District as part of the 2004 CAMA Land Use Plan implantation process.

Mr. Reed presented the Board with a zoning package for review and discussion. Mr. Reed indicated that the amendments for Village-East approved by the Board of Commissioners in 2006 provided the template for creating the proposed amendments for Village-West. Mr. Reed also indicated that the amendments would not result in the rezoning of any properties at this time. Mr. Reed addressed questions, concerns, and comments by Board members. It was the consensus of the Board that the following changes should be made to the draft presented by Mr. Reed:

1. Page 3 remove the duplicate listing for dwellings, townhouses and condominiums
2. Page 4 Feed, add seed and fertilizer retail sales as a permitted use
3. Page 5 Taxicab, add transportation for hire stations as a permitted use
4. Page 7 remove word "approximate" from sentence

A motion was made by Eddie Barber to recommend to the Board of Commissioners that the proposed amendments to Section 19, Zoning, of the Town Code be approved. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

Discussion regarding possible amendments to the Zoning Ordinance pertaining to the definition of motel/hotel in Section 19-62 of the Town's Zoning Ordinance and the regulation of motels, hotels and condotels.

Mr. Reed indicated to the Board that issue was previously discussed in 2006. At that time, the Planning Board did not recommend any proposed changes to the Board of Commissioners. The Board of Commissioners, at its meeting held in February 2007, asked Town staff to discuss this matter with the Planning Board. Mr. Reed directed a discussion with Board members on this issue and addressed questions, concerns, and comments by Board Members. Mr. Ken Sullivan's main concern was that he felt there needed to be a requirement for a number or percentage of the rooms within a condotels to be one bedroom units. Other Board members did not feel the Town should dictate how many rooms were one

bedroom units. Following further discussion, the Board directed Mr. Reed to prepare possible amendments for consideration at the next meeting of the Planning Board. The amendments should address the following: (1) remove the one-bedroom limitation on motel/hotel rooms; (2) specifically allow condotels as long as the rooms remain transient in nature; and, (3) limit the density of motels/hotels to 32 units per acre with each bedroom constituting a unit.

COMMENTS:

Chairman James Craig asked for any comments among the Planning Board members.

All Board members and Planning Director, Kevin Reed, welcomed Ms. Linda Hughs to the Board.

There being no further business before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Bob Smith and passed unanimously (6 to 0). The meeting was adjourned at 6:55pm.

Respectfully submitted by:

Kimberly Hubbard-Haut, Secretary
Town of Emerald Isle Planning Board