

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, DECEMBER 18, 2006**

Chairman James Craig called the meeting to order at 6:00 pm. Members present were: James Craig, Pete Wachter, Ken Sullivan, Jerry Huml, 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 Pete Wachter to approve the minutes of the November 27, 2006 Board meeting. The motion was seconded by Robert Conrad and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the December 12, 2006 meeting. Mr. Reed advised that for the month of November the Planning and Inspections Department had issued 3 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 \$12.7 million in construction value and the department has collected approximately \$69,904 in fees.

Consider a request from Islander Ventures of Emerald Isle, LLC for commercial review of the proposed Islander motel redevelopment project. Mr. Reed advised the Board that the representatives and owners of the Islander motel were available to answer any questions and would address any concerns they may have. Mr. Reed asked Board members to consider several conditions if they made a favorable recommendation. Mr. Jerry Huml complimented the group on their submitted plans and the other board members agreed they had done a great job. A motion was made by Eddie Barber to recommend to the Board of Commissioners that the proposed Island Motel redevelopment project be approved with the following four conditions:

1. Preparation of satisfactory condominium documents to ensure that the condotel operates as a transient motel/hotel.
2. Approval of a stormwater plan that meets the Town's Stormwater Ordinance.
3. Preparation and recordation of a combination survey creating a single parcel of land.
4. Approval from the state for the proposed on-site wastewater disposal system.

The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

Consider a request from Emerald Isle Baptist Church for commercial review of a proposed building expansion project. Mr. Reed advised the Board that the representatives of the Emerald Isle Baptist expansion project were available to answer any questions and would address any concerns they may have. Mr. Reed asked Board members to consider two possible conditions if they chose to make a favorable recommendation in the project. Board members were satisfied with the plan submitted. A motion was made by Eddie Barber to recommend to the Board of Commissioners that the proposed building expansion project be approved with the following two conditions:

1. Approval of a stormwater plan that meets the Town's Stormwater Ordinance.
2. Receipt of information from the Carteret County Health Department that the proposed expansion plans meet their requirements.

The motion was seconded by Bob Smith and passed unanimously (6 to 0).

COMMENTS:

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

Mr. Jerry Huml advised Board members that he had resigned his position on the Town of Emerald Isle Planning Board. Mr. Huml offered his thanks to Mr. Kevin Reed and the other Planning Board members.

Mr. Kevin Reed and the other Planning Board members offered their thanks and well wishes to Mr. Jerry Huml.

There being no further business before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Bob Smith and passed unanimously (6 to 0). The meeting was adjourned at 6:22pm.

Respectfully submitted by:

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