

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, NOVEMBER 27, 2006**

Chairman James Craig called the meeting to order at 6:00 pm. Members present were: James Craig, Pete Wachter, Ken Sullivan, Jerry Huml, Robert Conrad, and Eddie Barber. Bob Smith was absent. Also present were Kevin Reed, Planning and Inspections Director and Kim Haut, Permit Technician/Administrative Assistant.

A motion was made by Eddie Barber to approve the minutes of the October 23, 2006 Board meeting. The motion was seconded by Robert Conrad and passed unanimously (5 to 0).

A motion was made by Eddie Barber to excuse Bob Smith. The motion was seconded by Robert Conrad and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the November 14, 2006 meeting. Mr. Reed advised that for the month of October the Planning and Inspections Department had issued 11 permits for new homes and a total estimated value for all permits in excess of \$6,690,944. This brings the fiscal year total to over \$10.6 million in construction value and the department has collected approximately \$57,466 in fees.

Consider the rezoning of certain properties from Residential Motel-Hotel (RMH) to Residential Multi-Family (RMF) as part of the CAMA Land Use Plan implementation process. Mr. Reed advised the Board that the next area to consider in this process encompassed the properties within the Emerald Ridge and Emerald Bay Villas developments. A motion was made by Jerry Huml to recommend to the Board of Commissioners that the rezoning be approved. The motion was seconded by Eddie Barber and passed unanimously (5 to 0).

Consider possible amendments to the 2004 CAMA Land Use Plan. Mr. Reed reiterated the possible amendments to the 2004 CAMA Land Use Plan the Planning Board members had discussed at the meeting of October 23, 2006. Mr. Reed asked at this time that the Board consider the amendments that were approved in concept at its October meeting. In addition, Mr. Reed advised the Board members that they needed to provide direction on the new proposed boundaries of Village-West. Board members decided to handle the proposals individually. Mr. Reed further advised the Board that he had spoken with several property owners in the Village-West prior to drafting the new proposed boundaries for Village-West. The Board agreed to take separate action on all three of the proposed amendments.

A motion was made by Eddie Barber to recommend to the Board of Commissioners that the 2004 CAMA Land Use Plan, specifically the Future Land Use Map, be amended as shown on Attachment 1. The motion was seconded by Pete Wachter and passed unanimously (5 to 0).

A motion was made by Eddie Barber to recommend to the Board of Commissioners that 2004 CAMA Land Use Plan, specifically the Future Land Use Map, be amended as shown on Attachment 2. The motion was seconded by Jerry Huml and passed unanimously (5 to 0).

A motion was made by Pete Wachter to recommend to the Board of Commissioners that the 2004 CAMA Land Use Plan, specifically the Future Land Use Map, be amended as shown on Attachment 3.2. The motion was seconded by Eddie Barber and passed (4 to 1 with Ken Sullivan opposed).

COMMENTS:

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

There were no comments issued from the Planning Board members.

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

Respectfully submitted by:

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