

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, OCTOBER 23, 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 Jerry Huml to approve the minutes of the September 25, 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 October 10, 2006 meeting. Mr. Reed advised that for the month of September the Planning and Inspections Department had issued 1 permit for a new dwelling and the total estimated value for all permits was excess of \$656,325. This brings the fiscal year total to over \$3.9 million in construction value and the department has collected approximately \$29,545 in fees.

Consider a request from Sunset Landing Development Company, LLC for final plat approval for the proposed Sunset Landing Subdivision. Mr. Reed advised the Board members that Sunset Landing Development Company was requesting final plat approval for its 31-lot subdivision. The developers have chosen to complete all improvements prior to receiving final plat approval. Mr. Reed advised that all required improvements had been completed. Several Board members gave Mr. Reed and representatives of Sunset Landing Development Company positive feed back. Since all improvements had been completed, it was not necessary for the developers to post a bond or letter-of-credit for any remaining improvements. A motion was made by Mr. Pete Wachter to recommend to the Board of Commissioners that the final plat be approved. The motion was seconded by Jerry Huml and passed unanimously (6 to 0).

Consider a request from Hammerhead Corporation, Inc. for preliminary and final plat approval for Phase II of the proposed Shell Cove North Subdivision. Mr. Reed advised Board members of Hammerhead Corporation's intent. Mr. Reed indicated that Phase I, which consist of four lots had previously received preliminary and final plat approval. He further advised that Phase II would consist of five lots. Since all of the proposed lots have frontage on Emerald Drive, it was not necessary to construct any improvements. Mr. Reed further advised that access to the lots would be via a private driveway extending off of the eastern end of Canal Drive and existing to Emerald Drive. Mr. Reed advised the Board that the Fire Department had indicated that they were comfortable with the driveway providing access. Mr. Reed indicated that the Carteret County Health Department (CCHD) had not reviewed the proposed lots for septic suitability, which is a requirement prior to granting final plat approval. A motion was made by Mr. Ken Sullivan to recommend to the Board of Commissioners that the preliminary and final plats be approved, conditioned upon receiving septic approval by the CCHD for each lot. The motion was seconded by Eddie Barber and passed unanimously (6 to 0).

Consider the rezoning of certain properties from Residential Motel-Hotel (RMH) to Residential Multi-Family (RMF) as part of the 2004 Land Use Plan implementation process. Mr. Reed advised the Board that this was a continuation of efforts to implement the Town's 2004 CAMA Land Use Plan. Mr. Reed indicated 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 request be approved. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

Discussion regarding possible amendments to the 2004 CAMA Land Use Plan. Mr. Reed advised Board members the Board of Commissioners request that the staff discuss possible amendments to the Town's 2004 CAMA Land Use Plan. The proposed amendments involve changes to the Future Land Use Map in order to: (1) change the boundaries of the Village-East area; (2) change the boundaries of the Village-West area; and, (3) change the designation of certain properties in the vicinity of Mangrove Drive and Emerald Drive to correct an "oversight". The majority of Board members were in agreement with Attachment 1.3 pertaining to revised boundaries for Village-East. Mr. Robert Conrad voiced his concerns over including properties on the north side of Emerald Drive as part of the revised Village-East boundaries. A motion was made by Pete Wachter to support the proposed changes depicted on Attachment 1.3, *Village-East Proposed Boundaries*. The motion was seconded by Eddie Barber and passed (5 to 1 with Robert Conrad opposed).

The Board expressed its general support of the revised boundaries of Village-West. Mr. Jerry Huml felt the Town of Emerald Isle should extend the Village-West boundaries up to Emerald Drive or at least Reed Drive. There was positive feed-back from other Board members regarding Mr. Huml's proposal. Mr. Kevin Reed indicated that he had not had the opportunity to speak with one affected property owner. Mr. Reed requested that the Board defer action on changes to the boundaries of Village-West until he had the opportunity to speak with the property owner. A motion was made by Ken Sullivan to table the discussion regarding Village-West. The motion to table was seconded by Robert Conrad and passed unanimously (6 to 0).

Mr. Reed indicated that the proposed changes in the Future Land Use Map depicted on Attachment 3 was to correct an oversight. A motion was made by Jerry Huml to support the changes depicted on Attachment 3. The motion was seconded by Eddie Barber and passed unanimously (6 to 0). The proposed amendments are to be considered again by the Planning Board at its November 2006 meeting in order to make a recommendation to the Board of Commissioners.

COMMENTS:

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

Bob Smith asked Mr. Kevin Reed to look into the stabilization of blowing sand on a lot recently graded on Crew Drive. Mr. Reed indicated that Town staff would address the situation.

The last "Turtle Report" of the season was given by Mr. James Craig

There being no further business before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Jerry Huml and passed unanimously (6 to 0). The meeting was adjourned at 7:00pm.

Respectfully submitted by:

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