

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, SEPTEMBER 25, 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 Eddie Barber to approve the minutes of the August 28, 2006 Board meeting. The motion was seconded by Bob Smith and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the September 12, 2006 meeting. Mr. Reed advised that for the month of August the Planning and Inspections Department had issued 2 permits for new homes and a total estimated value for all permits in excess of \$1.2 million. This brings the fiscal year total to over \$3.3 million in construction value and the department has collected approximately \$18,721 in fees.

Consider possible amendments to Chapter 19, Zoning, of the Town Code in order to establish the Village-East Zoning District and the Village-East Conditional Zoning Overlay District as part of the 2004 CAMA Land Use Plan implementation process. Mr. Reed made a presentation to the Board and public on the proposed amendments. The presentation focused on how the 2004 CAMA Land Use Plan addressed Village-East, the results of the Designs Concepts Report for Village-East and a detailed explanation of the proposed amendments. Staff advised the Board that the proposed amendments were consistent with the Town's land Use Plan. There was considerable discussion among staff and the Board on the proposed amendments. Chairman, James Craig, took comments from the public. Each concern was taken into consideration by Board members and addressed by the Board members or Mr. Reed. After much discussion the following motions were made by Board members:

A motion was made by Pete Wachter to treat each amendment individually. The motion was seconded by Ken Sullivan and was passed unanimously (6 to 0).

A motion was made by Eddie Barber to amend the mixed use maximum building height to 40'. The motion was seconded by Ken Sullivan and was not passed (3 to 4) with Robert Conrad, Bob Smith, Pete Wachter and James Craig voting against the motion.

A motion was made by Eddie Barber to amend the mixed use building height to 45'. The motion was dropped due to a lack of a second.

A motion was made by Ken Sullivan to include and define B & B's (Bed & Breakfast). The motion was seconded by Robert Conrad and passed unanimously (6 to 0).

A motion was made by Ken Sullivan to amend the requirement that each building within a project must be located within (300) feet of a fire hydrant. The motion was seconded by Jerry Huml and passed unanimously (6 to 0).

A motion was made by Jerry Huml to include “Mixed Use” to the *Table of Permitted Uses*. The motion was seconded by Robert Conrad and passed unanimously (6 to 0).

A motion was made by Jerry Huml to include “Wastewater Treatment & Package Plants” to the *Table of Permitted Uses*. The motion was seconded by Ken Sullivan and passed unanimously (6 to 0).

A motion was made by Ken Sullivan to amend the natural area to be retained to twenty-five (25%) percent. The motion was seconded by Eddie Barber and passed unanimously (6 to 0).

A motion was made by Jerry Huml to recommend to the Board of Commissioners that the amendments to Chapter 19, Zoning, of the Town Code be approved in order to establish the Village-East Zoning District and the Village-East Conditional Zoning Overlay District as part of the 2004 CAMA Land Use Plan implementation process. The motion was seconded by Pete Wachter and passed 5 to 1 (with Eddie Barber voting against the motion).

COMMENTS:

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

Ms. Nita Hedreen expressed her concern with the maximum building height of 50 feet for mixed use structures. Mr. Barber and other members of the Board commented on her concerns.

The “Turtle Report” 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 Eddie Barber and passed unanimously (6 to 0). The meeting was adjourned at 7:45pm.

Respectfully submitted by:

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