

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, AUGUST 28, 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 Robert Conrad to approve the minutes of the July 24, 2006 Board meeting. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the August 14, 2006 meeting. Mr. Reed advised that for the month of July the Planning and Inspections Department had issued 2 permits for new homes and a total estimated value for all permits in excess of \$1.4 million. This brings the fiscal year total to over \$2.1 million in construction value and the department has collected approximately \$11,809 in fees.

Consider a request by Bell Cove, LLC for preliminary plat approval for the proposed Bell Cove Village Subdivision. Mr. Reed advised Board members they had previously reviewed the sketch plan for the proposed subdivision at the Board's September 2004 meeting. The preliminary plat is in conformance with the sketch plan. Mr. Reed brought to the attention of the Board a policy directive which indicates the desire to protect and preserve the "gateway corridor" along Emerald Drive. There was some discussion involving a conservation easement along this corridor and the Board decided to take no action on this issue. A motion was made by Robert Conrad to recommend to the Board of Commissioners that the preliminary plat for the proposed Bell Cove Village Subdivision be approved subject to the condition that a stormwater plan be approved for the development. The motion was seconded by Jerry Huml and passed unanimously (6 to 0).

Consider a request by Edward T. Smith, Jr., on behalf of ENC Fitness, Inc., for a Special Use Permit in order to allow for the establishment of an athletic club at 8700 Emerald Drive (Emerald Plantation Shopping Center). Mr. Reed advised Board members of Mr. Edward Smith's intent. Mr. Reed further advised that the Town's Table of Permitted and Special Uses required that a Special Use Permit be issued for athletic clubs. Mr. Smith further advised the Board of his company's plans for the proposed athletic club. Board members and others in attendance had some questions/concerns involving the wastewater treatment plant that serves the Emerald Plantation Shopping Center. A motion was made by Pete Wachter to recommend to the Board of Commissioners that the request for the be approved. The motion was seconded by Ken Sullivan 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 CAMA Land Use Plan implementation process. Mr. Reed advised the Board that the next area to consider in this process encompassed the properties in the Sound of the Sea development located off of Reed Drive.. A motion was made by Ken Sullivan to recommend to the Board of Commissioners that the rezoning request be approved. The motion was seconded by Pete Watcher and passed unanimously (6 to 0).

Consider a presentation from Clarion Associates and Town staff on the Design Concepts Report for the Village East and Village West areas as identified in the Town's 2004 CAMA Land Use Plan. Roger Waldon, Clarion Associates, presented the plan to the Board members. Mr. Waldon highlighted that the plan was the result of two interactive workshops held in June of this year. He further indicated that the Town's 2004 CAMA Land Use Plan, as well as the results of the design workshops, would be used to provide the basis for creating the Village-East and Village-West zoning districts. Mr. Reed then advised the Board of the next steps in the implementation process for the Village-East area and indicated why efforts would focus first on the Village-East area. The Town is currently working on plans to preserve and protect Bogue Inlet Pier and the timely completion of these efforts goes hand in hand with those efforts. It is anticipated that the Village-West area will be addressed as part of the Town's current efforts to update its development ordinances.

COMMENTS:

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

The "Turtle Report" was given by Mr. James Craig

There being no further business before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Pete Wachter and passed unanimously (5 to 0). The meeting was adjourned at 7:07pm.

Respectfully submitted by:

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