

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, MAY 22, 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 April 24, 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 May 9, 2006 meeting. Mr. Reed advised that for the month of April the Planning and Inspections Department had issued a permit for one new home and a total estimated value for all permits in excess of \$1.3 million. This brings the fiscal year total to over \$33.8 million in construction value and the department has collected approximately \$203,858 in fees.

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 area to be considered in this process encompassed the Point Emerald Villas located on the western part of Town. 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 Wachter and passed unanimously (6 to 0).

Consider a report from the Planning Director on the process to update the Town's development regulations. Mr. Reed advised Board members of the status of the process to update the Town's development ordinances. He indicated that two design workshops would be held on June 3, 2006 at Town Hall. The purpose of the workshops is to focus on the potential redevelopment of the Village - East and Village - West areas as identified in the Town's 2004 CAMA Land Use Plan.

COMMENTS:

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

Mr. James Craig gave the "turtle report".

There being no further business before the Board, a motion was made by Eddie Barber 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