

**TOWN OF EMERALD ISLE  
PLANNING BOARD REGULAR MEETING  
MONDAY, APRIL 24, 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 March 27, 2006 Board meeting. The motion was seconded by Bob Smith and passed unanimously (6 to 0).

A motion was made by Jerry Huml to approve the minutes of the April 17, 2006 Special Board meeting. The motion was seconded by Eddie Barber and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following the April 18, 2006 meeting. Mr. Reed advised that for the month of March the Planning and Inspections Department had issued a total of 3 permits for new homes and a total estimated value for all permits in excess of \$2.1 million. This brings the fiscal year total to over \$33.4 million in construction value and the department has collected approximately \$190,128 in fees.

**Consider a request from Lawrence Spell, et als for preliminary plat approval for the proposed Live Oak Estates Subdivision located north of Osprey Ridge Drive.** Mr. Reed advised the Board that a request had been received from Lawrence Spell and others for preliminary plat approval for the proposed Live Oak Estates Subdivision. The property to be subdivided is located on the north side of Osprey Ridge Drive and consists of approximately 11.74 acres. The applicants wish to subdivide the property in order to create 10 building lots. The property is currently zoned Residential Motel-Hotel (RMH), and all of the proposed lots meet the minimum size requirement of 12,500 square feet for a single-family lot. The subdivision will be served by private streets. The Town's 2004 CAMA Land Use Plan, specifically the Future Land Use Map, projects the property as Mixed Residential; therefore, the proposed subdivision is consistent with the Plan. Mr. Reed advised Board members that the preliminary plat met the requirements of the Town's Subdivision Ordinance with the exception of obtaining septic approval on lots 8, 9, and 10. Mr. Reed also advised the Board members that the Fire Department had expressed concern over the name of the subdivision since it was similar to an existing Town street (Live Oak) located in the central part of Town. Mr. Reed noted that until recently this subdivision had been known as Osprey Bluff II. Mr. Reed did advise Board members that if they chose to grant approval of the plat it should be conditioned upon either (1) septic approval for Lots 8 - 10; or, (2) a soil scientist report for Lots 8 -10. A motion was made by Jerry Huml to recommend to the Board of Commissioners that the request for preliminary plat approval be approved subject to septic permits or a report from a soil scientist for Lots 8, 9 and 10. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

**Discussion regarding the definition of motel/hotel in Section 19-62 of the Town's Zoning Ordinance and the regulation of condo-tels.** Mr. Reed advised Board members that Islander Ventures of Emerald Isle, LLC had recently purchased the Islander Motel with the intention of redeveloping the property as a 62-unit condo-tel. Mr. Reed advised that the new owners request for the rezoning of the Town's property from RMF to B-3 had been withdrawn. Mr. Bill Steele, a consultant for the developers, spoke on behalf of the new owners. He stated that they could proceed with their project under the existing Town ordinances and requirements. There was a

considerable amount of discussion among the Board, Mr. Steele and staff. Following the discussion, the Board agreed that the Town's zoning regulations should be revised to specifically address condo-tels and similar uses. The Board also concurred that there should be some type of density control over such uses in commercial districts. Staff was directed to work on this issue and bring the matter back before the Board when staff's work is complete. A motion was made by Eddie Barber to table this matter until the Board could study the report Mr. Reed will be compiling regarding this subject. The motion was seconded by Jerry Huml and passed unanimously (6 to 0).

**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 Jerry Huml to adjourn. The motion was seconded by Ken Sullivan and passed unanimously (6 to 0). The meeting was adjourned at 7:04pm.

Respectfully submitted by:

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