

**TOWN OF EMERALD ISLE  
PLANNING BOARD REGULAR MEETING  
MONDAY, MARCH 27, 2006**

Co-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 elect James Craig as Chairman of the Town of Emerald Isle Planning Board. The motion was seconded by Robert Conrad and passed unanimously (6 to 0).

A motion was made by Bob Smith to elect Eddie Barber as Co-Chairman of the Town of Emerald Isle Planning Board. The motion was seconded by Jerry Huml and passed unanimously (6 to 0).

A motion was made by Bob Smith to approve the minutes of the February 27, 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 its March 14, 2006 meeting. Mr. Reed advised that for the month of February the Planning and Inspections Department had issued a total of 7 permits for new homes and a total estimated value for all permits in excess of \$3.4 million. This brings the fiscal year total to over \$30.3 million in construction value and the department has collected approximately \$178,364 in fees.

**Consider a request from Crew Drive, LLC for preliminary plat approval for the proposed Sunset Landing Subdivision located on the north side of Crew Drive.** Mr. Reed advised the Board that a request had been received from Crew Drive, LLC for preliminary plat approval for the proposed Sunset Landing Subdivision. The property to be subdivided is located on the north side of Crew Drive and consists of approximately 13.17 acres. The property is the former location of the Bridgeview Campground. The applicants wish to subdivide the property in order to create 31 building lots. The property is currently zoned Residential-2 (R-2) and all of the proposed lots meet the minimum size requirement 12,500 square feet for a single-family. 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 Single/Dual Family Residential; therefore, the proposed subdivision is consistent with the Plan. Mr. Reed advised Board members that the preliminary plat met most of the requirements of the Town's Subdivision Ordinance. However, Mr. Reed did advise Board members that if they choose to grant approval of the plat that it should be subject to several conditions. Those conditions were as follows: the developers must obtain their Major CAMA Permit; the Health Department must grant septic suitability letters for each proposed lot; the plat needed to be revised to show topographical information; and, the name of a proposed street needed to be corrected.. A

motion was made by Robert Conrad to recommend to the Board of Commissioners that the request for preliminary plat approval be approved subject to the above noted conditions. The motion was seconded by Bob Smith and passed unanimously (6 to 0).

**Consider a request from the Islander Ventures of Emerald Isle, LLC for the rezoning of the Western Regional Access (WORA) from the Residential Multi-Family (RMF) to Business-3 (B-3).** 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 further advised that the new owners were requesting the rezoning of the Town's property from RMF to B-3 in order to allow for a less restrictive setback along the western boundary of the Islander property. Mr. Bill Steele, a consultant for the developers, spoke on behalf of the project. There were numerous questions presented by the Board, which Mr. Steele responded to. During the discussion, it was the consensus of the Board members that there were too many unanswered questions for them to take action on the rezoning request. Mr. Reed further advised the Board that Islander Ventures was also asking the Town to consider revising its definition of motel/hotel. A motion was made by Eddie Barber to table this matter until the developers could present more concrete plans and information. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

**Consider the rezoning of certain properties from Mobile Home 1 (MH1) to Residential-2 (R-2) as part of the 2004 CAMA Land Use Plan implementation process.** Mr. Reed advised Board members that he had received a request from the owners of the properties within the Stillwater Cove Subdivision to rezone their lots from MH-1 to R-2. He explained that the request was consistent with the Town's 2004 CAMA Land Use Plan and asked that the Board also consider the rezoning of several parcels to the east of Stillwater Cove. A motion was made by Robert Conrad to recommend to the Board of Commissioners that the rezoning request be approved. The motion was seconded by Ken Sullivan and passed unanimously (6 to 0)

**Discussion regarding possible amendments to Section 18-61 of the Subdivision Ordinance pertaining to the dedication of ocean and sound front access.** Mr. Reed reminded the Planning Board members this possible amendment would only affect new subdivisions and similar developments approved pursuant to the Subdivision Ordinance and would not affect any existing developments in the Town. He asked Board members if they would consider the amendment at this time. Mr. Reed again explained the two alternatives being offered. Mr. Reed requested that the Board take one of four actions put in front of the Board tonight. A motion was made by Ken Sullivan to recommend to the Board that neither Alternative 1 nor Alternative 2 be approved. The motion was seconded by Pete Wachter. The motion was passed (4 to 2) with Robert Conrad and Eddie Barber voting against the motion.

#### **COMMENTS:**

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

Mr. Kevin Reed wanted to officially congratulate James Craig and Eddie Barber on their new positions with the Town of Emerald Isle Planning Board... All members joined in on the congratulations.

Mr. Ken Sullivan wanted to officially welcome Pete Wachter to the Planning Board. All members joined in the welcome and congratulations.

Mr. James Craig gave the “turtle report” and then adjourned the meeting at 7:00pm.

Respectfully submitted by:

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