

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

Chairman Ceil Saunders called the meeting to order at 6:00 pm. Members present were: Ceil Saunders, James Craig, 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 James Craig to approve the minutes of the January 23, 2005 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 its February 14, 2006 meeting. Mr. Reed advised that for the month of January the Planning and Inspections Department had issued a total of 11 permits for new homes and a total estimated value for all permits in excess of \$6.4 million. This brings the fiscal year total to over \$26.9 million in construction value and the department has collected approximately \$159,633 in fees.

**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 any plans for new subdivisions or other developments approved pursuant to the Town's Subdivision Ordinance. Mr. Reed explained the two alternative amendments. The majority of Board members felt they were not ready to address this matter without further study. Comments were taken from the public. Mr. Buck Fugate and Mr. Ricky Farrington addressed the board. Many questions were brought up from Board members and addressed by Mr. Reed, but the majority of the Board still felt the need for more time to study this idea. A motion was made by Robert Conrad to table until the next meeting the amendments to Section 18-61 of the Subdivision Ordinance. The motion was seconded by Bob Smith. The motion was passed (4 to 2) with James Craig and Eddie Barber voting against the motion.

**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 Board members these areas being considered were part of the process that had been previously discussed at length. Mr. Rhett Ricks, representing the owners of the property immediately north of the Town Hall Complex, advised the Board members the owners were against any attempt to have their property rezoned at this time. A motion was made by Eddie Barber to not recommend to the Board of Commissioners that the rezoning request be approved. The motion was seconded by Ken Sullivan and passed (4 to 2) with James Craig and Jerry Huml voting against the motion.

**Consider a request from Block 39, LLC for preliminary plat approval for the proposed Sea Oats Subdivision located on the south side of Reed Drive.** Mr. Reed advised Board members that the Town's Technical Review Committee had reviewed the proposed subdivision at its meeting held earlier this month. Mr. Reed further advised the Board members that there were seven outstanding issues that needed to be addressed. A motion was made by Robert Conrad to recommend to the Board of Commissioners that the rezoning request be conditionally approved contingent upon the seven items being addressed. The motion was seconded by Jerry Huml and

passed (4 to 1) with Ken Sullivan voting against the motion and Eddie Barber abstaining from the vote.

**COMMENTS:**

Chairman Ceil Saunders asked for any comments among the Planning Board members.

A formal motion was made by all members of the Board to thank Ceil Saunders for all her hard work and dedication. The motion was seconded by all members of the Board.

There being no further business before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by James Craig and passed unanimously (6 to 0). Meeting was adjourned at 7:10 pm.

Respectfully submitted by:

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