

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, JANUARY 23, 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 December 19, 2005 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 its January 10, 2006 meeting. Mr. Reed advised that for the month of December the Planning and Inspections Department had issued a total of 9 permits for new homes with a total estimated value for all permits in excess of \$3.1 million. This brings the fiscal year total to over \$20.4 million in construction value and the department has collected approximately \$132,759 in fees.

Consider possible amendments to Section 18-61 of the Subdivision Ordinance pertaining to the dedication of ocean and sound front access. Mr. Reed advised the Planning Board members this possible amendment would only affect new subdivisions and similar developments in Emerald Isle. He asked Board members if they would consider the amendment at this time. Mr. Reed advised the Board members that there were two possible amendments to consider. The majority of Board members indicated that they felt they were not ready to address this matter without further study. Mr. Reed let Board members know he was available for any questions or concerns they might have. Comments were taken from the public. The main point the public wanted to get across was to be "fair". Their point being, developers have already come in created subdivisions without this restriction and made their money. There are only going to be a few more subdivisions developed, so why begrudge them the same opportunities given previous developers? It was explained to the members how the Town needed to provide parking and access in accordance with requirements provided by the U.S. Army Corps of Engineers in order to qualify for long-term beach nourishment funding. The Board members raised a number of questions, but the majority of the Board still felt the need for more time to study this idea. The Planning Board members all acknowledged Mr. Reed's hard work and time putting this package together in the short amount of time he was given by the Town Board of Commissioners. A motion was made by Eddie Barber to not recommend the amendments to Section 18-61 of the Subdivision Ordinance pertaining to the dedication of ocean and sound front access at this time. The motion was seconded by Bob Smith. The vote was tied (3 to 3). Chairman, Ceil Saunders was asked to place her vote and passed (4 to 3). A motion was made by Eddie Barber to table this motion and request a joint work session with the Board of Commissioners on this matter. The motion was seconded by Bob Smith and passed unanimously (6 to 0).

Consider the rezoning of certain properties from Residential Motel/Hotel (RMH) to Residential-2 (R-2) as part of the 2004 CAMA Land Use Plan implementation process. Mr. Reed advised Board members that the next area to consider in this process was certain properties in the Osprey Ridge Subdivision. Mr. Reed further indicated that the Town was nearing completion of this Land Use Plan implementation measure. A motion was made by Eddie Barber 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).

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 that these areas being considered as part of the next phase of Land Use Plan implementation measures. The Land Use Plan, specifically the Future Land use Map, projected certain undeveloped tracts as Mixed-Residential. He further advised that it is the Town's intent to rezone these areas to RMF in order to allow for a mixture of residential uses including multi-family projects. The two areas being considered were the approximately 29 acre tract located immediately north of the Town Hall complex and an approximately 12 acre tract located near Chapel By the Sea including the four lot subdivision know as Shell Cove North. Rex Ricks, who represents the Howe Family, informed the Board that they owned the 29 tract north of Town Hall. He further indicated that his family did not want their property rezoned at this time. A motion was made by James Craig to table the rezoning of the Howe property. The motion was seconded by Eddie Barber and passed (5 to 1, with Ken Sullivan opposing). Representatives of the Hammerhead Corporation indicated they were in favor of having their property, Shell Cove North and the tract beside it, being rezoned. 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 James Craig and passed unanimously (6 to 0).

Consider the appointment of a Planning Board member to serve on the consultant selection committee for the re-write of the Town's development ordinances. Jerry Huml volunteered to serve on the consultant selection committee. All the Planning Board members were very receptive to Mr. Huml taking the appointment.

COMMENTS:

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

There were no comments made by Planning Board members at this time.

There being no further business before the Board, a motion was made by Robert Conrad to adjourn. The motion was seconded by Eddie Barber and passed unanimously (6 to 0). Meeting was adjourned at 7:25 pm.

Respectfully submitted by:

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