

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, NOVEMBER 28, 2005**

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 Jerry Huml to approve the minutes of the October 24, 2005 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 November 15, 2005 meeting. Mr. Reed advised that for the month of October the Planning and Inspections Department had issued a total of 6 permits for new homes and a total estimated value for all permits in excess of \$3.5 million. This brings the fiscal year total to over \$12.3 million in construction value and the department has collected approximately \$80,929.50 in fees.

Consider a presentation by Whitney Jenkins with the North Carolina National Estuarine Research Reserve's Coastal Training Program. Ms. Jenkins addressed Planning Board members and underlined her agenda. Ms. Jenkins would like all members of the Planning Board to complete a survey, as soon as possible, in hopes of determining what type of training would benefit the Planning Board members and in turn Emerald Isle. All Planning Board members were receptive to the idea of continued education in this regard.

Consider a request by Block 39 LLC for review of a sketch plan for the proposed Sea Oats Subdivision. There was no one present to represent Block 39 LLC, but Planning Director, Kevin Reed, some of the concerns put forth by the Planning Board members. Public access to the beach and emergency exits dominated the concerns addressed by Planning Board members. A motion was made by Ken Sullivan to deny the concept of the sketch plan until the changes could be addressed... 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 these areas being considered were part of the process that had been previously discussed at length. A motion was made by James Craig to recommend to the Board of Commissioners that the rezoning request be approved. The motion was seconded by Jerry Huml and passed unanimously (6 to 0).

COMMENTS:

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

The first comment came from John Wooten in the audience. Mr. Wooten questioned when the Town of Emerald Isle Ordinance books would be ordered. Mr. Reed addressed his questions and they would be ordered in due time. Mr. Frank Rush, Town Manager, and Mr. Reed, Planning Director, have discussed the books at length and feel it is pertinent to wait until a total package is ready for publication.

Mr. James Craig let members of the Planning Board and the audience know that Emerald Woods has been recognized for the *First Birding Trail* by the Wildlife Resources Commission. This is quite an honor.

Mr. Bob Smith praised the Emerald Isle Christmas Parade and questioned if it were possible to get a Veterans Parade established in the Town of Emerald Isle.

There being no further business before the Board, a motion was made by James Craig to adjourn. The motion was seconded by Eddie Barber and passed unanimously (6 to 0). Meeting was adjourned at 6:55 pm.

Respectfully submitted by:

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