

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, SEPTEMBER 26, 2005**

Vice-Chairman James Craig called the meeting to order at 6:00 pm. Members present were: James Craig, Ken Sullivan, Bob Smith, Jerry Huml, and Eddie Barber. Ceil Saunders and Robert Conrad were absent. Also present were Kevin Reed, Planning and Inspections Director and Kim Haut, Permit Technician/Administrative Assistant.

A motion was made by Jerry Huml to excuse Ceil Saunder's absence. The motion to excuse Ms. Saunder's absence was seconded by Eddie Barber and passed unanimously (5 to 0).

A motion was made by Eddie Barber to excuse Robert Conrad's absence. The motion to excuse Mr. Conrad's absence was seconded by Bob Smith and passed unanimously (5 to 0).

A motion was made by Eddie Barber to approve the minutes of the July 25, 2005 Board meeting. The motion was seconded by Bob Smith and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following its August and September meetings. Mr. Reed advised that for the months of July and August, the Planning and Inspections Department had issued a total of 13 permits for new homes and a total estimated value for all permits in excess of \$2.3 million. This brings the fiscal year total to over \$5.5 million in construction value and the department has collected approximately \$35,200 in fees.

Consider a request by Brian and Stacey McCann to rezone two lots located on the south side of Emerald Drive from Business-3 (B-3) to Residential-2 (R-2). Mr. Reed advised Board members of Brian and Stacey McCann's intent. Ms. Stacey McCann was there to represent their case. Mr. Reed advised Board members this request would require the Board to potential take two actions. The first issue would be to determine whether or not the 2004 CAMA Land Use Plan should be amended to make the rezoning request consistent with the Plan. The second action would be in regards to the rezoning from B-3 to R-2. There was discussion among Board members, the applicants and others in attendance. Mr. Huml wanted to know what has changed since last year as McCann was turned down on this same request at that time. Ms. McCann let Board members know they have not had any interest in outside parties to purchase this property as commercial. Ms. Pat McElraft addressed the Board members on behalf of the applicants. The greatest concern with Board members was the CAMA Land Use Plan and how it projected the use of the property. After much discussion a motion was made by Mr. Bob Smith to recommend the request be tabled until further discussions could be held by the Board on the Land Use Plan. The motion was seconded by Mr. Eddie Barber and passed unanimously (5 to 0). Mr. Reed advised the Board that he would work with them to set a date for a Board work session to discuss the Plan in more detail.

Consider a request by Ritchie and Marcie Creech to rezone one lot located on the south side of Emerald Drive from Business-3 (B-3) to Residential-2 (R-2). Mr. Reed advised Board members of Ritchie and Marcie Creech's intent. Mr. & Mrs. Creech were there to represent their

case. Mr. Reed advised Board members this request would require the Board to potential take two actions. The first issue would be to determine whether or not the 2004 CAMA Land Use Plan should be amended to make the rezoning request consistent with the Plan. The second action would be in regards to the rezoning from B-3 to R-2. Mr. Barber suggested they table this request until the Planning Board members could study the CAMA Land Use Plan in more detail at a work session. Mr. Bob Smith made a motion to recommend that the request be tabled. The motion was seconded by Mr. Eddie Barber and passed unanimously (5 to 0).

Consider a request by BP2, Inc., for preliminary and final plat approval for the proposed Stillwater Cove Subdivision located on the north side of Sound Drive. Mr. Reed advised Board members of BP2, Inc.'s intent. All Board members felt very positive about this proposal. A motion was made by Jerry Huml to recommend to the Board of Commissioners to that the preliminary and final plat approval be approved. The motion was seconded by Ken Sullivan and Passed (5 to 0).

Consider a request by Bell Cove, LLC for review of a sketch plan for the proposed Bell Cove Subdivision. Mr. Reed advised Board members of Bell Cove, LLC's intent. Mr. Jerry Huml has one concern about traffic. Mr. Huml's concerns were addressed when it was indicated that the subdivision would be served by a private gated street. A motion was made by Bob Smith to approve the concept of the sketch plan. The motion was seconded by Eddie Barber and passed unanimously (5 to 0).

Consider a request by Lawrence S. Spell and others, for review of a sketch plan for the proposed Osprey Bluff II Subdivision. Mr. Reed advised Board members of Mr. Larry Spell's intent. A motion was made by Jerry Huml to approve the concept of the sketch plan. The motion was seconded by Eddie Barber and passed unanimously (5 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 Eddie Barber to recommend to the Board of Commissioners that the rezoning request be approved. The motion was seconded by Bob Smith and passed unanimously (5 to 0).

COMMENTS:

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

Mr. Craig gave a "turtle report".

Mr. Bob Smith wanted to state, for the record, how much he appreciated the Town with all the post-storm activities related to the Hurricane Ophelia.

Mr. Ken Sullivan raised the issue of unsafe movement on Coast Guard Road from Osprey Ridge Road. Mr. Sullivan felt he had to pull on to Coast Guard Road at great risk due to his vision being blocked by vegetation where Osprey Ridge Road and Coast Guard Road meet. Mr. Reed assured Mr. Sullivan he would voice his concerns to Public Works.

There being no further business before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Bob Smith and passed unanimously (5 to 0). Meeting was adjourned at 7:15 pm.

Respectfully submitted by:

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