

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, JUNE 27, 2005**

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

A motion was made by James Craig to excuse Jerry Huml's absence. The motion to excuse Mr. Huml's absence was seconded by Ken Sullivan and passed unanimously (5 to 0).

A motion was made by James Craig to approve the minutes of the May 23, 2005 Board meeting. The motion was seconded by Bob Conrad and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following its June 14, 2005 meeting. Mr. Reed reported the Town Board of Commissioners approved the Planning Board's recommendation for the rezoning of the areas presented. Mr. Reed advised that for the month of May, the Planning and Inspections Department had issued a total of 3 permits for new homes and a total estimated value for all permits in excess of \$1.8 million. This brings the fiscal year total to over \$36 million in construction value and the department has collected approximately \$271,210 in fees.

Consider a request by Arthur H. Hemmerlein for the rezoning of property located at 7411 Emerald Drive from R-2 (Residential) to B-2 (Business). Mr. Reed advised the Board that Mr. Hemmerlein was requesting the rezoning of a parcel that is projected to be part of the Village-East Commercial Area according to the Future Land Use Map. Ken Sullivan voiced some reservations and inquired as to why land could not be rezoned B-1 versus B-2. There was discussion between Planning Board members and Planning Director, Kevin Reed. A motion was made by Eddie Barber to recommend to the Board of Commissioner that the rezoning of the property located at 7411 Emerald Drive from R-2 (Residential) to B-2 (Business) be approved. The motion was seconded by Bob Conrad and passed unanimously (5 to 0).

Consider a request by Billy Farrington on behalf of Crew Drive LLC for the rezoning of approximately 13.17 acres located on the east side of Crew Drive from B-3 (Business) to R-2 (Residential). Mr. Reed advised the Board that the rezoning was being requested in order to develop the property for single and dual-family residential. Mr. Reed advised the Board members that the Future Land Use Map projected the property as being part of the Commercial Corridor; therefore, the Board would also need to discuss a possible amendment to the Future land Use Map. Mr. Reed further advised that the Board of Commissioners had requested that the Planning Board also look at the adjacent four-acre tract of land commonly referred to as the "gateway tract". Mr. Reed indicated that the Commissioners wanted the Board to consider designating this tract as Residential rather than its current designation as Commercial. Ms. Georgia Murray, who was in attendance, indicated that this 4-acre tract was owned by her mother and that they were opposed to any amendment that would project this property as anything other than commercial. In response to questions by the Board, Mr. Reed indicated that

Town staff had conducted no meetings with the owners of the “gateway tract”. Some Board members indicated they were uncomfortable addressing any change for this property since Town staff had failed to communicate with the owners. There was considerable discussion between Planning Board members and Planning Director Kevin Reed. A motion was made by Bob Smith to recommend to the Board of Commissioners that the Future Land Use Map be amended to project this property as Single/Dual Family Residential rather than its current designation as Commercial Corridor. The motion also indicated that the rezoning request be held on the agenda until the next Planning Board meeting scheduled for July 25, 2005. The motion was seconded by Ken Sullivan 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. Mr. Reed advised Board members the areas being considered were part of the process as had been previously discussed at length. He indicated that the properties being affected by this rezoning encompassed all of the lots in the Royal Oaks and Dolphin Ridge Subdivisions. Mr. Reed advised the Board that the Dolphin Ridge Club was located in the Royal Oaks and Dolphin Ridge subdivisions. Mr. Reed indicated that the private athletic club was an existing non-conforming use and that its status as such would not be affected by the rezoning. 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 Eddie Barber and passed unanimously (5 to 0).

Discussion regarding street design standards for public/private streets and streets within Planned Unit Developments (PUDs). Mr. Reed gave some background to this issue and indicated that the matter was being brought before the Planning Board for discussion purposes at this time. Mr. Reed further indicated that the issue was of concern to the developers of the proposed Bell Cove Townhouse project who were considering a possible redesign of their proposed development. Mr. Reed reviewed with the Board some of the issues surrounding right-of-way widths and their function. He also presented the Board members with a sample of some existing private streets located in the Town. Some Planning Board members felt they needed more time to review subdivisions on Emerald Isle to make an informed decision. A motion was made by Eddie Barber to request that staff draft possible amendments to the design standards for private streets and to hold this issue on the agenda for the next Planning Board meeting scheduled for July 25, 2005. The motion was seconded by Ken Sullivan and passed unanimously (5 to 0).

Discussion regarding possible amendments to the 2004 CAMA Land Use Plan. Mr. Reed advised the Planning Board that the Board of Commissioners had requested that they look at how the Island Harbor Marina property was designated in the *2004 CAMA Land Use Plan*, specifically the Future Land Use Map. Mr. Reed advised that the area is projected as Mixed Residential. He further indicated that the Commissioners felt this was an oversight and that the property should be projected as commercial in order to protect the “future” of the marina. Mr. Reed presented the Board members with a proposed Marine Commercial Area text change for the Land Use Plan. Mr. John Wootten from the Town of Emerald Isle’s Board of Commissioners was in the audience and requested the Planning Board members to look at the Island Harbor Marina property. He wanted the property to be preserved as a marina as it is the

only large public boat access in the Town of Emerald Isle. James Craig made a motion to recommend to the Board of Commissioners an amendment to the *2004 CAMA Land Use Plan*. The motion was seconded by Ken Sullivan and passed unanimously (5 to 0).

COMMENTS:

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

James Craig gave a "Turtle Report".

Eddie Barber wanted to recognize and thank Planning Director, Kevin Reed, for all his hard work and for doing such an excellent job.

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 (5 to 0). Meeting was adjourned at 7:24 pm.

Respectfully submitted by:

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