

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, SEPTEMBER 22, 2014**

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were, Tom Kelly, Candace Dooley, Ken Sullivan, Ryan Ayre, and Paul Schwartz. Also present was Jim Jennings Interim Director Planning and Inspections and Peggy Grammer, permit technician.

A motion was made by Ken Sullivan to approve the minutes of the Planning Board meeting held on August 25, 2014. The motion was seconded by Tom Kelly and passed unanimously (5 to 0).

For the month of November 2014, the Planning and Inspections Department had issued permits with a total value in excess of \$1,708,311.00. This brings the fiscal year total to over \$5.8 million in construction value for all permits and the department has collected approximately \$50,082.10 in permit fees.

SUBJECT: Request from Stroud Engineering, on behalf of Islander Ventures of Emerald Isle, LLC, for Commercial Review of the proposed expansion of the Islander Suites Condos to be located at 101 Islander Drive

The developer of the original Islander Suites renovation and conversion is proposing to raze the former restaurant site next to it and to build a 46' by 144', 4-story structure that would house a 60-seat ground-floor restaurant, as well as 24 condo suites (8 per floor on each of the remaining 3 floors). The properties are zoned Village West (see attached maps) and the proposed uses are permitted uses.

The project received a Special Use Permit at the August Board of Commissioners meeting to allow a mean roof height greater than 40 feet, namely 47 feet 9.25 inches. Attached are 8 Plan sheets:

- Proposed Site and Lighting Plan
- Sheet O-1: Elevations – Door and Window Glazing
- Sheet A-1: Exterior Elevations – Front and Right
- Sheet A-2: Exterior Elevations – Rear and Left
- Sheet A-3: Wall Section Details
- Sheet A-4: Floor Plans – First Floor Plan
- Sheet A-5: Floor Plans – 2 Bedroom – 2nd/3rd Floors
- Sheet A-6: Floor Plans – 1 Bedroom – 4th Floor

The proposed project complies with the requirements of the Unified Development Ordinance (UDO). Some of the more important or pertinent facts are that 127 parking spaces are required and 159 are being provided; at least 25% of the site must be vegetated and 26% is provided; no more that 35% of any façade may be glazed and the proposed glazing does not exceed 28% for any of the 4 elevations. The septic field will be located at the north end of the property, next to the entrance, and the impervious surfaces there will be removed.

The applicants plan to use the existing freestanding halogen lights to provide illumination for all of the parking areas and building grounds. In addition, 8 wall-mounted lights are proposed to be located next to each of the 1st Floor doorways.

The applicants intend to use the trash containers at the existing building for the new building, also. The UDO requires that the exterior wall faces that are viewable from a street have a visual break every 20 feet and that has been met.

The Town's Technical Review Committee (TRC) reviewed the project at its August meeting. Town staff requested several clarifications and minor revisions to the plan and noted several Fire Code issues that will need to be addressed in the building plans before a Building Permit can be approved. The Town's consulting engineer has found the stormwater plan to be consistent with the Town's requirements.

Staff recommends that the Planning Board recommend to the Board of Commissioners that they approve the proposed Development Plan to expand The Islander Suites Condos at 101 Islander Drive.

A motion was made by Ken Sullivan to recommend to the Board of Commissioners to approve the request from Stroud Engineering, PA, on behalf of Island Ventures Emerald Isle, LLC. The motion was seconded by Candice Dooley and passed unanimously (5 to 0).

There being no further business to come before the Board, a motion was made by Tom Kelly to adjourn. The motion was seconded by Candice Dooley and passed unanimously (5 to 0). The meeting was adjourned at 6:15 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board