

**TOWN OF EMERALD ISLE  
PLANNING BOARD REGULAR MEETING  
MONDAY, APRIL 25, 2005**

Chairman Ceil Saunders called the meeting to order at 6:00 pm. Members present were: Ceil Saunders, Jerry Huml, Ken Sullivan, Bob Smith, James Craig, 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 March 21, 2005 Board meeting. The motion was seconded by James Craig and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following its April 12, 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 reported the Town Board of Commissioners also approved the proposed amendments to the Zoning Ordinance pertaining to the color scheme requirements for commercial buildings. Mr. Reed advised that for the month of March, the Planning and Inspections Department had issued a total of 7 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 \$30 million and the department has collected approximately \$224,495 in fees.

**Consider possible amendments to Section 19-134, Paragraph 6, of the Zoning Ordinance pertaining to the regulation of real estate signs.** Mr. Reed advised the Board members he and other Town staff had met with representatives of the vacation rental companies and had received positive feed back from them on amending the ordinance pertaining to the regulation of vacation rental signs. This matter was presented to the Board of Commissioners at their April meeting and they directed staff to prepare proposed changes to the regulations and present them to the Planning Board. There was some discussion between Board members and a motion was made by James Craig to recommend to the Board of Commissioners that the changes to the ordinance pertaining to the regulation of real estate signs be approved. 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 Us Plan implementation.** Mr. Reed advised Board members these areas being considered were part of the process as 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 Jerry Huml and passed unanimously (6 to 0).

**Consider the future rezoning of certain properties as part of the implementation process for the 2004 CAMA Land Use Plan as permitted uses in the B-3 District.** Mr. Reed advised the Board members that this item was placed on the agenda at the request of the Board of Commissioners following a discussion they conducted at their April meeting. The Planning Board is asked to discuss two issues. One is the possible rezoning of the parcels across from

Town Hall prior to the formulation and implementation of more detailed plans for the Village-East area. Two, the Board is asked to discuss permitted uses in the B-s District and consider the possibility of amending the Zoning Ordinance to allow motels and hotels as a Special Use in the B-3 District. After much discussion between Planning Board members, it was the consensus of the Planning Board not to take any action on these two issues. A motion was made by Eddie Barber to recommend to the Board of Commissions not to make any changes to the zoning of the properties in question across the street nor make any changes to the relative permitted uses in the B-3 district with regards to hotels/motels. The motion was seconded by James Craig and passed (5 to 1).

**COMMENTS:**

Chairman Ceil Saunders asked for any comments among the Planning Board members. There were no comments made at that time.

James Craig let all know that Turtle Season starts May 1, 2005. It looks like a banner year for the turtles.

Jerry Huml and Kevin Reed had some positive comments regarding the Beach Nourishment Project and the dike involved.

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 6:45 pm.

Respectfully submitted by:

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