

March 21, 2005 Agenda
March 21, 2005 Minutes

**Town of Emerald Isle
Planning Board Meeting
Monday, March 21, 2005
6:00 PM at Town Hall**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes for the Regular Meeting held on February 28, 2005**
- 4. Report from the Planning Director**
 - Town Board Meeting, March 8, 2005**
 - Building Inspection Report, February 2005**
 - Meetings to Note**
 - 1. Board of Commissioners, April 12, 2005**
 - 2. Planning Board, April 25, 2005**
- 5. Consider the rezoning of certain properties from RMH to R-2 as part of the 2004 CAMA Land Use Plan implementation process.**
- 6. Comments**
- 7. Adjourn**

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, MARCH 21, 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 James Craig to approve the minutes of the February 28, 2005 Board meeting. The motion was seconded by Eddie Barber and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioners agenda items following its March 8, 2005 meeting. Mr. Reed reported the Town Board Commissioners approved the Planning Board's recommendation for the rezoning of the area presented. Mr. Reed reported the Town Board of Commissioners approved the Dunes Vegetation changes to the ordinance, with the exception of the 4" to 3" ruling on trees. The diameter will remain 3". Mr. Reed also reported the Town Board of Commissioners approved the request by Maurice Reilly in regards to his three lot subdivision located on Coast Guard Road. Mr. Reed notified the Planning Board that Mr. Jeffrey Adams had withdrawn his proposal for the Emerald Cove Townhouse project proposal. Mr. Reed advised that for the month of February, the Planning and Inspections Department had issued a total of 12 permits for new homes and a total estimated value for all permits in excess of \$3.8 million. This brings the fiscal year total to over \$26 million in construction value and the department has collected approximately \$202,781 in fees.

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 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 James Craig and passed unanimously (6 to 0).

COMMENTS:

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

There were no comments made at that time. Chairman Ceil Saunders then asked for any comments from the citizens.

Commissioner John Wooten voiced concerns about the vacant parcels across from Town Hall on NC 58 that were not rezoned as part of the RMH to R-2 rezoning process. The zoning at this time remains RMH. The parcels are "sandwiched" between properties which have a commercial use. Jerry Huml agreed with those concerns. Mr. Reed did inform those concerned the CAMA Land Use Plan designated these parcels as part of the Village-East commercial area. Those concerned wanted it changed as soon as possible and wanted to know what could be done to expedite this matter. The concern seems to be the property could technically be used for motel/hotel projects. Mr. Reed assured all concerned he would look into the matter.

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 (6 to 0). Meeting was adjourned at 6:20 pm.

Respectfully submitted by:

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