

February 28, 2005 Agenda
February 28, 2005 Minutes

**Town of Emerald Isle
Planning Board Meeting
Monday, February 28, 2005
6:00 PM at Town Hall**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes for the Regular Meeting held on January 24, 2005**
- 4. Report from the Planning Director**
 - Town Board Meeting, February 8, 2005**
 - Building Inspection Report, January 2005**
 - Meetings to Note**
 - 1. Board of Commissioners, March 8, 2005**
 - 2. Planning Board, March 28, 2005**
- 5. Consider a request by Maurice Reilly for preliminary and final plat approval for proposed three lot subdivision located on Coast Guard Road.**
- 6. Consider a request by Jeffrey Adams for preliminary plat approval for the proposed Emerald Cove Townhouse project located on the north side of Emerald Drive.**
- 7. Consider possible amendment to Section 19-71 and Section 19-73 of the Zoning Ordinance in order to regulate the exterior colors of new and existing commercial structures**
- 8. Consider the rezoning of certain properties from RMH to R-2 as part of the 2004 CAMA Land Use Plan implementation process.**
- 9. Comments**
- 10. Adjourn**

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, FEBRUARY 28, 2005**

Chairman Ceil Saunders called the meeting to order at 6:00 pm. Members present were: Ce 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 January 24, 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 February 8, 2005 meeting. Mr. Reed reported the Town Board Commissioners approved the Planning Board's recommendation for the rezoning of all three areas presented. Mr. Reed reported the Town Board of Commissioners tabled the Dunes Vegetation changes to the ordinance. The Board will consider the matter again at its March 2005 meeting. Mr. Reed advised that for the month of January, the Planning and Inspection Department had issued a total of 11 permits for new homes with a total estimated value for permits in excess of \$3.6 million. This brings the fiscal year total to over \$22 million and the department has collected approximately \$172,887 in fees.

Consider a request by Maurice Reilly for preliminary and final plat approval for a proposed three lot subdivision located on Coast Guard Road. Mr. Reed advised Board members of Mr. Reilly's intent. Mr. Pate Phillips, Registered Land Surveyor, was there to represent Mr. Reilly. There was some discussion with a few concerns that Mr. Reed addressed to the satisfaction of the Board members. A motion was made by Eddie Barber to recommend to the Board of Commissioners that the preliminary and final plat be approved. The motion was seconded by James Craig and passed unanimously (6 to 0).

Consider a request by Jeffrey Adams for preliminary plat approval for the proposed Emerald Cove Townhouse project located on the north side of Emerald Drive. Mr. Reed advised Board members that Mr. Jeffrey Adams had asked that this request be removed from the agenda at this time. The request will be addressed at the next board meeting.

Consider a possible amendment to Section 19-71 and Section 19-73 of the Zoning Ordinance in order to regulate the exterior colors of new and existing commercial structures. Mr. Reed presented Board members with copies of the changes that would be made to the zoning ordinance dictating exterior color of new and existing buildings. Board members were satisfied with the language of the ordinance and all members commended Mr. Reed on all the work he put into this project. A motion was made by Eddie Barber to recommend to the Board of Commissioners that the amendment be approved. The motion was seconded by James Craig 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 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 Jerry Huml 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. Comments were made at this time:

Ken Sullivan: Concerns due to number of rental signs in town right-away.

Bob Smith: Concerns due to debris problem on construction sites.

Bob Conrad: Commented on the cleanliness of Emerald Isle Construction's job sites.

Mr. Reed addressed all concerns and will deal with them accordingly.

There being no further business before the Board, a motion was made by Eddie Barber adjourn. The motion was seconded by James Craig and passed unanimously (6 to 0). Meeting was adjourned at 6:42 pm.

Respectfully submitted by:

Kimberly Hubbard-Haut, Secretary
Emerald Planning Board