

January 4, 2005 Agenda
January 4, 2005 Minutes

**Town of Emerald Isle
Planning Board Meeting
Tuesday, January 4, 2005
6:00 PM at Town Hall**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes for the Regular Meeting held on October 25, 2004.**
4. **Report from the Planning Director**
 - **Town Board Meeting, November 9, 2004**
 - **Building Inspection Report, October and November 2004**
 - **Meetings to Note**
 1. **Board of Commissioners, January 11, 2005**
 2. **Board of Commissioners/Planning Board (DVPO), January 13, 2005**
 3. **Planning Board, January 24, 2005**
5. **Consider a request by Marcie and Richie Creech for commercial review for the proposed expansion of the Flip Flops Emerald Isle Mini-Mart located at 331 Emerald Drive.**
6. **Consider the rezoning of certain properties from RMH to R-2 as part of the 2004 CAMA Land Use Plan implementation process.**
7. **Comments**
8. **Adjourn**

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**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING**

TUESDAY, JANUARY 4, 2005

Chairman Ceil Saunders called the meeting to order at 6:00 pm. Members present were: Ce Saunders, Ken Sullivan, Jerry Huml, Bob Smith, Jim Craig, Robert Conrad and Eddie Barber. Also present was Kevin Reed, Planning and Inspections Director.

Chairman Saunders welcomed Ken Sullivan to the Planning Board. Chairman Saunde indicated that with the resignation of Frank Vance there was a need to elect someone to fill the position of Vice-Chairman. Mr. Conrad made a motion to nominate Jim Craig to serve as Vice Chairman. The motion was seconded by Mr. Huml and passed 5 to 0, with 1 abstention.

A motion was made by Eddie Barber to approve the minutes of the October 25, 2004 Board meeting. The motion was seconded by Bob Conrad and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioners agenda items following its November 9, 2004 meeting. Mr. Reed reported the Town Board Commissioners approved all of the items the Planning Board passed on to the Commissioners which included the North Beach Subdivision, commercial review for the Boardwalk RV Park Office, commercial review for Bell Cove Village and the Bell Cove Village Townhome Project. Mr. Reed advised the Board of the Inspection Reports for the months of October and November.

Consider a request by Marcie and Ritchie Creech for commercial review for the proposed expansion of the Flip Flops Emerald Isle Mini-Mart located at 3305 Emerald Drive. Mr. Reed presented the Board with the proceeding request. Mr. Reed informed the Board that Town's Technical Review Committee had previously reviewed the project and had recommended approval to the Planning Board subject to several revisions. He further noted that those revisions had been made and the Town Engineer had granted approval of the stormwater plan. Mr. Reed indicated that the project met all Town requirements except for the proposed exterior color of the first floor of the addition. Mr. Reed stated this would have to be approved as an exception to the Town's commercial color chart which was acceptable under the Town's Zoning Ordinance. There was a considerable amount of discussion among the members regarding the deviation from the Town's color chart. One of the applicants, Marcie Creech, indicated that they were attempting to match the color of the existing building. Mr. Reed indicated the existing building was not subject to the Town's color chart requirements. After more discussion on the exterior color, a motion was made by Bob Conrad to recommend to the Board of Commissioners that the request for commercial review be approved with no deviation from the Town's color requirements. The motion was seconded by Eddie Barber and passed (4 to 3).

Consider the rezoning certain properties from RMH to R-2 as part of the 2004 CAM Land Use Plan implementation process. Mr. Reed advised Board members this was the third phase 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 Jim Craig and passed unanimously (6 to 0).

COMMENTS:

Chairman Ceil Saunders asked for any comments among the Planning Board members. No comments were made at this time.

There being no further business before the Board, a motion was made by Bob Smith adjourn. The motion was seconded by Bob Conrad and passed unanimously (6 to 0 Meeting was adjourned at 6:45 pm.

Respectfully submitted by:

Kevin B. Reed, Planning and Inspections Director