

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, JUNE 23, 2014**

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

A motion was made by Candace Dooley to approve the minutes of the Planning Board meeting held on June 23, 2014. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

For the month of July 2014, the Planning and Inspections Department had issued permits with a total value in excess of \$1,126,064.00. This brings the fiscal year total to \$1,126,064.00 in construction value for all permits and the department has collected approximately \$10,232.70 in permit fees.

SUBJECT: Staff request to consider expanding the Eastern End Oceanfront Overlay District to also apply to the Ocean Reef condominiums.

The residents of the Ocean Reef development are greatly concerned that, based upon the current UDO language, they would not be permitted to build back if their dwellings were destroyed by more than 50% by fire, storm, or other disaster and, thus, would lose all economic value for their respective properties.

If the Eastern End Oceanfront Overlay District (EEOOD) were expanded to this development, they would be allowed to rebuild up to 2,500 square feet ... less than the current 4,400-square foot structures but much greater than zero square feet. In addition, the dwelling units could be located up to 20 feet from Ocean Drive, thus giving them much greater locational flexibility over the current 30-foot front yard setback.

Staff recommends that the Planning Board recommend to the Board of Commissioners that they approve the requested Text and Map Amendments to expand the Eastern End Oceanfront Overlay District to include the Ocean Reef condominium properties.

A motion was made by Pete Wachter to recommend to the Board of Commissioners to approve the requested Text and Map Amendments. The motion was seconded by Jim Normile and passed unanimously (6 to 0).

Editor's Note: The 2nd paragraph above was later found to be slightly misleading and was changed for the Staff Memo to the Board of Commissioners for their October 14, 2014 meeting to *"If the Eastern End Oceanfront Overlay District (EEOOD) were expanded to this development (see attached map), any replacement dwelling units could be located up to 20 feet from Ocean Drive, thus giving them some locational flexibility over the current 30-foot front yard setback. When that reduced front yard requirement is coupled with the current CRC exception, which allows them to rebuild up to 2,500 square feet, they would have even more rebuilding flexibility and could potentially meet the required oceanfront setback from the static line and allow reconstruction of existing buildings."*

SUBJECT: Staff request to consider creating a Reed Drive Overlay District to reduce the required rear yard setbacks to 15 feet for the double-frontage lots along Emerald Drive (NC 58) from 8712 Reed Drive (PIN 538307771512000) to 8502 Reed Drive (PIN 538308987255000).

As the attached map demonstrates, the widening of the Emerald Drive (NC 58) right-of-way to 200 feet sometime in the past decimated the depths of the back yards for the lots between NC 58 and Reed Drive from 8712 Reed Drive (PIN 538307771512000) to 8502 Reed Drive (PIN 538308987255000). This was compounded by the fact that these are all double frontage lots (aka Through-Lots), which imposes a 30-foot front yard along both NC 58 AND Reed Drive.

If the Reed Drive Overlay District (RDOD) is created, as proposed, the currently-required 30-foot front yard along NC 58 would be reduced to 15 feet but only within this proposed overlay district. The Reed Drive front yard requirement would remain at 30 feet (minimum).

A motion was made by Ken Sullivan to recommend to the Board of Commissioners that they approve the requested Text and Map Amendments to create the Reed Drive Overlay District between NC 58 and Reed Drive 8712 Reed Drive (PIN 538307771512000) to 8502 Reed Drive (PIN 538308987255000). The motion was seconded by Pete Wachter and passed unanimously (6to 0).

There being no further business to come before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Tom Kelly and passed unanimously (6 to 0). The meeting was adjourned at 6:35 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board