

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
TUESDAY, MAY 26, 2015**

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were, Pete Watcher, Ken Sullivan, Ryan Ayre, and Paul Schwartz. Also present was Josh Edmondson, Town Planner.

A motion was made by Jim Craig to excuse Candace Dooley and Steven Leroy from the meeting. The motion was seconded by Ryan Ayre and passed unanimously (4 to 0).

A motion was made by Pete Watcher to approve the minutes of the Planning Board meeting held on April 27, 2015. The motion was seconded by Ryan Ayre and passed unanimously (4 to 0).

Town Planner, Josh Edmondson gave his report informing the Board of the Commissioners approval of text amendments to elevator shaft heights, wall signage and strip lighting and the approval of the Emerald Club's exterior paint color request of laudable lime. The Board was informed that Jim Osika was appointed to the Planning Board filling the seat of outgoing member Jim Craig. Mr. Edmondson updated the Board on the status of the Rusty Pelican unsafe structure situation. A brief overview of the monthly Inspections figures were provided for April 2015 as follows, issued permits with a total value in excess of \$2,172,700 bringing the fiscal year total to over \$14,200,000 in total value and the department collected over \$20,000 in permit fees.

**SUBJECT: Potential approval of the proposed Peach paint color for Plaza Mexico at 140 Fairview Drive**

The Unified Development Ordinance (UDO) requires that existing and proposed commercial structures must meet certain color guidelines:

**6.1.3 Permitted Exterior Colors**

The proposed exterior structure colors for facades and walls shall be of low reflectance, subtle, neutral, or earth tone colors. Building trim and accent areas may feature brighter colors.

Colors for new construction will be approved by the Board of Commissioners as part of the commercial review process. For existing buildings, exterior commercial colors must be approved by the Town prior to the painting or repainting of any commercial structure.

The colors to be used for the repainting of existing structures may be approved by the Planning Director based on the criteria and intent stated in this section 6.1.3. The Planning Director may request review of the colors by the Planning Board and approval by the Board of Commissioners if doing so is in the interest of maintaining a family beach image.

Because the UDO does not define earth tones (which might or might not include some or all of the different hues of orange) and there is some doubt that the proposed color meets the intent of the Ordinance, Staff requests that the Planning Board review the proposed color for Plaza Mexico and make a recommendation to the Board of Commissioners.

After considerable discussion, a motion was made by Pete Watcher to recommend to the Board of Commissioners to approve the Peach color for Plaza Mexico. The motion was seconded by Ken Sullivan and passed ( 3 to 1).

**SUBJECT: Discussion Example Language for Off-premises Signage Pertaining to Business Identification/Directional Signs**

Town Planner, Josh Edmondson presented staff's proposed regulations pertaining to off-premises signs. The regulations presented were as follows:

1. Off-premises Directional Sign
2. A free standing sign that displays only the name of a business and directional arrow that is located at a place other than the property on which such sign is located and is applicable only to those businesses located more than 1000 feet from Emerald Drive.
3. Allowed only in Commercial and Mixed Use Districts
4. Only one such sign allowed per business
5. Owner of property where sign is to be located shall provide written permission as part of sign application
6. Sign shall be no larger than twenty four (24) square feet
7. Sign shall not exceed 15 feet in height

After discussion, changes were proposed including lowering the height limit to 5 ft. and increasing the size to no larger than 32 square feet. The Board also directed staff to produce a map showing how many businesses could potentially benefit from this amendment. Town Planner, Josh Edmondson stated he will produce the map and the draft ordinance for review at the June Planning Board meeting.

**SUBJECT: Discussion of UDO Section 6.1.3 Permitted Exterior Colors**

Town Planner, Josh Edmondson discussed the possible amendment to the regulations pertaining to permitted exterior colors. There is a desire from staff and the Commissioners to amend the current language more transparent. A few sample ordinances from other local governments were provided as reference and Mr. Edmondson stated draft language would be provided at a later planning board meeting.

There being no further business to come before the Board, a motion was made by Pete Watcher to adjourn. The motion was seconded by Paul Schwartz and passed unanimously ( 4 to 0).

Respectfully submitted by:

Josh Edmondson, Secretary  
Town of Emerald Isle Planning Board