

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, OCTOBER 28, 2013**

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were: Eddie Barber, Bill Keadey, Ken Sullivan, Tom Kelly, Pete Wachter and Jim Normile. Also present were Kevin Reed, Planning and Inspections Director and Peggy Grammer, Permit Technician.

A motion was made by Ken Sullivan to approve the minutes of the Planning Board meeting held on April 22, 2013. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

Mr. Reed advised that for the month of June 2013 ending the fiscal year, the Planning and Inspections Department total estimated value for all permits was in excess of \$626,698. This brought the total value of all construction for last fiscal year to over \$12.3 million and the Department collected approximately \$142,010.60 in permit fees. For the month of September, the Planning and Inspections Department total estimated value for all permits was in excess of \$551,416. This brought the current fiscal year total for all permits to over \$3 million in construction value and the department has collected approximately \$34,334 in permit fees.

Consider a request from Maria Townsend and Jordan Building Company, on behalf of ThatBothersMe, LLC, for the rezoning of 8918 and 89200 Crew Drive from Business (B) to the Village-West) Zoning District.

Discussion regarding a possible amendment to the 2004 CAMA Land Use Plan, specifically the Future Land Use Map, in order to amend the boundaries of the Village-West Redevelopment Area.

Mr. Reed advised the Planning Board that it may be best to discuss these two agenda items simultaneously since they are related to one another. However, separate motions for each request should be made at the end of the discussion. Mr. Reed indicated that the Town has received a request from Maria Townsend and Jordan Building Company, on behalf of ThatBothersMe, LLC, for the rezoning of 8918 and 8920 Crew Drive from Business (B) to the Village-West (V-W) Zoning district. The two parcels, which are located immediately east of Bert's Surf Shop, are a combined .9 acre and currently vacant. The owners of the property, which are affiliated with the local company Transportation Impact, recently purchased the two parcels. The new owners are considering developing the property for business and residential uses. The current zoning, Business (B), does not permit residential uses; therefore, the owners have requested a rezoning to the Village-West (V-W) Zoning District. The V-W Zoning District allows for mixed-use development containing both business and residential uses in the same structure. Mr. Reed noted that the property proposed for rezoning is not located in the Village West Redevelopment Area as currently delineated in the Town's 2004 CAMA Land Use Plan, specifically the Future Land Use Map. In order for the rezoning to be consistent with the FLUM, the Town's LUP would have to be amended.

After discussion of the rezoning request and possible amendment to the 2004 CAMA Land Use Plan and the Future Land Use Map, Tom Kelly asked if other lots adjacent to it would be rezoned as well. Mr. Reed informed that they would not at this time, but the other lots included

in the Village West Area on the FLUM could potentially be rezoned to Village West. Tom Kelly inquired to representatives of ThatBothersMe, LLC what they have in mind to build. Keith Byrd informed that it would be similar to the type of mixed-use buildings found in the Mayfair development in Wilmington. Tom Kelly asked Mr. Reed if only residential structures could be built in the Village West Zoning District and Mr. Reed informed him that they could.

Ken Sullivan made a motion to recommend approval to the Board of Commissioners for the amendment for the 2004 CAMA Land Use Plan, specifically the Future Land Use Map in order to expand the boundaries of the Village West Area. The motion was seconded by Eddie Barber and passed unanimously (6 to 0).

Ken Sullivan made a motion to recommend to the Board of Commissioners that the rezoning from Business (B) to Village West (VW) be approved. The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

There being no further business to come before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Tom Kelly and passed unanimously (6 to 0). The meeting was adjourned at 6:15 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board