

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, OCTOBER 24, 2005**

Chairman Ceil Saunders called the meeting to order at 6:00 pm. Members present were: Ken Sullivan, Jerry Huml, Ken Sullivan, Robert Conrad, and Eddie Barber. James Craig was absent. Also present were Kevin Reed, Planning and Inspections Director and Kim Haut, Permit Technician/Administrative Assistant.

A motion was made by Eddie Barber to excuse James Craig's absence. The motion to excuse Mr. Craig's absence was seconded by Jerry Huml and passed unanimously (5 to 0).

A motion was made by Jerry Huml to approve the minutes of the September 26, 2005 Board meeting. The motion was seconded by Bob Smith and passed unanimously (5 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following its September 13, 2005 meeting. Mr. Reed advised that for the month of September the Planning and Inspections Department had issued a total of 7 permits for new homes and a total estimated value for all permits in excess of \$3.2 million. This brings the fiscal year to date total to over \$8.8 million in construction value and the department has collected approximately \$56,000 in fees.

Discussion regarding the Convenience Commercial area as identified in the 2004 CAMA Land Use Plan. Mr. Reed asked Planning Board members about any discussion they might feel appropriate in regards to the matter at hand. Jerry Huml wanted to reiterate the CAMA Land Use Plan had been discussed in detail at the Board workshop held in early October. Mr. Kevin Reed informed the Planning Board members that Mr. James Craig had left a memo stating his feelings on the issue. A motion was by Bob Smith to make no changes to the 2004 CAMA Land Use Plan. The motion was seconded by Robert Conrad and passed unanimously (5 to 0).

Consider a request by Brian and Stacey McCann to rezone two lots located on the south side of Emerald Drive from Business-3 (B-3) to Residential-2 (R-2). The owners asked that their request be withdrawn at this time. Mr. Reed requested that the applicants provide a letter indicating their desire to have their request withdrawn.

Consider a request by Ritchie and Marcie Creech to rezone one lot located on the south side of Emerald Drive from Business-3 (B-3) to Residential-2 (R-2). The owners asked that their request be withdrawn at this time. Mr. Reed requested that the applicants provide a letter indicating their desire to have their request withdrawn.

Consider a request by Crew Drive, LLC for review of a sketch plan for the proposed Sunset Landing Subdivision. Mr. Reed advised Board members of Crew Drive, LLC's

intent. A motion was made by Jerry Huml to approve the concept of the sketch plan. The motion was seconded by Ken Sullivan and passed unanimously (5 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 process. Mr. Reed advised Board members these areas being considered were part of the process that 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 Robert Conrad and passed unanimously (5 to 0).

COMMENTS:

Chairman Ceil Saunders asked for any comments among the Planning Board members.

The Planning Board members had no comments at this time.

There being no further business before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by Jerry Huml and passed unanimously (5 to 0). Meeting was adjourned at 6:17 pm.

Respectfully submitted by:

Kimberly Hubbard-Haut, Secretary
Town of Emerald Isle Planning Board