

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, AUGUST 24, 2015**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Pete Watcher, Ryan Ayer, Candace Dooley, Jim Osika, Steve Leroy and Paul Schwartz. Also present was Josh Edmondson, Town Planner.

A motion was made by Pete Wachter to approve the minutes of the Planning Board meeting held on June 22, 2015. The motion was seconded by Ryan Ayer and passed unanimously (6 to 0).

SUBJECT: Report from Town Planner

Town Planner, Josh Edmondson gave his report informing about the Board of the Commissioners approval of the Off-premises directional signs amendment and updated the board on the community outreach efforts regarding decks. A brief overview of the monthly Inspections figures were provided for June and July 2015.

SUBJECT: Discussion of Exterior Paint Colors: Commercial Structures

The Planning Board and Staff have been discussing revising Section 6.1.3 Commercial Structures (2) dealing with permitted exterior colors. Staff reminded the Board of the current regulation which is as follows:

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.

Town Planner, Josh Edmondson discussed that it is important to the Board of Commissioners not to stray too far away from these current guidelines. Keeping the subtle, neutral, earth tone does portray that family beach image we are known for. In keeping with that, Mr. Edmondson presented an amendment that outlined the instances where varying from this could be acceptable. It was discussed that all exterior colors would be required to be of low reflectance, subtle, neutral or earth tone color unless justified otherwise. This would put justification of the request upon the applicant. That applicant would then have to prove to the board the need for a color other than what is allowed based on one of three criteria. The criteria were proposed as follows:

- (1) The business in that commercial structure is a national chain or franchise that requires a certain color
- (2) The product or service offered denotes something other than low reflectance, subtle, neutral or earth tone color

- (3) The name of the business denotes something other than low reflectance, subtle, neutral or earth tone color

The Board was ok with the criteria but requested further review by Staff to strengthen the burden of proof requirement of the applicant. Mr. Edmondson said he would have the additional language included in the draft ordinance amendment for the September Planning Board meeting.

There being no further business to come before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Paul Schwartz and passed unanimously (6 to 0).

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board