

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, OCTOBER 28, 2015**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Ryan Ayre, Candace Dooley, Jim Osika, Steve Leroy, Tom Minnick and Paul Schwartz. Also present was Josh Edmondson, Town Planner and Rick Broadwell, representative of the Applicant.

A motion was made by Jim Osika to approve the minutes of the Planning Board meeting held on September 28, 2015. The motion was seconded by Steve Leroy and passed unanimously (6 to 0).

SUBJECT: Request from Ritchie and Marcie Creech, for the rezoning of 3307 Emerald Drive from Business (B) to Residential (R2) Zoning District.

The Planning Board and Staff discussed the request. Mr. Edmondson provided information as follows:

A request been received from Ritchie & Marcie Creech, for the rezoning of 3307 Emerald Dr. from Business (B) to the Residential (R2) Zoning District. The parcel, which is located immediately west of Flip Flops, is approximately .6 acre and is currently vacant. The owners of the property have possessed the parcel for some time. The owners are considering developing the property for a residential use. The current zoning, Business (B), does not permit residential uses; therefore, the owner has requested a rezoning to the Residential (R2) Zoning District. The R2 district allows for single family uses including duplexes. It should be noted that the property proposed for the rezoning is not located in the R2 district 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. If the rezoning receives a favorable recommendation to the Board of Commissioners, Mr. Edmondson recommended a motion to amend the FLUP be made as well. Mr. Edmondson stated that the rezoning to Residential is compatible to the contiguous residentially zoned property with the same zoning classification. Also, while the property is shown as business on the future landuse map, the use of the property for residential purposes is compatible with the landuse goals outlined in the Landuse Plan. Mr. Edmondson also stated that several parcels remain in this area that are zoned Business and can be developed for commercial purposes. Ryan Ayer stated he was in favor of the request as other parcels remain that can be developed commercially. Remaining Board members all echoed similar remarks regarding the fact that once you remove a property from the Business zoning classification you cannot get it back and the number of parcels zoned for Business is already limited in the Eastern End of Town. After considerable discussion a motion was made by Steve Leroy to deny the requested amendments due to the following: because of the limited Business zoned properties in the Eastern Commercial District, further diminishing these properties would negatively effect the commercial development of the area. The motion was seconded by Paul Schwartz and carried (4 to 2) with Jim Osika and Ryan Ayer opposed to the motion.

SUBJECT: Report from Town Planner

Town Planner, Josh Edmondson gave his report informing about the Commissioners approval of the exterior permitted color amendment. A brief overview of the monthly Inspection figures were provided for September 2015.

Subject: Board Comments

No comments were raised by members of the Planning Board.

There being no other business a motion was made by Paul Schwartz and seconded by Jim Osika to dismiss the meeting which carried unanimously.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board