

MINUTES OF THE SPECIAL MEETING OF THE EMERALD ISLE BOARD OF COMMISSIONERS THURSDAY, JANUARY 27, 2004 – 5:30 PM – TOWN HALL

Present for the meeting were Mayor Pro-Tem Floyd Messer, Commissioners Nita Hedreen, Robert Isenhour, and John Wootten. Others present were Town Manager Frank Rush, and Town Clerk Rhonda Ferebee.

Motion was made by Mayor Pro-Tem Messer to excuse Mayor Schools and Commissioner McElraft. The Board voted unanimously 4-0 in favor. Motion carried.

After roll call all who were present recited the Pledge of Allegiance.

4. PRELIMINARY/FINAL PLAT – EMERALD ISLE WOODS/WATER TANK TRACT

Town Manager Frank Rush explained to the Board that they needed to go through the Town's formal subdivision process in order to carve out one lot out of the Emerald Isle Woods tract. Mr. Rush said based on negotiations with Bogue Banks Water Company they have set aside a 1.1 acre tract in the southeastern corner. This was approved unanimously by the Planning Board at their last meeting, but before they can close on the transfer of the property to the water company, and therefore acquire their property in Ocean Oaks, the subdivision had to be approved and recorded. The deadline for the entire water tank deal is February 4, 2004.

Commissioner Isenhour asked about the size of the land being transferred. Mr. Rush said that property was approximately .7 acres, but in order to meet the buffering requirements they need an acre of land, and they met the buffering requirements at the Ocean Oaks site by counting the streets around that area. This site is a little bit bigger but the water company is also paying the Town \$13,000 toward the whole deal as well.

Commissioner Isenhour asked about the Ocean Oaks site being a park. Mr. Rush noted that it is already a small park and will continue in that use, and the water company will still be able to use that site for their water well but no other development will occur there unless the Town wants to do something nicer with the park at some point.

Mr. Rush did want to point out that the 1.1 acre lot is a funny shaped lot but the reason it was done that way was to guarantee a buffer between the homes in Osprey Ridge and the water tank, and guarantee a buffer between Coast Guard Road and the water tank, that is why they have the 50 foot buffer area on the east side and 25 feet on the south side.

Mr. Rush also pointed out that our ordinance, regardless of zoning district, requires a variance be granted from the Board of Adjustment to construct an elevated tower that is greater than 100 feet. Mr. Rush said the process is a little different here, in that it must go through the Planning Board first and then on to the Board of Adjustment for the variance. This process should begin in the near future.

Motion was made by Commissioner Wootten to approve the preliminary and final plat for the water tank

tract in Emerald Isle Woods. The Board voted unanimously 4-0 in favor. Motion carried.

5. SELECTION OF TOWN ATTORNEY

Mayor Pro-Tem Messer said required information had been received and disseminated regarding the selection of Town Attorney.

Motion was made by Commissioner Isenhour that the Town extend the job of Town Attorney to Richard Stanley. The Board voted unanimously 4-0 in favor. Motion carried.

Motion was made by Commissioner Isenhour to adjourn the meeting. The Board voted unanimously 4-0 in favor. Motion carried.

The meeting was adjourned at 5:37 p.m.

Respectfully submitted:

Rhonda C. Ferebee
Town Clerk