

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, FEBRUARY 9, 2009**

Chairman Jim Craig called the meeting to order at 5:30 pm. Members present were: Jim Craig, Bob Smith, Pete Wachter Eddie Barber and Tom Kelly. Also present was Kevin Reed, Planning and Inspections Director and Peggy Grammer, Permit Technician.

A Motion was made by Eddie Barber to excuse Ken Sullivan and Linda Hughs from tonight's meeting. The motion was seconded by Bob Smith and passed unanimously (4 to 0).

Consider a request from Watson's, Inc for Commercial Review of the proposed Holiday Trav-L-Park/Watson-Matthews Real Estate and Emerald Isle Wine Market Building located at 9102 Coast Guard Road.

Mr. Reed indicated that the previous structure at this location was recently damaged by a fire and found to be beyond repair. The owner is intending to build a very similar structure at the same location. Mr. Reed indicated that the Town's Technical Review Committee (TRC) had reviewed the request at a meeting held on February 4, 2009. The proposed plans are consistent with the Town's requirements for building height limitations, building setbacks, parking, signage, stormwater management, solid waste disposal, exterior lighting, sanitary sewer service and building colors. Mr. Reed indicated that on the left (Emerald Drive) and right (Reed Drive) sides of the building that constructed awnings would be used to meet the Town's building offset requirements. Present for questions were Mr. Ronnie Watson and Mr. Steve Matthews. In response to a question from the Board, Mr. Watson indicated that they hoped to have the new structure completed by June 2009. Pete Wachter made a motion to recommend to the Board of Commissioners that the proposed commercial review be approved. The motion was seconded by Eddie Barber and passed unanimously (4-0)

COMMENTS:

There being no further business to come before the Board, a motion was made by Bob Smith to adjourn. The motion was seconded by Tom Kelly and passed unanimously (4 to 0). The meeting was adjourned at 5:37 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board