

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, JUNE 26, 2017**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Jim Osika, Mark Taylor, Susan Monette, Paul Schwartz and Ty Cannon. Also present was Town Planner Josh Edmondson, and members of the Public.

A motion was made by Jim Osika to approve the minutes. The motion was seconded by Mark Taylor and carried unanimously 5-0.

SUBJECT: DISCUSSION OF THE COMMERCIAL VILLAGE CONCEPT

Mr. Edmondson stated staff has been discussing the Commercial Village Zoning District concept over the last few months. Mr. Edmondson said this concept was brought about as part of the update to the Land use Plan and was included in the future land use section of the plan. Because this is a new concept, several meetings will be used to discuss and develop this new district Mr. Edmondson said. Mr. Edmondson stated that within the land use plan commercial village is define as:

These portions of Town are dedicated to commercial land uses intended to provide goods, tourism based services, and businesses and professional services to both citizens and visitors. This district will also allow residential use that is complementary to commercial uses, but is not intended for solely residential housing.

The key concept to this district is allowing residential as a complementary use to commercial uses without losing any commercial footprint Mr. Edmondson said. As the starting point to this discussion, Mr. Edmondson said staff would first like to review with the Planning Board the current commercial landscape (Business District) which could be replaced by the Commercial Village District. Several items accompanied Mr. Edmondson's memo for discussion including two excel spreadsheets depicting property information and total acres (occupied vs. vacant) as well as several maps.

Mr. Edmondson highlighted the properties as follows, there are 64 total properties zoned Business in the main commercial corridor and eastern end commercial area. The acreage breakdown is as follows:

**Total Acres – 62.453; 64 Parcels
Vacant Acres – 18.253; 15 Parcels
Occupied Acres – 44.2; 49 Parcels**

Mr. Edmondson state the series of maps included for review depict the following (reference parcels outlined by **Blue Line**):

**Current Business Corridor Parcels
Aerial Map of Parcels
Acreage Map of Parcels
Vacant Parcel Map**

The Board, staff and members of the public present had considerable discussion about the topic. After discussion, the Board and staff agreed to brainstorm ideas and bring back to the July or August meeting for discussion.

Subject: Report from Town Planner

Mr. Edmondson informed the Board that the Commissioners passed the amendment to Chapter 2. Administration assigning the duties of the Board of Adjustment to the Planning Board. Mr. Edmondson went over the May Building Report for 2017 along with the May 2016 report for comparison purposes. He also stated that the next Commissioners meeting would be July 11, 2017 at 6PM and the next Planning Board meeting would be July 24, 2017 at 6PM.

Subject: Comments from Planning Board

There being no other business a motion was made by Paul Schwartz and seconded by Ty Cannon to dismiss the meeting, which carried unanimously 5-0.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board