

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, JULY 25, 2016**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Jim Osika, Steve Leroy, Tom Minnick, Mark Taylor, and Paul Schwartz. Members absent were Ryan Ayre. Also present Town Manager Frank Rush, and Town Clerk Rhonda Ferebee. Town Planner Josh Edmondson was absent due to a scheduled vacation.

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

**SUBJECT: Election of Officers**

Chairman Sullivan stated that the Planning Board needed to elect a Chair and Vice-Chair to serve one-year terms.

A motion was made by Steve Leroy to re-elect Ken Sullivan as Chair, and Paul Schwartz as Vice-Chair. The motion was seconded by Mark Taylor and carried unanimously 5-0.

**SUBJECT: Rezoning of 7509 Emerald Drive (PIN 539306298220000), 7517 Emerald Drive (PIN 539306295183000), 9427 Coast Guard Rd (PIN 538309051894000) & 9425 Coast Guard Rd (PIN 538309052868000) from (R2) Single/Dual Family Residential & (B) Business to (G) Government**

Town Manager Frank Rush stated that in continuing with the theme that was established earlier this year they were simply trying to clean up the zoning map and take all of the Town owned properties and convert them to the Government (G) zoning district. Mr. Rush said that these were the last of the Town owned properties to be rezoned to Government (G). Mr. Rush referred the Planning Board to the detailed maps in their packets and described the parcels as being the Town Administration Building currently zoned (R2) Residential which included the wooded area directly west of the parking lot, and also the lot on the corner that the Town acquired in the last few years that was currently zoned (B) Business; both of those two parcels would be rezoned to the (G) Government zoning district. Mr. Rush stated that the other area included what was commonly known as Ocean Oaks Park which was also the site of a former well for the Bogue Banks Water Corporation on the corner of Ocean Oaks Drive in Pinewood Place, those two parcels were currently zoned (R2) and were proposed to be rezoned to (G) Government zoning district. Mr. Rush noted that if those changes were made that all Town owned properties would then be zoned (G) Government.

Town Manager Rush referred the Planning Board to the following portion of the memo provided by Town Planner Edmondson that outlined the range of permitted uses in the (G) Government zoning district:

*The Government (G) zoning district allows the following uses:*

- *assembly halls, coliseums, gymnasiums*
- *government uses*
- *open air games and sports, community centers (non-profit)*
- *health clinics and hospitals*
- *libraries, museums, art galleries*
- *parks*
- *Police and Fire stations*
- *utility lines, utility facilities*
- *Post Office*
- *public utility storage yards*
- *theaters*

- yacht basins, boat ramps, etc.
- athletic facilities
- musical, dance, drama programs (indoor and outdoor)
- government buildings
- racquetball and tennis facilities
- day care centers
- fishing piers
- parking lots and garages
- printing and publishing establishments
- wireless telecommunication towers (special use only)
- accessory uses
- solar panels

*The use of each (4) four of these parcels is expected to remain as is with the exception of the vacant parcel beside the Town Administration Building which could be developed in the future. Any changes of use to any parcel would have to conform to the list of uses above. As currently used, these parcels are compatible with the surrounding uses of land. Staff recommends to approve the rezoning based on the following:*

- *The proposed rezoning is consistent with the goals and policies of the Town's Land Use Plan, and*
- *While the parcels are smaller tracts, the current uses on the property are sited in a way that minimizes impacts on adjacent property owners, and*
- *The uses of the parcels currently are compatible with neighboring properties, and*
- *The Town is seeking to standardize the zoning of all Town-owned properties to Government zoning district to maintain consistency, and*
- *The proposed rezoning is consistent with the community's overall interest in maintaining a small-town atmosphere.*

Town Manager Rush answered questions from the Planning Board about these parcels. Jim Osika suggested that they also look into rezoning the other parcels owned by Bogue Banks Water Corporation to (G) Government. Town Manager Rush said that they could take the Planning Board's recommendation and approach Bogue Banks Water Corporation, and if they were comfortable with that rezoning, they could proceed and take the rezoning to the Board of Commissioners, and if Bogue Banks Waters Corporation was not comfortable with rezoning then that could be discussed further by the Planning Board.

After considerable discussion a motion was made by Jim Osika that they approve the rezoning of the 4 parcels, and have further conversation about the rezoning of the other parcels owned by Bogue Banks Water Corporation. The motion was seconded by Tom Minnick and carried unanimously 5-0.

**Subject: Report from Town Planner**

Town Manager Frank Rush referred the Board to the statistics provided by Town Planner Edmondson and also updated the Planning Board on several issues of importance.

Chairman Sullivan noted that the next Board of Commissioners meeting was August 9, 2016 and the next Planning Board meeting was August 22, 2016.

**Subject: Comments from Planning Board**

Tom Minnick expressed his concerns with rental golf carts being rented by the golf cart rental companies in Town to areas such as Dolphin Ridge where they were not allowed per their subdivision rules. Mr. Minnick stated that the HOA was handling the situation and sending letters to their homeowners but wanted Mr. Rush to be aware of the situation.

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

Respectfully submitted by:

Josh Edmondson, Secretary  
Town of Emerald Isle Planning Board