

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, SEPTEMBER 26, 2016**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Jim Osika, Tom Minnick, Mark Taylor, Steve Leroy, Paul Schwartz and Ryan Ayre. Also present Town Manager Frank Rush, Town Planner Josh Edmondson, Mayor Eddie Barber and Mr. & Mrs. John Wooten.

A motion was made by Tom Minnick to approve the minutes. The motion was seconded by Jim Osika and carried unanimously 6-0.

**SUBJECT: Consider rezoning Bogue Banks Water Corporation properties from (R2) Single/Dual Family Residential & (RMF) Residential Multi-Family to (G) Government; 701 Emerald Dr., 7000 Emerald Dr., 7412 Emerald Dr., 9204 Coast Guard Rd.**

Mr. Edmondson went over the rezoning request with the Planning Board. Mr. Edmondson stated that over the last several months, staff has been reviewing the zoning map to ensure that all Town owned properties were zoned to the Government district. He said currently, all parcels which the Town owns are in this district with the final handful being approved by the Commissioners in July 2016. Mr. Edmondson stated that the Government district is intended to allow a variety of governmental and public uses. Typically, utilities are in this category and Mr. Edmondson said Bogue Banks Water Corporation (BBWC) and Carteret Craven EMC have properties that are zoned Government. Staff discussed the exercise of rezoning the remaining Town properties to Government to ensure map consistency as working through the Landuse update, and that staff found inconsistencies with the zoning classification for many of the BBWC properties. Staff informed the board the Town approached BBWC and the president of the Corporation gave the Town the ok with rezoning these properties to Government.

Mr. Edmondson went over the below properties with the Board for this rezoning request:

ADDRESS	PIN	ZONING CLASS	USE	ACERAGE
701 Emerald Dr.	632410456539000	R2	Elevated Tank	.309
7000 Emerald Dr.	539420705564000	R2	Well Site	.602
7412 Emerald Dr.	539306392796000	R2	Office/Elevated Tank	1.338
9402 Coast Guard Rd.	538310261911000	RMF	Well Site	1.061

Mr. Edmondson discussed the zoning of adjacent parcels which are (R2) Single/Dual Family Residential, (RMF) Residential Multi-Family or (G) Government. Mr. Edmondson informed the Board that 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 Board was informed that the use of each (4) four of these parcels is expected to remain as its current use and any changes of use to any parcel would have to conform to the list of uses in the Government district. Mr. Edmondson stated as currently used, these parcels are compatible with the surrounding uses of land and Staff recommended 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 Utility 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.

After discussion by the Board, Paul Schwartz made a motion to approve the rezoning requests as submitted. This motion was seconded by Ryan Ayre and passed unanimously 6-0.

**Subject: Staff presentation of the Town Unified Development Ordinance**

Mr. Edmondson presented a power point to the Board highlighting and covering each Chapter of the Unified Development Ordinance. The Board and staff had discussion about many aspects of the Unified Development Ordinance. Staff discussed their desire to simplify the Unified Development Ordinance, making for easier navigation of the Ordinance for staff, the Boards and public. Mr. Edmondson stated he would provide a digital copy of the presentation to the Board members.

**Subject: Report from Town Planner**

Mr. Edmondson went over his report to the Board including the Commissioners approval of the Bogue Inlet Pier Commercial Review. Mr. Edmondson also went over the August 2016 Building Report. He also stated that the next Commissioners meeting would be October 11, 2016 and the next Planning Board meeting would be October 24, 2016.

**Subject: Comments from Planning Board**

No comments from the Board

There being no other business a motion was made by Mark Taylor and seconded by Jim Osika to dismiss the meeting which carried unanimously 6-0.

Respectfully submitted by:

Josh Edmondson, Secretary  
Town of Emerald Isle Planning Board