

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, FEBRUARY 27, 2017**

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

Chairman Ken Sullivan welcomed new members Susan Monette and Ty Cannon to the Planning Board.

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

SUBJECT: AMENDMENT TO CHAPTER 5 – DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS – UNIFIED DEVELOPMENT ORDINANCE - IN ORDER TO AMEND THE TABLE OF DIMENSIONAL STANDARDS REGARDING UNITS PER ACRE IN THE VILLAGE EAST, VILLAGE EAST-CONDITIONAL, VILLAGE WEST, VILLAGE WEST-CONDITIONAL, MARINA VILLAGE AND MARINA VILLAGE-CONDITIONAL ZONING DISTRICTS & NOTES 2 & 3

Mr. Edmondson went over the proposed amendment with the Board. The Planning Board was reminded that based on the Board's February meeting, staff was directed to develop an amendment to the requirement of the number of units per acre in the VE, VE-C, VW, VW-C, MV and MV-C zoning districts. This proposed amendment would eliminate the current unit per acre requirement. Mr. Edmondson stated there would no longer be a set number defined in the UDO but the number would be established by compliance with the current development controls outlined in the UDO. Mr. Edmondson reminded the Board of these controls which included but are not limited to:

- Current 40' building height
- Waste water system requirements
- Setbacks
- Stormwater requirements
- Vegetative requirements
- Parking standards

Another item staff included in the amendment was a public access component as directed to be included by the Planning Board from their February meeting. Mr. Edmondson went over the current unit per acre in the VE, VW and MV zoning districts which he stated was 6 & 4. Mr. Edmondson also spoke about the opportunity to increase that number to 10 units per acre through the conditional zoning process in the VE-C, VW-C and MV-C if areas for public access are proposed. The Board directed staff to incorporate this into the proposed amendment which staff included by amending note 2 & 3 of the Table of Dimensional Standards.

Mr. Edmondson went over the current regulations concerning density requirements in the above mentioned districts with the Board:

	VE, VW and MV	VE-C, VW-C and MV-C
Maximum allowable Density (dwelling units per acre)	6 in VE and VW 4 in MV	Up to 10 in VE-C, VW-C and MV-C

(Note 2)
(Note 3)

(Note 2)
(Note 3)

Notes:

2. Residential density in VE, VE-C, VW and VW-C districts shall not exceed six (6) dwelling units per acre, unless specifically otherwise authorized by a condition of approval of a Conditional Zoning Overlay District. Residential density shall be calculated on the basis of the entire development site subject to an application, without removal of acreage dedicated to non-residential uses, including public uses and areas designated for public use. In no case shall the allowable density exceed ten (10) dwelling units per acre.

3. Residential density in the MV and MV-C districts shall not exceed four (4) dwelling units per acre, unless specifically authorized by a condition of approval of a Conditional Zoning Overlay District. Residential density shall be calculated on the basis of the entire development site subject to an application, without removal of acreage dedicated to non-residential uses, including public uses and areas designated for public use. In no case shall allowable density exceed ten (10) dwelling units per acre.

Mr. Edmondson then discussed with the Board the amendment proposed to the Table of Dimensional Standards:

	VE, VW and MV	VE-C, VW-C and MV-C
Maximum allowable Density (dwelling units per acre)	6 in VE and VW 4 in MV	Up to 10 in VE-C, VW-C and MV-C
	(Note 2) (Note 3)	(Note 2) (Note 3)

Notes:

2. There shall be no residential density requirement in VE, VE-C, VW and VW-C districts provided all applicable regulations in Chapters 2, 3, 4, 5, 6 and 7 of the Unified Development Ordinance are met. At the discretion of the Town, areas designated for public uses and access shall be required dependent upon each proposed development plan and location.

3. There shall be no residential density requirement in the MV and MV-C districts provided all applicable regulations in Chapters 2, 3, 4, 5, 6 and 7 of the Unified Development Ordinance are met. At the discretion of the Town, areas designated for public uses and access shall be required dependent upon each proposed development plan and location.

After considerable discussion by the Board, Mark Taylor made a motion to approved the amendment as submitted. The motion was seconded by Jim Osika and carried unanimously 6-0. :

Subject: Report from Town Planner

Mr. Edmondson went over his report to the Board including the appointment of the two new planning board members. Mr. Edmondson also went over the February Building Report. He also stated that the next Commissioners meeting would be April 11, 2017 at 6PM and the next Planning Board meeting would be April 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 6-0.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board