

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, JANUARY 23, 2017**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Jim Osika, Malcolm Boartfield, Mark Taylor, Steve Leroy, and Paul Schwartz. Also present Commissioner Jim Normile, Commissioner Steve Finch, Town Manager Frank Rush, and Town Planner Josh Edmondson.

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

SUBJECT: Review of the Town of Emerald Isle CAMA Landuse Plan Update

Mr. Edmondson briefly introduced the Plan. Chairman Ken Sullivan went over how the meeting would proceed to ensure all Board comments were heard. The Board members were asked to submit comments via email and those comments and staff recommendation of those comments were discussed first as outlined below.

Board member Paul Schwartz submitted the below comment and staff recommended the below revision to the Board:

New Text in Chapter 3 and Chapter 4

- *Page 3-29 First two paragraphs nicely define the roles of our two main thoroughfares. Specifying a prohibition of golf carts could be a benefit to those primary functions.*

Addressed on Page 4-9, new paragraph at bottom of right column rather than 3-29:

“The Town manages a local program that allows permitted golf carts to operate on all public streets in the Town, except for NC 58 and Coast Guard Road. The golf cart program is very popular, as it provides convenient beach access and an alternative mode of transportation, with approximately 700 golf carts permitted. Due to the geography of the public street network in Emerald Isle, some areas cannot fully utilize this program, and land use policies should promote increased golf cart access to these areas in a safe manner. Because of high traffic volumes and safety concerns, golf cart use should continue to be prohibited on NC 58 and Coast Guard Road, however, alternative golf cart connections and/or limited use of these roads should be considered in these areas in the future.”

After discussion, the Board consensus was to move forward with the staff recommendation by adjusting the last sentence to read as follows, **Because of the high traffic volumes and safety concerns, golf cart use permitted through the Towns local program should continue to be prohibited on NC 58 and Coast Guard Road, however, alternative golf cart connections and/or limited use of these roads should be considered in these areas in the future.**

Board member Paul Schwartz submitted the following comment:

- *Page 4-1, new information under Table 17 in left column:*

2014 Permanent Population – 3,689

2035 Projected Permanent Population – 4,004*

***2035 Projected Permanent Population assumes equal annual growth rate experienced between 2000 and 2014. Permanent population estimates are helpful, however, housing unit and peak seasonal population estimates better reflect the infrastructure and service demands in the community.**

After discussion the board consensus was to not include the projected population estimate in the draft plan.

Board member Paul Schwartz submitted the below comment and staff recommended the below revision to the Board:

- *4-2 Last paragraph- Are we talking about creating a broad band utility? Who would create and own it. What is currently unavailable? Technology is changing so rapidly it could become obsolete soon?*

SEE NEW POLICY STATEMENT ON NEXT PAGE

After discussion the Board consensus was to move forward with the staff recommended policy statement by adjusting to read as follows, **“The Town supports the continued improvement and enhancement of information technology infrastructure in Emerald Isle to better serve residents and visitors and to promote additional remote work opportunities.”**

Board member Steve Leroy submitted the below comment and staff recommended to make the revision as requested:

Section 5, 5-8 Public Access

- *5-8 Planning objectives: Last sentence; insert "Public " between established – access.*
Will make change

After discussion the Board consensus was to move forward with the recommended change.

Board member Paul Schwartz submitted the below comment and staff recommended to make the revision as requested:

Section 5, 5-8 Public Access

- *5-8 1.2 Add “where feasible” as at some access points it would be prohibitive.*
Will make change

After discussion the Board consensus was to move forward with the recommended change.

Board member Steve Leroy submitted the below comment and staff recommended to make the revision as requested:

Section 5, 5-8 Public Access

- *5-8 1.4 Specify Town would not attempt to take adverse possession of private access.*
Further Discussion

After discussion the Board consensus was to keep the recommendation as found in the Plan.

Staff submitted the below new policy statement for the Board to consider:

- *Page 5-8, new policy under "Public Access", after 1.6:*

"The Town supports the installation of new public crosswalks at key intersections along NC 58 to promote safe access between the ocean and sound sides of NC 58. "

After discussion the Board consensus was to add this as a new policy to the Plan.

Board member Steve Leroy submitted the below comment:

Section 5, 5-8 Public Access

- *Page 5-8 - 1.7 The word "flexibility" should be removed - it promotes thinking of bypassing regulations and opportunities all land holders do not have. Should a marina be built by the Town the rules are different, if built privately then requirements should be of the same standard as required to all properties.*

Further Discussion. The Steering Committee specifically desired to remain flexible in developing regulations to promote growth and development.

After discussion the board consensus was to revise the statement to read as follows, **"The Town will promote the development of a traditional full- service marina to service residents and visitors. The Town will seek to provide flexibility in development regulations to foster such development, provided said flexibility is not in conflict with other land use policies included herein. The Town will also consider other viable options to achieve this goal.**

Staff submitted the below new policy statement for the Board to consider:

Section 5, 5-11 Natural Hazard Areas

- **NEW POLICY STATEMENT**
"When feasible the Town seeks to promote government acquisition of land in the Accident Potential Zone to further reduce potential future conflicts between Bogue Field and residents in the APZ."

After discussion the Board consensus was to add this as a new policy to the Plan.

Board member Jim Osika submitted the below comment and staff recommended to make the revision as follows:

- *I-65. The Town encourages the use of FORTIFIED Home™ engineering and building standards for new construction to build a more resilient, single-family residence. See this web site for details: (<https://disastersafety.org/fortified/fortified-home/>). Use of these building standards can reduce wind and hail insurance premiums up to 15% annually.*

Above statement moved to Natural Hazard Area and made to be more generic as follows:

“The Town encourages the use of higher engineering and building standards for new construction to build more resilient structures. The use of these standards may potentially reduce wind and hail insurance premiums.”

After discussion the Board consensus was to move forward with the staff recommendation by adjusting the policy to read as follows, **“The Town encourages the use of certified programs that utilize higher engineering and building standards for new construction to build more resilient structures. The use of these standards may potentially reduce wind and hail insurance premiums.”**

Board member Jim Osika submitted the below comment:

- *Recommend changing the text on section I.46 from "To minimize septic tank problems" change to: "To minimize septic system (conventional, LPP and alternative) problems"*

After discussion the Board consensus was to move forward with the recommendation by adjusting to read as follows, **“To minimize septic system problems”**

Staff submitted the below new policy statements for the Board to consider:

Section 5, 5-13 Local Concerns

- **NEW POLICY STATEMENTS**

“The Town seeks to provide additional active recreational facilities including athletic fields and other individual and team sports facilities.”

“The Town opposes further homeowner / wind & hail insurance rate increases in coastal communities, and supports efforts to develop a fairer insurance rate structure that more equitably distributes insurance costs among inland and coastal communities.”

“The Town supports the improvement and enhancement of information technology infrastructure in Emerald Isle to better serve residents and visitors and to promote additional remote work opportunities.”

“The Town supports the development and recruitment of additional knowledge-based and technology-based businesses in Emerald Isle.”

After discussion the Board consensus was to move forward with staff recommend new policy statement by adjusting the following to read as follows, **“The Town supports efforts to develop a fairer insurance rate structure that more equitably distributes insurance costs among inland and coastal communities.”**

Mr. Edmondson stated he would make the changes identified by the Board. Board member Mark Taylor had a couple of questions/comments concerning the Plan. After discussion, Chairman Ken Sullivan called for a vote endorsing the plan and making a favorable recommendation to the Commissioners for adoption. Jim Osika made the motion which was seconded by Malcolm Boartfield. The motion carried unanimously 5-0.

Subject: Report from Town Planner

Mr. Edmondson went over his report to the Board including the Commissioners approval of the Bogue Inlet Pier Exterior Color. Mr. Edmondson also went over the December 2016 Building Report. He also stated that the next Commissioners meeting would be February 14, 2017 at 6PM and the next Planning Board meeting would be February 27, 2017 at 6PM.

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 5-0.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board