

**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, Steve Leroy, and Paul Schwartz. Also present was Town Planner Josh Edmondson.

A motion was made by Steve Leroy to approve the minutes. The motion was seconded by Malcolm Boartfield and carried unanimously 5-0.

SUBJECT: Review of Planning Board Rules of Procedure

Mr. Edmondson discussed with the Board the draft Rules of Procedure for the Board. Staff developed these procedures using the criteria as outlined in Chapter 2: Administration Section 2.2.2 Planning Board and other Municipal/County Planning Board Rules of Procedure. Mr. Edmondson stated the Rules of Procedure address the following:

- General Rules
- Duties and Powers
- Membership
- Election and Duties of Officers
- Conflict of Interest
- Meetings
- Voting and Conduct of Meetings
- Contact with Parties Involved in Applications
- Adoption and Amendments
- Compensation

Mr. Edmondson briefly discuss the proposed rules and asked for any changes the Board may have. There were a few small changes the Board suggested, which Mr. Edmondson said would be corrected. Jim Osika made a motion to adopt the Rules of Procedure with those changes discussed. The motion was seconded by Paul Schwartz and carried unanimously 5-0.

Subject: Review of Density Requirements in the Village Districts

Mr. Edmondson reviewed with the Board members the current Density requirements in the Towns zoning districts. Specifically discussed was the potential to amend the unit per acre requirement in the Village Districts from the current limits to not setting a unit per acre limit. Mr. Edmondson stated staff views this as a way to encourage quality development in the Village Districts. Mr. Edmondson reviewed the following residential densities allowed in each residential/mixed zoning district in Emerald Isle:

- R2 District- One single/dual family unit per lot
- Residential Multifamily District– 8 units per acre
- Mobile Home District – One per lot or if in mobile home park must comply with the Dimensional Standards in Chapter 5 of the UDO with a lot width of 75 feet if after 12/11/84, 60 feet before this time and meet all applicable setbacks 30' front, 10' sides and rear
- Camp District – 1,000 square feet per each vehicle space
- Village East and West Districts and Village East and West Conditional Districts– 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 10 dwelling units per acre.

- Marina Village District and Marina Village Conditional District - 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 10 dwelling units per acre.

Mr. Edmondson stated in the Village Districts where we are pushing for redevelopment, staff is proposing taking a different approach to determine residential densities. Mr. Edmondson said is there a reason we should set a limit or are there other developmental controls that we should allow to govern the unit total. Mr. Edmondson went over the following development controls already in place that would potentially control the unit per acre number:

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

The Board discussed these development controls and the majority of the Board agreed to let a developer determine the number of units per acre based on meeting all of the Towns development regulations. A concern was raised that the reason a limit was initially set at 6 and 4 in the Village East/West and Marina Village, was to give incentive to request through a special use 10 units per acre if public access and use was provided. After further discussion about this issue, the Board directed staff to move forward with an amendment in which there was no set unit per acre and to include language about public access.

Subject: Report from Town Planner

Mr. Edmondson went over his report to the Board including the Commissioners approval of Land Use Plan update. Mr. Edmondson also went over the January Building Report. He also stated that the next Commissioners meeting would be March 14, 2017 at 6PM and the next Planning Board meeting would be March 27, 2017 at 6PM.

Subject: Comments from Planning Board

Steve Leroy informed the Board he was not seeking another term on the Board. He thanked everyone for his time on the Board and wished everyone well as this would be his last meeting.

There being no other business a motion was made by Paul Schwartz 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