

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, APRIL 24, 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, and numerous members of the Public.

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

SUBJECT: REVIEW OF REVISED 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 stated staff discussed the amendment with the Commissioners at their April meeting concerning the elimination of the density requirements in the Village Districts. At the public hearing concerns were raised by one of the property owners in these areas, that the public access requirements were too vague and uncertain. Mr. Edmondson said the Commissioners tabled the issue and requested the planning board do further study into the matter. Mr. Edmondson stated staff communicated with the owners of these properties to more appropriately define the public access portion of the proposed amendment. Mr. Edmondson then presented the following revised amendment to the Planning 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 (Note 2) (Note 3)	Up to 10 in VE-C, VW-C and MV-C (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. The Town will require a minimum of one (1) ten (10) foot public access easement new or existing for each five hundred fifty (550) feet of frontage on both the Atlantic Ocean and Bogue Sound, and the access shall run in a north and south direction to afford access by the public from a street to both the Atlantic Ocean and Bogue Sound.

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. The Town will require a minimum of one (1) ten (10) foot public access easement new or existing for each five hundred fifty (550) feet of frontage on both the Atlantic Ocean and Bogue Sound, and the access shall run in a

north and south direction to afford access by the public from a street to both the Atlantic Ocean and Bogue Sound.

After staff present the revised amendment, staff informed the Planning Board one of the property owners still had some concern about the public access piece. Ms. Georgia Ricks then spoke about her concern which was, if a property already had an existing access would an additional one be required. Mr. Edmondson said based on staff's interpretation of the amendment if one already existed for a property that had 550' of water frontage it would not be required. Several members of the planning board agreed. Board member Susan Monette suggested adding the words new or existing after easement to erase any uncertainty. Ms. Ricks along with several other property owners were satisfied with this revision. Being no further discussion, Susan Monette made a motion to approve the amendment as presented with the additional wording of new or existing. The motion was seconded by Jim Osika and carried unanimously 6-0.

Subject: Report from Town Planner

Mr. Edmondson went over the February Building Report for 2017 along with the February 2016 report for comparison purposes. He also stated that the next Commissioners meeting would be May 9, 2017 at 6PM and the next Planning Board meeting would be May 22, 2017 at 6PM. Mr. Edmondson also updated the Planning Board on the Landuse Plan and stated the consultant was making revisions after initial comment from the Division of Coastal Management. Mr. Edmondson expected those revisions to be made by the end of April and submitted back to the Division for follow up review.

Subject: Comments from Planning Board

There being no other business a motion was made by Malcolm Boartfield 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