

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, JANUARY 28, 2019**

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

A motion was made by Paul Schwartz to excuse member Chad MacAvery's absence. The motion was seconded by Jim Osika and carried 5-0. A motion was made by Jim Osika to approve the minutes of the December 17, 2018 Planning Board meeting as submitted. The motion was seconded by Ty Cannon and carried unanimously 5-0.

**SUBJECT: COMMERCIAL REVIEW TRANSPORTATION IMPACT PHASE II**

Mr. Edmondson stated we have received the Commercial Building to review for the Transportation Impact Phase II project. Mr. Edmondson informed the Board that for this review we would look at these features lighting, exterior color, decorative construction, outside wall facings and building elevations/height.

First, Mr. Edmondson discussed with the Board the proposed lighting. Mr. Edmondson said the building would have the same sconce type fixtures mounted on the exterior wall as the existing building has. These were shown on the elevation pages and pictures of the lights were attached as seen on the existing building which the Board reviewed. There will also be can lights under the eaves and at the trim/soffits over the doors, similar to the existing building (pictures were also attached) Mr. Edmondson said.

Second, Mr. Edmondson discussed the proposed exterior colors with the Board. Mr. Edmondson stated the proposed colors as seen on the color elevation sheets for the addition; match the original building color scheme. These colors meet the requirements to be of low reflectance, subtle, neutral or earth tone colors Mr. Edmondson said.

Third, Mr. Edmondson discussed the decorative construction and outside wall facings of the structure. Mr. Edmondson stated the elevation sheets show this is a very sleek and classy building with no decorative features as outlined in the UDO. Next, Mr. Edmondson told the Board to note the 20' visual break is accomplished using architectural design features such as windows, building recesses, variation in building materials and colors. Mr. Edmondson informed the Board to note that on the north building elevation of all floors there was an area about midway through the new addition with a blank space. This space between the small windows and the building offset is 19'10" (refer to email from architect) Mr. Edmondson said. Mr. Edmondson discussed an area on the 1<sup>st</sup> floor North elevation that was not in compliance with the required 20' visual break. The Board informed Mr. Edmondson to work with the architect to revise as part of the final building plan submittal.

Lastly, Mr. Edmondson pointed to several items that were included for the Board to review; these included a set of color elevations plans, additional elevation sheets, interior layouts of each floor and pictures of the existing lighting. Mr. Edmondson informed the Board that the height to the roof deck is 38'6" and with the addition of the parapet, elevator shaft and other mechanical equipment not exceeding the additional 15' height restrictions are compliant.

After Board discussion, Ty Cannon made a motion to approve the commercial plans and staff work with the architect to correct the 1<sup>st</sup> floor North elevation to meet the 20' visual break as required by the ordinance. The motion was seconded by Jim Osika and carried unanimously 5-0.

**SUBJECT: PROPOSED AMENDMENT TO REMOTE PARKING REQUIREMENTS FOR THE VILLAGE DISTRICTS**

Mr. Edmondson said currently the UDO allows remote parking as a means to meet the required off-street parking standards for uses that cannot be reasonably met on the site where development occurs. Mr. Edmondson included the current UDO language as found below to the Board:

If the off-street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use, upon review by the Planning Board and approval by the Board of Commissioners.

Mr. Edmondson stated in the current CAMA Landuse Plan for Emerald Isle, there are many policies, goals and implementing actions that support changes to the Town's parking and remote parking requirements. Mr. Edmondson told the Board in its simplest form the idea of the amendment is to allow remote parking to take advantage of on-street parking opportunities that are available or created as part of a new or existing development. Mr. Edmondson then discussed several policies, goals, and implementing actions from the CAMA Landuse Plan that supported the amendment.

Mr. Edmondson then discussed the proposed amendment to the remote parking standard:

If the off-street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use, upon review by the Planning Board and approval by the Board of Commissioners. **In the Village East, Village West and Marina Village Zoning Districts, if the off street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, such spaces may be provided by on-street parking spaces and/or facilities located within 200 feet of the principal use upon review of the Planning Board and approval by the Board of Commissioners, based upon a determination by the Board of Commissioners upon review of the application showing the location, design, cost, method of construction and payment, and other details, that such placement is in the public interest and/or will assist in economic development or provide access to nearby public facilities or attractions.**

After considerable discussion by the Board, a motion was made by Jim Osika to approve the amendment as submitted for the following reasons:

- The proposed amendment is consistent with the values and goals outline in the Town of Emerald Isle Landuse Plan
- The proposed amendment allows flexibility within the Village Zoning Districts when properties are developed/redeveloped

- The proposed amendment aids in the control and volume of stormwater runoff enhancing and protecting water quality

The motion was seconded by Susan Monette and carried unanimously 5-0.

**SUBJECT: REPORT FROM TOWN PLANNER**

Mr. Edmondson discussed the Building Inspection Report for the month of December 2018. Mr. Edmondson also mentioned future amendments to the UDO staff has begun looking in to. The next meeting of the Commissioners will be February 12, 2019 and the Planning Board meeting will be February 25, 2019 Mr. Edmondson stated.

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