

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, APRIL 29, 2019**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were Jim Osika, Malcolm Boartfield, Chad MacAvery, Susan Monette, Paul Schwartz and Ty Cannon. Also present was Town Planner Josh Edmondson, Ron Cullipher, Bill Brown, and Samar Hamad.

A motion was made by Ty Cannon to approve the minutes of the January 28, 2019 Planning Board meeting as submitted. The motion was seconded by Chad MacAvery and carried unanimously 6-0.

SUBJECT: SPECIAL PLAT, SITE PLAN AND COMMERCIAL REVIEW OF PROPOSED ISLANDER DR DEVELOPMENT

Mr. Edmondson asked the Board if they were ok discussing the Site Plan and Commercial Review before the Preliminary Plat. The Board agreed to move forward in this way. Mr. Edmondson then went over the existing site conditions of the property at 201 Island Dr. with the Board. After reviewing these conditions, Mr. Edmondson went over the site improvements that were to be made as part of the redevelopment of the property. Mr. Edmondson stated a Soil Erosion Permit would be needed from the State due to the land disturbing activities. The new improvements include 11 mixed-use structures and 17 townhome units, all of which will be three stories each Mr. Edmondson said. Mr. Edmondson then went over the following highlights of major improvements to the site:

- Setback/MB Lines – minimum 10' required along both Islander and Louise Ave; 15' required along western property line boarding Residential Multi-Family development
- Proposed Driveways – one driveway 24' in width at Northeast corner of site and second driveway 24' in width at southwest corner of site
- Proposed Drive Isles – All proposed drive isles to be 20' because parking angle is 45 degrees, meets minimum requirement necessary for Fire Apparatus access; Drive Isle to be one-way
- Materials for Parking Lot – Typical asphalt detail and permeable pavement
- Proposed Parking – 114 Total Spaces; 72 off-street parking spaces and 42 on street parking spaces (see plan for residential and commercial parking breakdown)
- Garbage Areas – To be located at Northwest corner of the property
- Fire Hydrants – 3 hydrants, 1 on Northwest corner, 1 on Northeast corner and 1 one Southeast corner
- Vegetative Area – 19,221 sq. ft. or 16.75% (15% required)
- Building Height – 40' actual
- Lighting – See note 5 on site plan sheet
- Waste Water – Onsite Septic System
- Additional Items to Note
 - Sidewalk installed on property to be for public use
 - Existing concrete wall meets screening requirements of site from the adjacent property zoned Residential Multi-Family
 - Islander Dr. between Reed Dr. and Louise Ave may become One-Way (discussion for Commissioners as part of Town streetscape project)
 - The stormwater management plan is being reviewed by the Town's consulting engineer using the redevelopment option

Mr. Edmondson then called on Mr. Ron Cullipher, the project engineer to explain the stormwater design for the site to the Board. Upon completing the site plan review, staff present the exterior commercial building review to the Board. Mr. Edmondson discussed the proposed lighting, exterior colors, construction materials & design and window coverage with the Board. Mr. Edmondson stated both the site plan and commercial plan meet the requirements of the UDO based on staff review.

Mr. Edmondson then discussed the preliminary plat with the Board. Mr. Edmondson said the plat meets the requirements outlined in Section 2.4.5(3), 2.4.6 and 2.4.6(2) for special plat preliminary approval. He explain once the improvements were made, the developer would submit the final plat for review and approval.

After discussion, Paul Schwartz made a motion to approve the special plat, site plan and commercial plan as submitted. The motion was seconded by Susan Monette and carried unanimously 6-0.

SUBJECT: DISCUSSION OF SETBACKS FOR ACCESSORY STRUCTURES

Mr. Edmondson stated the current setback requirements for accessory structures are the same as those of the primary structure on a parcel. Mr. Edmondson said staff has received inquiries about the possibility of reducing the setback requirements for accessory structures. These inquiries are involving lots zoned Residential or Mobile Home Mr. Edmondson said. Mr. Edmondson then went over the following setback standards for the R2 and Mobile Home Districts:

R2 District

Old Lot Recorded on or Before June 11, 1977

Front Setback 30'

Side Setback 10'

Rear Setback 15'

New Lot Recorded after June 11, 1977

Front Setback 30'

Side Setback 15'

Rear Setback 15'

M District

Front Setback 30'

Side Setback 10'

Rear Setback 10'

Mr. Edmondson stated he would like to use the time for this item to discuss if there is a desire by the Board for staff to look into lessening setbacks for accessory structures and if so, what those setbacks could potentially be. This will assist staff as we research this topic and compare our setbacks for accessory structures to similar Municipalities Mr. Edmondson said. After discussion, the Board directed staff to look into setback reductions for swimming pools only as most of the request that could benefit from the reduction are pool requests. Mr. Edmondson stated he would bring findings back to the Board at a later meeting.

SUBJECT: REPORT FROM TOWN PLANNER

Mr. Edmondson discussed the Building Inspection Report for the months of January, February and March 2019. Mr. Edmondson also mentioned future amendments to the UDO staff has begun looking in to. The next meeting of the Commissioners will be May 14, 2019 and the Planning Board meeting will be May 20, 2019 Mr. Edmondson stated.

There being no other business a motion was made Ty Cannon and seconded by Chad MacAvery to dismiss the meeting, which carried unanimously 6-0.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board