

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, SEPTEMBER 23, 2019**

Chairman Kenny Sullivan called the meeting to order at 6:00 pm. Members present were Jim Osika, Malcolm Boartfield, Chad MacAvery, Paul Schwartz, Susan Monette and Ty Cannon. Also present was Town Planner Josh Edmondson and members of the public.

A motion was made by Ty Cannon to approve the minutes of the August 26, 2019 Planning Board meeting as submitted. The motion was seconded by Paul Schwartz and carried unanimously 6-0.

SUBJECT: FINAL PLAT APPROVAL FOR CARY L. HARRISON, COAST GUARD ROAD

Mr. Edmondson stated Cary L. Harrison is requesting the final plat approval for a five-lot subdivision on Coast Guard Road. Currently, the parcel is +/- 10.3 acres with one single-family structure, detached garage, pier/dock and swimming pool on the property Mr. Edmondson said. The proposed five-lot subdivision meets all the density and dimensional requirements as outline in Chapter 5 of the Unified Development Ordinance Mr. Edmondson stated. Mr. Edmondson then discussed the minimum requirements as found below with the Board:

- Minimum Lot Size: Single Family – 12,500
- Duplex – 15,000
- Minimum Lot Width: 75'
- Minimum Lot Width Sawtooth Lot: 30'
- Minimum Setbacks: 30' Front Street
- 15' Side and Rear Yard
- 30' CAMA Setback Mean High Water (if applicable)

Mr. Edmondson then discussed the five lots proposed to be subdivided as found below:

- Lot 1
- Lot Size: 3 Acres, 130,839 sq. ft.
- Lot Width: 252.39'
- Setbacks: 30' Front Street
- 15' Side and Rear Yard
- 30' CAMA Setback Mean High Water

- Lot 2
- Lot Size: 15,281 sq. ft
- Lot Width: 97.54'
- Setbacks: 30' Front Street
- 15' Side and Rear Yard

- Lot 3
- Lot Size: 15,286 sq. ftl
- Lot Width: 124.34'
- Setbacks: 30' Front Street

15' Side and Rear Yard

Lot 4

Lot Size: 3.55 Acres, 154,518 sq. ft.

Lot Width (Sawtooth Lot): 32.20'

Setbacks: 30' Front Street

15' Side Yard

30' CAMA Setback Mean High Water

The single-family structure, detached garage, pier/dock and swimming pool will remain on lot 4 as shown on the plat. All existing structures will meet required setbacks once subdivided.

Lot 5

Lot Size: 1.62 Acres, 70,408 sq. ft.

Lot Width (Sawtooth Lot): 32.20'

Setbacks: 30' Front Street

15' Side Yard

30' CAMA Setback Mean High Water

Mr. Edmondson said this subdivision does not involve the creation of any new right of way or water/sewer improvement. The plat meets all requirements as set forth in the Unified Development Ordinance with all required certificates signed Mr. Edmondson said. Staff is waiting to receive the soil evaluation from the Environmental Health Office and Mr. Edmondson said staff recommends to approve the plat as submitted with final recordation coming once the soil report is received.

After board discussion and comments from Alan Bell with Bell and Phillips Land Surveying, Ty Cannon made a motion to approve the final plat with final recordation coming once the soil report is received. The motion was seconded by Chad MacAvery and carried unanimously 6-0.

SUBJECT: REPORT FROM TOWN PLANNER

Mr. Edmondson discussed the Building Inspection Report for the month August 2019. The next meeting of the Commissioners will be October 8, 2019 and the Planning Board meeting will be October 28, 2019 Mr. Edmondson stated.

A motion was by Susan Monette to add 5A to the agenda as an item for Election of Officers. The motion was seconded by Ty Cannon and carried unanimously 6-0. A motion was made by Susan Monette to re-elect Kenny Sullivan as chairman and Chand MacAvery as vice-chairman. The motion was seconded by Ty Cannon and carried unanimously 6-0.

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

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board