

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, OCTOBER 24, 2016**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were, Jim Osika, Tom Minnick, Mark Taylor, Steve Leroy, and Paul Schwartz. Also present Town Planner Josh Edmondson, and Mr. John Wooten.

Mr. Edmondson informed the Board that he spoke to Mr. Ayre earlier in the afternoon and he was out of Town and unsure if he was going to make it back for the meeting. The Board decided to hold the vote on an excused absence until the end of the meeting in case Mr. Ayre was able to make the meeting.

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

**SUBJECT: Consider rezoning Bogue Banks Water Corporation properties from (R2) Single/Dual Family Residential & (B) Business to (G) Government; 4404 Emerald Dr., 7204 & 7206 Canal Dr., 303 Holly St. and 8803 Reed Dr.**

Mr. Edmondson stated at the September meeting, the Planning Board considered and approved the rezoning of four (4) BBWC properties to (G) Government. Mr. Edmondson informed the Board that on the agenda for the October meeting is the request to rezone the remaining five (5) parcels owned by BBWC to (G) Government.

Mr. Edmondson went over the (5) properties being presented to the Board for rezoning:

ADDRESS	PIN	ZONING CLASS	USE	ACERAGE
4404 Emerald Dr.	630416825755000	R2	Well Site	.92
7204 Canal Dr.	539419508647000	R2	Well Site	1.5
7206 Canal Dr.	539419507633000	R2		1.9
303 Holly St.	539305191202000	R2	Well Site	1.1
8803 Reed Dr.	538311565850000	B	Well Site	.90

Mr. Edmondson state all adjacent parcels are zoned (R2) Single/Dual Family Residential, (RMF) Residential Multi-Family or (B) Business. The Government (G) zoning district allows the following uses:

- assembly halls, coliseums, gymnasiums
- government uses
- open air games and sports, community centers (non-profit)
- health clinics and hospitals
- libraries, museums, art galleries
- parks
- Police and Fire stations
- utility lines, utility facilities
- Post Office
- public utility storage yards
- theaters

- yacht basins, boat ramps, etc.
- athletic facilities
- musical, dance, drama programs (indoor and outdoor)
- government buildings
- racquetball and tennis facilities
- day care centers
- fishing piers
- parking lots and garages
- printing and publishing establishments
- wireless telecommunication towers (special use only)
- accessory uses
- solar panels

Mr. Edmondson informed the Board the use of each (5) five of these parcels is expected to remain as its current use and any changes of use to any parcel would have to conform to the list of uses above. Staff recommended to approve the rezoning based on the following:

- The proposed rezoning is consistent with the goals and policies of the Town's Land Use Plan, and
- While the parcels are smaller tracts, the current uses on the property are sited in a way that minimizes impacts on adjacent property owners, and
- The uses of the parcels currently are compatible with neighboring properties, and
- The Town is seeking to standardize the zoning of all Utility properties to Government zoning district to maintain consistency, and
- The proposed rezoning is consistent with the community's overall interest in maintaining a small-town atmosphere.

After discussion by the Board, Mark Taylor made a motion to approve the rezoning requests as submitted. This motion was seconded by Jim Osika and passed unanimously 5-0.

**Subject: Consider Text Amendment to Chapter 5: Density, Intensity and Dimensional Standards**

Mr. Edmondson informed the Board that staff has been discussing the current Business district zoning corridor along Emerald Dr. Discussion had centered around several items with the major centering around the vision for this district and allowing mixed uses in a similar way as the Village districts. Mr. Edmondson stated that this vision gained traction as a topic of interest with the Landuse Steering Committee. Mr. Edmondson wanted the Board to know the idea of a mixed commercial district is a much larger topic that he envisioned the Planning Board to begin discussing as they review the draft Landuse plan and it is adopted thus working on the strategies outlined in the plan. Mr. Edmondson stated the amendment proposed was one stemming from this mixed use business district, keeping with the village/small town theme outline in the Landuse Plan of which is the desire of the community. Staff specifically proposed a reduction to the front, side street and through/double frontage lot setbacks in the Business district.

Mr. Edmondson went over the current setback requirements of Business district of 40' front, 30' side street and 40' through/double frontage lot with the opportunity for every building or property in the Business district among others that has highway 58 as its adjoining side street to have a 5' side setback along Highway 58, plus 10' for each additional story over 2 stories. Staffs proposal was a reduction to each of these 3 setbacks to 10'. Mr. Edmondson stated staff believes the current setbacks are those found in a more urban type environment and that this reduction is more common in the village/small town setting. This reduction would pull buildings closer to the street pushing parking to the side and rear of the property and seeing more of the architectural features of the building. Mr. Edmondson stated this setback reduction mirrors those of the Village districts and promotes that mixed use commercial district envisioned as a strategy in the updated landuse plan.

Mr. Edmondson also stated that after hearing concerns regarding the Egret Landing road closure, staff thought this may be an appropriate way to alleviate concerns about that closure. Mr. Edmondson said if the amendment passes, the developer plans to dedicate a 50' public right of way on the property where the former Crew Dr. was located to the Town. In doing this, nothing regarding the site plan would change except the easement would become a public right of way. The building as proposed would meet the new 10' setback requirement. The developer would still make all proposed improvements to the street and it would be like any other publicly maintained street in the Town. Mr. Edmondson stated staff feels the amendment addresses all concerns about this project, provides our current property owners additional flexibility for development in the current Business district and continues to promote the small town theme adored by all here in Emerald Isle. Furthermore, promoting this village theme along the Business district on Emerald Dr. is a way to integrate and tie the Village West and East zoning districts together Mr. Edmondson stated.

The Board then discussed the proposed amendment with input from Mr. John Wooten a citizen in attendance at the meeting. The Boards discussion centered around Note 4 of the table and the need to amend this Note along with the setback amendment proposed. Note 4 read as:

4. In the B, G, C, VE, VW, VE-C, VW-C, MV and MV-C zoning districts, every building or property in these districts that has Highway 58 (Emerald Drive) as its adjoining side street shall have a five-foot side setback along Highway 58 (Emerald Drive), plus ten (10) feet from Highway58 (Emerald Drive) for each additional story over two (2) stories.

After discussion, Steve Leroy made a motion to approve the reduction to a 10-foot setback in the Business district for front, side street and through/double frontage lot setbacks and to amendment Note 4 as follows:

4. In the B, G, C, VE, VW, VE-C, VW-C, MV and MV-C zoning districts, every building or property in these districts that has Highway NC 58 (Emerald Drive) as an its adjoining side street shall also be set back and additional ~~have a five-foot side setback along Highway 58 (Emerald Drive), plus ten (10) feet from Highway~~ NC 58 (Emerald Drive) for each additional story over two (2) stories.

The motion was seconded by Paul Schwartz and carried 5-0.

**Subject: Report from Town Planner**

Mr. Edmondson went over his report to the Board including the Commissioners approval of the Bogue Banks Water Corp. rezoning's, approval of the Crew Dr. closure, approval of the sign text amendment of Chapter 6 and approval of the Egret Landing site plan. Mr. Edmondson also went over the September 2016 Building Report. He

also stated that the next Commissioners meeting would be November 8, 2016 and the next Planning Board meeting would be November 28, 2016.

**Subject: Comments from Planning Board**

No comments from the Board

A motion was made by Tom Minnick to excuse Ryan Ayre from the meeting. The motion was seconded by Steve Leroy and passed 4-1.

There being no other business a motion was made by Paul Schwartz and seconded by Tom Minnick to dismiss the meeting which carried unanimously 5-0.

Respectfully submitted by:

Josh Edmondson, Secretary  
Town of Emerald Isle Planning Board