



Nice Matters!

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**DATE:** October 17, 2016  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr, Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Consider rezoning Bogue Banks Water Corporation (BBWC) properties from (R2) Single/Dual Family Residential & (B) Business to (G) Government; 4404 Emerald Dr., 7206 & 7204 Canal Dr., 303 Holly St., 8803 Reed Dr.**

At last month's meeting, the Planning Board considered and approved the rezoning of four (4) BBWC properties to (G) Government. On the agenda for this meeting is the request to rezone the remaining five (5) parcels owned by BBWC to (G) Government. Staff has approached BBWC and the president of the Corporation as given the Town the ok with rezoning the remainder of these properties to Government. Again, this is a continuation of standardizing the Town's zoning map as we move through the land use plan update.

The following are the five (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
7406 Canal Dr.	539419507633000	R2		1.9
303 Holly St.	539305191202000	R2	Well Site	1.1
8803 Reed Dr.	538311565850000	B	Well Site	.90

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

The use of each (5) five of these parcels is expected to remain as its current use. Any changes of use to any parcel would have to conform to the list of uses above. As currently used, these parcels are compatible with the surrounding uses of land. Staff recommends 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.

Attached to this memorandum is an excerpt from the Town's Zoning Map which shows the zoning of adjacent and nearby parcels and an adjacent neighbors list. I look forward to discussing this issue with the Planning Board at its October 24, 2016. Please let me know if you have any questions regarding the foregoing information.