



EMERALD TIDINGS

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Emerald Tidings, composed monthly by Town Manager Frank Rush, is the official newsletter of the Town of Emerald Isle.

Town's Agreement to Acquire Bogue Inlet Pier and Remove Ocean Storm Water Outfalls Falls Through - Town Maintains Focus and Will Continue Efforts



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Despite several attempts to keep the deal on track, the Town of Emerald Isle must now report that its previous agreement to acquire Bogue Inlet Pier and remove ocean storm water outfalls in the vicinity of the pier has fallen through.

The deal, which was announced on September 12 by the Town, called for the Town to purchase approximately 3.8 acres of land

under and adjacent to Bogue Inlet Pier from Mid-Atlantic Real Estate and Development, a Raleigh, NC firm, for \$3 million. The agreement would have allowed the Town to remove 3 ocean storm water outfalls, involved the construction of a new parking deck to serve pier patrons and beach visitors, and included other improvements to the pier house and Bogue Inlet Drive. That contract was contingent upon the approval of a grant from the NC Clean Water Management Trust Fund that was to be considered on November 12-13, and was also contingent on the consummation of the purchase of approximately 15 acres by Mid-Atlantic from the Stanley Family of Emerald Isle,

including the 3.8 acres under and adjacent to Bogue Inlet Pier.

The Stanley Family and Mid-Atlantic have officially terminated their contract that would have resulted in Mid-Atlantic acquiring the overall 15-acre tract. The result is that the Town's contract with Mid-Atlantic is also terminated. After sincere attempts by both parties, the Stanley Family and Mid-Atlantic were unable to resolve contractual issues as they worked toward closing. The Town worked with both parties to assist them in resolving these issues, including a Town-initiated mediation session that was held on October 26. Upon termination of the Stanley Family / Mid-Atlantic contract, the Town put forth several offers to the Stanley Family to acquire Bogue Inlet Pier, and received counter offers. Despite good faith efforts on the part of both the Town and the Stanley Family, the parties were unable to reach agreement on a deal that was viable for both parties.

The result is that the Stanley Family's 15-acre tract will remain on the market. The Town looks forward to working with the eventual new owners of this property on future efforts to preserve Bogue Inlet Pier, remove the ocean storm water outfalls, and re-develop this area. The Emerald Isle Board of Commissioners recently created the new "Village East" zoning district to be applied in the pier area, with plans for the eventual creation of a mixed-use, village-like atmosphere with the pier as a focal point in the center of town. The Board of Commissioners also created the "Village East Conditional Overlay District", which may also be utilized in this area and includes incentives for re-development to include significant public recreational amenities.

"The Town is very disappointed that the pier deal did not come to fruition, but remains committed to maintaining a public fishing pier in Emerald Isle," noted Town Manager Frank Rush. "We put forth a great deal of time, energy, and resources because this is an important issue for the people of Emerald Isle and the people of North Carolina. This remains a high priority for the Mayor, Board of Commissioners, and Town staff, and we will all be working hard on this issue in the future." The Town will continue to develop its partnership with the North Carolina Aquariums, with a goal of making Emerald Isle the eventual location of North Carolina's central coast ocean fishing pier. The Town will continue to pursue opportunities involving Bogue Inlet Pier, and will also explore other opportunities for a new pier in Emerald Isle.

"The support for the Town's efforts has been tremendous," stated Mayor Art Schools. "The web site www.saveourpier.com has more than 11,000 online signatures from all over NC and the USA, and another paper petition garnered over 7,000 signatures locally. The Town greatly appreciates this support, and urges the public to remain committed to this effort." The Mayor also thanked numerous officials and groups for their support for our effort, including the NC Clean Water Management Trust Fund, the NC Division of Coastal Management, the NC Aquarium Society, the NC Coastal Federation, Representative Jean Preston, Senator Pete Bland, Lieutenant Governor Beverly Perdue, Senator Marc Basnight, Senator A.B. Swindell, and Representative Marian McLawhorn. "We look forward to working with these groups and individuals in the future as we work toward our goals of maintaining a public ocean fishing pier in Emerald Isle and removing ocean storm water outfalls." "We will also seek help and support from the NC Waterfront Access Study Committee appointed by the General Assembly that is currently working on these important issues. As a member of that Committee, along with several others from our area, I am optimistic that this Committee will identify feasible solutions to address these important issues."

The Town has requested that its NC Clean Water Management Trust Fund grant application be placed on hold for future consideration. The Town has also delayed a planned CAMA Public Water Access grant application that was targeted for this effort. The Town will continue to seek funding from these programs and other sources in the future to achieve these goals.

New Solid Waste Collection Schedule Takes Effect on January 2, 2007



Effective January 2, 2007, the Town's solid waste collection schedule and services will change. The Town's new contractor, Simmons & Simmons Management, will begin its new 5-year contract with the Town at that time. The new contract includes several improvements designed to improve aesthetics and make collection more convenient for our residents, property owners, and vacation rental companies. owners.

The most significant change is that residential trash will now be collected twice per week all year long, and that the collection days will change for some residents and property owners. Beginning January 2, all residents and property owners located on the north side of NC 58 (Emerald Drive) and Coast Guard Road will have trash collected on Tuesdays and Fridays each week, all year long. Beginning on January 4, all residents and property owners on the south side of NC 58 (Emerald Drive) and Coast Guard Road, including The Point, will have trash collected on Mondays and Thursdays each week, all year long. (IMPORTANT NOTE - There will be no trash collection anywhere in Emerald Isle on January 1, 2007.)

Trash dumpsters at condominium complexes will continue to be emptied every Monday throughout the town, with additional collections scheduled for every Friday, only if necessary.

The weekly collection day for recyclables will also change. Beginning January 3, recyclables will be collected throughout the entire town each Wednesday.

Another feature of the new contract is that Simmons & Simmons personnel will also roll-BACK trash and recycling containers to all houses after collection. The initial roll-OUT is still the responsibility of the resident, property owner, and/or vacation rental company.

The Town looks forward to a positive working relationship with Simmons & Simmons over the years, and is excited about the service improvements. As is the case in any transition, there are likely to be some initial glitches, and the Town requests your patience as we work diligently to resolve any issues. Please report any service problems to Town Hall at 354- 3424. Town staff and Simmons & Simmons will correct any issues as quickly as possible.

Town Creates New Village East Zoning Districts

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At its October 10 meeting, the Board of Commissioners approved the creation of two new zoning districts to guide the future redevelopment of the Bogue Inlet Drive area.

The new "Village East" zoning district is now official, and allows for the development of both commercial and residential uses in the same district and same structure, and includes other development regulations to foster a village-like atmosphere with smaller lots, structures closer to the street, and an emphasis on public spaces and streetscapes.

The Board also created the "Village East Conditional Overlay" zoning district. This district allows a re-developer to propose alternative development regulations specific to a project, and includes incentives for the re-developer to include significant public recreational amenities in the project.

The new districts represent the implementation of the vision for the Bogue Inlet Drive area outlined in the Town's 2004 CAMA Land Use Plan that was drafted with extensive public input. The new districts are sensitive to the main development concerns in our community, and include 40 ft. (residential and mixed use buildings) and 50 ft. (commercial buildings) height limits, identical to the Town's current regulations. The new districts also limit density in the "Village East" zoning district to no more than 6 units per acre. The "Village East Conditional Overlay" zoning district allows up to 10 units per acre on a case by case basis only if significant public recreational amenities are provided. In keeping with the village theme, all new streets would be public streets and sidewalks are required.

The Town has now officially created the new zoning districts, but no properties have been rezoned to the new districts at this time. The Town will consider rezoning requests from interested property owners in the future on a case-by-case basis. According to the Town's Land Use Plan, the area targeted for "Village East" and "Village East Conditional Overlay" zoning is generally bounded by NC 58 (Emerald Drive), Lamroc Drive, Holly Street, and the Atlantic Ocean.

The Town is pleased to move forward with the implementation of the Village East concept, and looks forward to future rezoning requests that adhere to the Town's vision outlined in the Land Use Plan.

**Oceanfront Beach Erosion at The Point Not Expected to Threaten Homes**



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The oceanfront beach in the vicinity of Channel Drive has experienced significant erosion over the past few months, however, no homes are currently threatened nor are expected to be threatened in the future.

This erosion is an unavoidable by-product of the Town's successful project to relocate the main channel in Bogue Inlet in spring 2005. That project resulted in the

shifting of the main channel approximately 3,500 linear ft west of its previous location against the shoreline at The Point in Emerald Isle. Historically, a channel position against The Point, as existed prior to spring 2005, results in a significant accretion of sand on the nearby oceanfront beach. The oceanfront beach in the Channel Drive had accreted to approximately 800 ft. wide over the years. A channel position in the center of the Bogue Inlet complex, as is now the case after the Town's project, results in a "straightening out" of the nearby oceanfront beach, and this adjustment has been occurring over the past several months.

The oceanfront beach in the vicinity of Channel Drive is approximately 350 ft from the existing homes in this area, and the shoreline is expected to stabilize in this general area. This erosion was predicted in the Town's Environmental Impact Statement for the Bogue Inlet channel project, and because the predictions indicated that no homes would be threatened, the Town completed the project.

The Town hosted Dr. Bill Cleary, the foremost expert on NC inlets and a professor at UNC-Wilmington, at a special meeting on October 28. Dr. Cleary offered his insights on the erosion in this area, and noted that the old channel is in the process of closing off and that off-shore shoals are in the process of migrating on-shore in this area. Dr. Cleary expects additional erosion of the large "spit" protruding out into the ocean over time, and the erosion of this spit combined with shoals migrating onshore should help to stabilize the beach in this area.

The Town remains confident that the oceanfront beach will stabilize in this area without threatening homes. A normal recreational beach is expected to return over time. The Town remains extremely pleased with the reformation of the beach directly at The Point, with over 700 ft of accretion extending west off the tip of Emerald Isle.

**Coast Guard Road Traffic Improvements Project Out For Bid**

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The Town is currently soliciting construction bids for the planned Coast Guard Road Traffic Improvements Project. The project includes the widening of Coast Guard Road between the Pebble Beach condominium complex and NC 58 (Emerald Drive) to add additional and longer turn lanes. These improvements are expected to help mitigate

traffic congestion at this intersection.

Assuming that the bids for this project come in within budget, the Board of Commissioners is expected to award a construction contract at their December 12 meeting. Work is expected to occur in January and February in order to minimize the amount of inconvenience for our residents, property owners, and businesses in this area.

Emerald Isle Will Be 50 in 2007! Volunteers Sought for Celebration

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The Town of Emerald Isle is quickly approaching the big 5-0! Incorporated in July 1957, the Town has developed into an exceptional community over the years thanks to the hard work of many residents, property owners, businesses, developers, elected officials, and Town staff members. We are all proud to call this wonderful place home!

The Town is in the planning stages for a special 50th anniversary celebration in the fall of 2007, and welcomes any volunteers interested in helping with this effort. The Town is targeting a fall 2007 date for the celebration.

Please contact Mayor Art Schools at 252-354-2916 or [abschools@ec.rr.com](mailto:abschools@ec.rr.com) or Parks and Recreation Director Alesia Sanderson at 252-354-6350 or [asanderson@emeraldisle-nc.org](mailto:asanderson@emeraldisle-nc.org) if you are interested in helping with this effort!

**Food Lion Raising Money for Children's Miracle Network**

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The Emerald Isle Food Lion at Emerald Plantation Shopping Center is currently in the midst of a significant fundraising campaign for the Children's Miracle Network. The Emerald Isle location's goal is \$20,000 by November 30, and they have raised more than \$16,000 thus far. Visit Food Lion today or give them a call at 252-354-4270 to make a donation!