

February 4, 2004 Minutes

TOWN OF EMERALD ISLE JOINT MEETING OF LAND USE PLAN STEERING COMMITTEE AND PLANNING BOARD WEDNESDAY, FEBRUARY 4, 2004

Planning Board Chairman, Ceil Saunders, called the Meeting to order at 5:30 P.M. Members in attendance were, Chairman Saunders, Robert Conrad, Jerry Huml, Jim Craig, and Bob Smith. Excused members were: Frank Vance and Eddie Barber.

Chairman Saunders then turned the meeting over to Mark Brennesholtz, chairman of the LUP Steering Committee. Mr. Brennesholtz presented a quick overview of the number of meetings that were held in the past 18 months. He was impressed with the 83% attendance over this period. This indicated a very dedicated and interested group to represent the town for this important document. He also felt that the survey results indicated there was a 95 to 98% agreement with recommendations of the steering committee.

Mr. Brennesholtz then individually thanked all of those persons who aided in the process to update the land use plan. He then introduced Mr. Bill Farris, Planning Consultant, to bring the Planning Board and Steering Committee up to date.

Mr. Farris then gave an overview of the highpoints of the proposed Land Use Plan regarding Growth and Development Policies with a Future Land Use Map.

Base Information

- Community concerns and aspirations and vision
- Analysis of exiting and emerging conditions
 - Population, housing and economy
 - Natural Systems
 - Existing Land Use
 - Analysis of Community Facilities
 - Water
 - Sewer
 - Stormwater
 - Public Access

Growth and Development Goals

- Access to the beaches and the Sound for arrange of activities
- Land uses and land use patterns compatible with Emerald Isle's natural systems
- Recognition of Emerald Isle as environmental leader
- Preserved and reclaimed high value natural areas

- Mitigation of risks from storms, flooding, beach erosion, and migration of Bogue Inlet
- Better traffic flow and safety
- High quality waters that meet water quality standards/approved for shellfishing
- Management of stormwater to protect water quality and prevent flooding
- Create a “village” type atmosphere in the commercial district.

Future Land Use and Development Policies

- § Principles and decision guidelines used by Town to attain land use and development goals.
- Describes actions Town may take to address policy objectives:

Six Management Topics

- § Public access
- § Land use compatibility
- § Natural hazard areas
- § Infrastructure carrying capacity
- § Water quality
- § Local concerns (maintaining a small town atmosphere)

Public Access

CAMA Planning Objective is to develop comprehensive policies that provide beach and public trust water access for the shorelines in Emerald Isle.

- Maintain, improve, and reclaim Public Access Locations
 - § Community and local access
 - § Additional Cedar Street-like facilities on Bogue Sound
 - § Continue accepting walkways and cross-overs and re-established public access where encroachments exist
 - § Seek state and county financial assistance for public access

Connect public access locations to pedestrian and bicycle systems

Correct stormwater and erosion conditions at access locations to protect water quality and tie to stormwater management program

Protect public access in review of development proposals

Review requirements for placement and length of piers to ensure protection of public access and scenic qualities.

Land Use Compatibility

CAMA Planning Objective is for local development policies that balance protection of natural systems with economic development as well as to assist local decision making and consistency findings for zoning, divisions of land, and public and private project.

- § Protection of coastal wetlands
 - Endorses CAMA standards for wetland protection
 - Uses local development management tools to support wetland protection

Supports erosion prevention measure consistent with CAMA rules – encourages use of

most effective methods.

Use standards in 575-foot ORW shoreline – preserve natural barriers to erosion, vegetated buffers, on-site retention of stormwater, minimal impervious surfaces

Local ordinances used to support use standards.

Only compatible uses in estuarine waters – facility design minimizes negative impacts on estuarine waters.

No new or expanded marinas – “floating homes” not allowed.

Preserve native vegetation through flexible site planning and design

Future land use pattern consistent with natural systems.

Infrastructure Carrying Capacity

CAMA Planning Objective is to establish policies to ensure that the location and capacity of public infrastructure is consistent with the Town’s growth and development goals.

- § Improve traffic safety and capacity on NC 58 to accommodate peak seasonal traffic
- § Supports mid-island bridge coordinated with NCDOT regional highway plan
- § Supports development of pathways and crosswalks recommended by the NC 58 Committee and expansion of pathway system to entire community.
- § Long-range planning for extension of access through commercial node at Bogue Inlet Drive to relieve traffic congestion
- § Coordinate land use and traffic decisions
- § Work with BBWC to ensure continued adequate water supply
- § Undertake a comprehensive stormwater management program
 - 1) protections and enhancement of water quality
 - 2) address flooding in existing neighborhoods; and
 - 3) best stormwater management practices for new development and redevelopment

Areas with Natural and Manmade Hazards

CAMA Planning Objective is for land use guidelines for new development and to better avoid or withstand hazards; and to correlate planned development with existing and planned evacuation infrastructure.

- § Continue Town policies that bolster state regulations on location and intensity of development Ocean Hazard areas.
 - o Dune protection
 - o Vegetation preservation
 - o Beach conservation and restoration
 - o Realignment of Bogue Inlet
- § Measures to mitigate aircraft accident potential and elevated noise levels
 - o DOD takes practical steps to reduce hazards
 - o Uniform policies regarding disclosure of risks
 - o Encourage property owners and developers to consider compatible uses and construction practices.
- § Development in flood hazard areas subject to CAMA regulations and flood damage prevention ordinance.

§ Maintain or improve CRS score to reduce Federal Flood Insurance premiums

Water Quality

CAMA Planning Objectives are for policies that help prevent or control non-point source discharges and policies and land use categories that protect open shellfishing waters and restore closed shellfishing waters.

- Comprehensive stormwater management program to eliminate runoff to beaches and Bogue Sound from public areas such as streets, parking lots, access areas, and ramps.
- Stormwater “bmps”
- Retention of vegetated buffers
- Cooperative effort to reduce sedimentation and pollution
- Long-range plan to restore water quality Archer’s Creek system
- Maintain low-density development and encourage flexible development to protect water quality
- Manage land uses and development in the 575-foot ORW shoreline.
- Septic tanks primary wastewater treatment system; property owner education to improve performance.
- Financial requirements to ensure long-range maintenance and upgrade of “package” plants

Small-town Atmosphere

Preserving Emerald Isle’s small-town atmosphere is almost universally mentioned as an aim of the Land Use Plan. Policies directed toward maintaining and enhancing the community’s following characteristics:

- An “identifiable” commercial core that serves as “town center”
- Predominantly lower density residential uses with most single-family homes and duplexes

Sidewalks and bike paths that connect neighborhoods to the commercial areas, public access points, and other frequent destinations

- Appropriate signage and subdued lighting on commercial structures
- Street trees on public rights-of-way and landscaping on private parking areas.

Specific Policies

- Multifamily reviewed on case-by-case basis – consider traffic impacts, compatibility with surrounding areas, impact on water quality
- Establish Emerald Isle Gateway
- Support local retail and support services to serve year round residents as well as seasonal visitors
- Long-range planning for Town center
 - Encourage mixed uses
 - Pedestrian and bike connections to beaches and other destinations
 - Connections to other businesses in Corridor and Village-West
- Opposes resort hotel complex; encourages redevelopment or development of motels subject to development regulations – traffic generation, water quality, and protection of native vegetation major considerations
- Existing height limitations stay in place

Finally, Mr. Farris projected the proposed Future Land Use Plan Map and explained each of the categories within the map and it's rationale for consideration.

There was then a Question and Answer Period in which Commissioner McElraft asked if she was not correct in the fact that this plan is guidelines, not a legal document that must be enforced. Mr. Farris agreed but only outside the Areas of Environmental Concern.

There was some discussion regarding the clean-up of Archers Creek to which Ms. McElraft said she wanted to see this as a recommendation, not policy. This is a very costly venture and would need to be explored.

Mr. Farris advised that he, Frank Rush, and Kevin Reed will be looking at the implementation phase of the plan and can prioritize projects over 5-year plans to deal with this type of project.

General questions then were asked about what comprised "Town Creek" by Robert Conrad, most members felt it was behind Town Hall, but not sure of its end.

The meeting was adjourned at 6:45.

Respectfully submitted by:

Carol Angus, Secretary
Town of Emerald Isle
Planning Board