

**TOWN OF EMERALD ISLE
Board of Commissioners**



AGENDA ITEM COVER SHEET

Meeting Date: November 8, 2016

Agenda Item #: 11

ITEM TO BE CONSIDERED

Title: Revised Site Plan - Proposed Egret Landing Shopping Center

Brief Summary:

The Board will consider a slightly revised site plan for the proposed new grocery store to be located on Crew Drive. The Board approved all plans and the closing, redesignation, and improvement of Crew Drive (and other street improvements) at the October 11 meeting, however, Town staff and the developer continued to work to address the concerns expressed at the October 11 meeting. The revised plan should effectively address nearly all concerns expressed at the October 11 meeting.

The revised site plan includes the same overall layout for the project in the same general locations, but retains Crew Drive as a public street. The revised site plan maintains essentially the same buffer between the new grocery store and the canal, and should maintain adequate protection for the adjacent Emerald Landing subdivision. The planned outparcel has been eliminated and replaced with additional parking, and the southern parking area has been modified to provide for an internal circulation pattern with fewer driveway connections. The revised site plan includes all previously discussed street and sidewalk improvements, and the planned new roundabout.

Suggested Motion:

Motion to approve the site plan, building elevations, and lighting plan for the proposed Egret Landing Shopping Center, subject to the following conditions:

- approval of the storm water management plan by the Town's engineer
- approval and recordation of recombination survey and gift to Emerald Landing Homeowners Association
- approval of wastewater permit by Carteret County Health Department
- approval of new public water mains by NC Department of Environmental Quality
- approval of erosion and sedimentation control permit by NC Department of Environmental Quality
- construction of proposed public street and sidewalk improvements on Emerald Landing Drive and Crew Drive
- execution of easement from Town to enable maintenance of private utilities crossing under Crew Drive,
- construction of new roundabout at NC 58 / Emerald Landing Drive intersection.

BACKGROUND

Originating Department / Individual:

Josh Edmondson, Town Planner
Austin Williams, C4 Emerald Isle LLC
Frank Rush, Town Manager



Attachments:

- 1 Memo from Rush
- 2 Revised site plan
- 3 Oct 11 approved plan / Oct 11 alternative plan
- 4 _____
- 5 _____
- 6 _____
- 7 _____

ACTION TAKEN:

Motion By: _____

Carried: _____