



Nice Matters!

Emerald Isle
Planning and Inspections
7500 Emerald Drive
Emerald Isle, NC 28594

252-354-8548 voice
252-354-5068 fax

www.emeraldisle-nc.org

Town Planner
Josh Edmondson
jedmondson@emeraldisle-nc.org



DATE: November 1, 2016
TO: Frank A. Rush, Jr, Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: Consider rezoning Bogue Banks Water Corporation (BBWC) properties from (R2) Residential-2 & (B) Business to (G) Government; 4404 Emerald Dr., 7206 & 7204 Canal Dr., 303 Holly St., 8803 Reed Dr.

At last month's meeting, the Board of Commissioners 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 has 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 of Commissioners for rezoning consideration:

Table with 5 columns: ADDRESS, PIN, ZONING CLASS, USE, ACREAGE. Rows include 4404 Emerald Dr., 7204 Canal Dr., 7206 Canal Dr., 303 Holly St., and 8803 Reed Dr.

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. The Planning Board discussed this request at their October 24, 2016 and recommends to the Board of Commissioners 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, an adjacent neighbors list, mailing affidavit and record of zoning amendment. I look forward to discussing this issue with the Commissioners at their November 8, 2016. Please let me know if you have any questions regarding the foregoing information.