



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: September 6, 2016
TO: Frank A. Rush, Jr, Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Commercial Review of Exterior Renovation at 100 Bogue Inlet Drive**

A request has been submitted by Bogue Inlet Pier for the renovation of the commercial structure or Pier House at 100 Bogue Inlet Drive. The project will consist of demolishing the existing Pier House and building a new Pier House that will include a second story. Staff used the following section of the UDO to review the proposal:

Chapter 2: Administration Subsection 2.4.8 – Commercial Structures
Chapter 6: Development Standards Subsection 6.1.3 – Commercial Structures

I have included pictures of the current building, the front, rear, and side elevations of the renovations and pictures of the existing Pier House. Please note that the colors of the new Pier House will match those colors as seen in the attached pictures of the existing Pier House. The exterior will be of hardy plank siding with a solar white weather snap metal roof. I have included the roof color sample as well.

Also of note, this demolition does not include the restaurant area although there will be some changes to the roof line and exterior features on this portion of the building. The highest portion of any roof line as seen on the elevation sheets is 32 ft. Based on the exterior design features of the building, the proposals more than meets the 20 ft. visual break as required in Section 6.1.3. Because there is no net increase in impervious surface, no stormwater management plan is required.

The applicant was asked at the Planning Board meeting about a time schedule for when the new waste water system would be in place. Mr. Stanley stated that should be moving forward very soon and that he has been pumping and hauling the septic for nearly two (2) years.

The Planning Board recommended approval at their August 22, 2016 regular meeting. The Commissioners may want to place a condition on the approval that the required upgrades to the waste water system be made as permitted or at a minimum request a copy of the approval of the pumping and hauling of the wastewater from Environmental Health. I look forward to discussing the with the Commissioners at their September 13 meeting.