



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](http://www.emeraldisle-nc.org)

**Town Planner**

Josh Edmondson

[jedmondson@emeraldisle-nc.org](mailto:jedmondson@emeraldisle-nc.org)



**DATE:** September 2, 2016  
**TO:** Frank A. Rush, Jr, Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** Consider a request from C4 Emerald Isle LLC, for the Commercial Review for the proposed Egret Landing Shopping Center

A request has been submitted by C4 Emerald Isle LLC, for the Commercial Review for the proposed Egret Landing Shopping Center. The location of the proposed shopping center is on the northeast corner of Mallard Drive and Emerald Drive. Currently, there are two parcels zoned Business (B) and the proposed Grocery Store is a permitted use in the Business (B) Zoning District. The small out parcel is addressed as 8810 Emerald Drive and the Grocery Store will have the address of 8808 Emerald Drive. This numbering follows the Town's addressing policy. The applicant is proposing to construct a 31,568 square foot grocery store of This one parcel of land that containing approximately 5.2 acres. There is a smaller outparcel of land located on the corner of Mallard Drive and Emerald Drive containing approximately .58 of an acre. The developer is gifting a .567 of an acre parcel to the Emerald Landing Homeowners Association from about the middle of Archers Creek to the southern lot lines of those parcels in Emerald Landing Subdivision.

At the August 9, 2016 Commissioners meeting, a request to close 510 linear feet was present to the Board and a public hearing scheduled for the September 13, 2016 Commissioners meeting. In accordance with General Statute 160A-299 the required public hearing for the requested street closure was scheduled and will have taken place before Board of Commissioners consideration of the grocery store project. The proposal submitted has been reviewed and approved by the Planning Board as if this section of Crew Drive is closed. If the street closure is denied, major revisions would have to be submitted and reviewed by staff and the Planning Board then brought back to the Commissioners.

The building will be accessed via an improved private road segment off of Emerald Landing Drive that will contain one entrance and exit lane. A one lane entrance and exit lane will also be available on the western property boundary abutting the Emerald Plantation Shopping Center. Because NC 58 is a controlled access through this point of Emerald Isle no driveway will be allowed to directly access NC 58 at this site.

You will find several items attached to this memorandum. These include a copy of the site plan and supporting plans for the project; proposed building elevations including colors; a lighting plan with details on the light to be installed; and, details on the two proposed signs for the project. The following site plan sheets address the following:

- Sheet C-1 Cover Sheet
- Sheet C-2 Site Plan
- Sheet C-3 Utility/Stormwater Plan
- Sheet C-4 Grading and Drainage Plan
- Sheet LA-1 Landscaping Plan
- Sheet PS-1.0 Photometric Site Plan
- Sheet PS-2.0 Fixture Cut Sheets
- Sheet S-1 Topographic Survey

Sheet C-2, C-3, LA-1 and PS-1.0 of the plan set shows most of the required information relative to how the site will be developed.

The Town's Unified Development Ordinance (UDO) requires that the proposed commercial development be screened from the adjacent residential properties. The applicants will have a minimum 6-foot height natural vegetative opaque screening to meet this requirement. In many cases it is 35 ft. to 60 ft. in width. This can be seen on Sheet LA-1 of the landscaping plan. The proposed grocery store contains 31,568 square feet of gross floor area and is required to have 1 space for each 300 square feet of gross retail area, plus 1 space for each employee. Please note that the developer is providing 139 spaces including 6 handicap spaces which exceeds the Town's minimum requirements. The UDO requires a natural area of 15% for all commercial development in the Business Zoning District which may include the septic area. The applicants are proposing that a minimum 64,400 square feet of natural area (26.7%) will be provided which will meet the requirement set forth in the UDO.

The applicants are proposing to install 28 monopole light fixtures in the parking lot areas. The industry standard for the poles are 33' in height but the actual height poles proposed for this project are 25'. Note that all fixtures are "full cutoff" design, meaning that there is no light emitted upward or horizontally. The bulbs are shielded from horizontal vantage point. There are two wall mount fixtures proposed in the docking area and no other wall mount fixtures are proposed. The applicants are proposing a trash compactor to be located in the loading dock area for solid waste collection and disposal. Based on the location of this along with other mechanical features and landscape plantings; the collection and disposal system will be adequately screened from public view.

The UDO (Section 6.1.3(4)(B)) requires that the exterior wall faces of commercial buildings that are viewable from a street have a visual break every 20 feet. Please note on the elevation sheets the south and west wall faces are visible from the street. The applicant is proposing numerous design features that more than meet the Town's visual break requirement. Also, note on the elevation sheets the exterior color schemes. I will provide samples of these colors and materials at the meeting. Staff believes the colors depicted meet the neutral, earth tone requirement set forth in Section 6.1.3 of the UDO.

Staff has reviewed the Traffic Impact Analysis (TIA) submitted as required by the project. Being we do not have an engineer on staff and improvements are called for along the NCDOT NC 58, they assisted the Town in our review. A copy of the TIA is included for your review. NCDOT has concluded that the TIA meets the standards of analysis and agrees with the recommendation of either a traffic signal or round-a-bout at the Emerald and Mallard Drive intersection. NCDOT has recommended that the installation of a round-a-bout would be more efficient than a signalized intersection at this location. More comments and suggestions can be found on the attached letter from NCDOT and the developers have honored many of these suggestions.

The Town's Technical Review Committee (TRC) reviewed the project at its meeting held on August 3, 2016. Following that meeting, Town staff requested a few slight revisions to the plan and additional information. Since our that TRC meeting an updated set of plans and response letter was received with these requested revisions by staff and the NCDOT. The consultant's response letter has been included for your review. Staff and the Planning Board had the chance to review these revisions and agree that staff and

NCDOT concerns have been addressed. The Town's consulting stormwater engineer has not reviewed these revisions but based on the consultant's response to a few minor questions, staff expects stormwater approval soon. The applicant and their consulting engineers are working with the State and County for onsite waste water disposal approval which is still in review at this time. In addition, since the proposed development will disturb more than one (1) acre or land, then a State Erosion and Sedimentation Control Permit will be required and to date, no permit has been received. This permit will be received before any land disturbance occurs.

The Planning Board recommended approval of the commercial review to the Board of Commissioners with the following conditions:

1. Approval from the Town's consulting engineer that the stormwater plan prepared for the project is consistent with the Town's stormwater regulations.
2. Approval and recordation of survey combing parcels and gifting parcel to Emerald Landing Homeowners Association
3. Approval and recordation of Crew Drive closure and recordation of the perpetual public easement
4. Copy of authorization to construct the onsite septic system from the Carteret County Health Department
5. Copy of permit from NCDEQ for installing new public water mains creating a looped system
6. Copy of the Erosion and Sedimentation Control Permit issued by the State

A condition the Planning Board did not discuss but the Commissioners may consider adding is a condition that the developer is responsible for the improvements at the intersection of NC 58 and Mallard Drive by installation of a traffic round-a-bout as recommended by NCDOT.

I look forward to discussing this with the Commissioners at their September 13, 2016 meeting.