

**TOWN OF EMERALD ISLE  
Board of Commissioners**



**AGENDA ITEM COVER SHEET**

Meeting Date: September 13, 2016

Agenda Item #: 12

**ITEM TO BE CONSIDERED**

**Title:** Proposed Egret Landing Shopping Center

**Brief Summary:**

The Board will consider the approval of the site plan, building elevations, and lighting plan for a proposed new grocery store to be located on NC 58 between Mallard Drive / Emerald Landing Drive and Emerald Plantation Shopping Center. The proposed project includes an ~ 31,500 sq. ft. grocery store and associated parking, improvements to the Crew Drive roadway and Mallard Drive, and the installation of either a new traffic signal or roundabout at the intersection of NC 58 / Mallard Drive, all at the developer's expense.

The ~ 6.4 acre parcel is zoned Business, and a grocery store is a permitted use by right in the Business zoning district. Town staff have reviewed the project plans, and have determined that the proposed project meets all applicable development regulations. The Planning Board reviewed the project, and unanimously recommends approval of the site plan, building elevations, and lighting plan.

If project plans are approved, the Board is also asked to express its preference regarding a new traffic signal or a new roundabout. NCDOT has indicated that either improvement will be effective, but prefers a roundabout at this location.

**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 and recordation of Crew Drive closure and new perpetual road easement
- 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.

Board should express preference regarding new traffic signal or new roundabout for Emerald Drive / Mallard 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 / memo from Edmondson
- 2 Site plans, building elevations, lighting plan
- 3 Traffic Impact Analysis
- 4 NCDOT comments
- 5 Town staff comments
- 6 Developer response to comments
- 7 Potential traffic roundabout design

**ACTION TAKEN:**

Motion By: \_\_\_\_\_

Carried: \_\_\_\_\_