



Nice Matters!

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DATE: August 6, 2018
TO: Frank A. Rush, Jr, Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Rezoning Town of Emerald Isle property from (RMF) Residential-Multifamily to (G) Government; 7518 Emerald Drive, Mclean Spell Park**

With the recently purchased 29.7 acre parcel of land, the Town desires to rezone this parcel. This parcel is the site of McLean Spell Park. The parcel is currently used for recreational purposes (walking/biking trails) and is the future site of a new dog park. Currently, the parcel is zoned Residential-Multifamily (RMF). To be consistent with the zoning of all other Town owned properties it is desired to rezone this parcel to the Government (G) district.

The surrounding area is predominantly zoned Single/Dual Family Residential (R2) and Government (G). Again, this rezoning is to standardize the zoning of all Town Properties to the Government (G) zoning district. 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

Due to the parameters set by the funding partners as part of the purchase of this property, any current or future use will have to comply not only with the Town's development requirements but with those parameters set forth in deed restrictions through the purchase. Those parameters far exceed the Town's use standards as outlined in the Unified Development Ordinance. At their July 2018 meeting, the Planning Board voted to approve the rezoning unanimously, 6-0.

If the Commissioners are in support of the rezoning, an amendment to the CAMA Landuse Plan Future Landuse Map will be necessary as well. 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, rezoning mailing affidavit, and record of zoning amendment. I look forward to discussing this issue with the Commissioners at their August 13, 2018 meeting.