

Town of Emerald Isle



Special Joint
Meeting

Emerald Isle
Planning Board

Emerald Isle
Board of
Commissioners

Comprehensive Land Use Plan

Draft: January 4, 2017

January 18, 2017

STEERING COMMITTEE:

Jim Normile

Town Commissioner

Ken Sullivan

Planning Board

Larry Watson

Retail / Restaurant / Business

Bruce Hedreen

Retail / Restaurant / Business

Carole Lanier

Tourism Oriented Business

Malcolm Boartfield

Real Estate / Developer / Contractor

Nathan Wax

Vacation Rental Company

Georgia Ricks

Campground / RV Park / MH Park

Amy Reardon

Second Homeowner

Ron Harkless

Second Homeowner

Mike Campbell

Permanent Resident

Chad MacAvery

Permanent Resident

Randy Campbell

Permanent Resident

Holland Consulting Planners, Wilmington, NC

How this plan was developed:

- thorough review of 2004 plan
- hours of research
- total of 9 Steering Committee meetings
- online citizen survey
- special public input workshop

- solicitation of input via website, social media, newsletters, meetings
- sincere and thoughtful consideration by many

At the end of the day, the plan should reflect the vision of the people of Emerald Isle!

What is the Comprehensive Land Use Plan?

- a vision for growth and development in Emerald Isle in the future - essentially, it answers the question “what do we want to become?”
- a planning tool, generally not a regulatory tool (*CAMA)
- important communication to residents, property owners, and potential developers
- zoning “trumps” land use plan and controls current land use decisions - ideally zoning regulations should implement the vision in the plan
- healthy to reconsider and amend as needed

The Vision Statement:

- “family-friendly”
- “water-based lifestyle”
- “small-town character and charm”
- “beaches, inlet, and sound”
- “flourishing businesses”
- “avoid over-commercialization”
- “serve tourism economy and year-round residents”
- “low density development”
- “protection of water quality”
- “preserve vegetation”
- “protect natural resources”
- “public access to beaches and sound”
- “exceptional municipal services”
- “safe place to live and visit”
- “value input of residents and businesses”
- “dual residential and seasonal character”
- “recognize sacrifices of military”
- “excellence in education”
- “cooperation – NICE MATTERS!”

Basic Background Information:

- Permanent population – 3,689 / Peak seasonal population – 39,789
- Housing units – 6,711
 - ~ 77% constructed since 1980
 - ~ 4,400 single family residential, ~ 1,200 multi-family residential,
 - ~ 1,100 manufactured home units
 - ~ 75% used as second homes or vacation rental units
- Median age - 52.5 years
- Median property value - ~ \$377,000

Basic Background Information:

- Total area – ~ 3,242 acres
 - ~ 413 acres marine and estuarine
 - ~ 479 acres roads and other unbuildable
 - ~ 467 acres undeveloped
 - ~ 89% of remaining is developed as residential
 - ~ 1,118 acres in AE or VE flood zone
- Vacant parcels – nearly 1,000
does not include redevelopment potential)
enough inventory to sustain construction industry for at least 20
years, and likely much more

MAP 2. FLOOD HAZARD AREAS

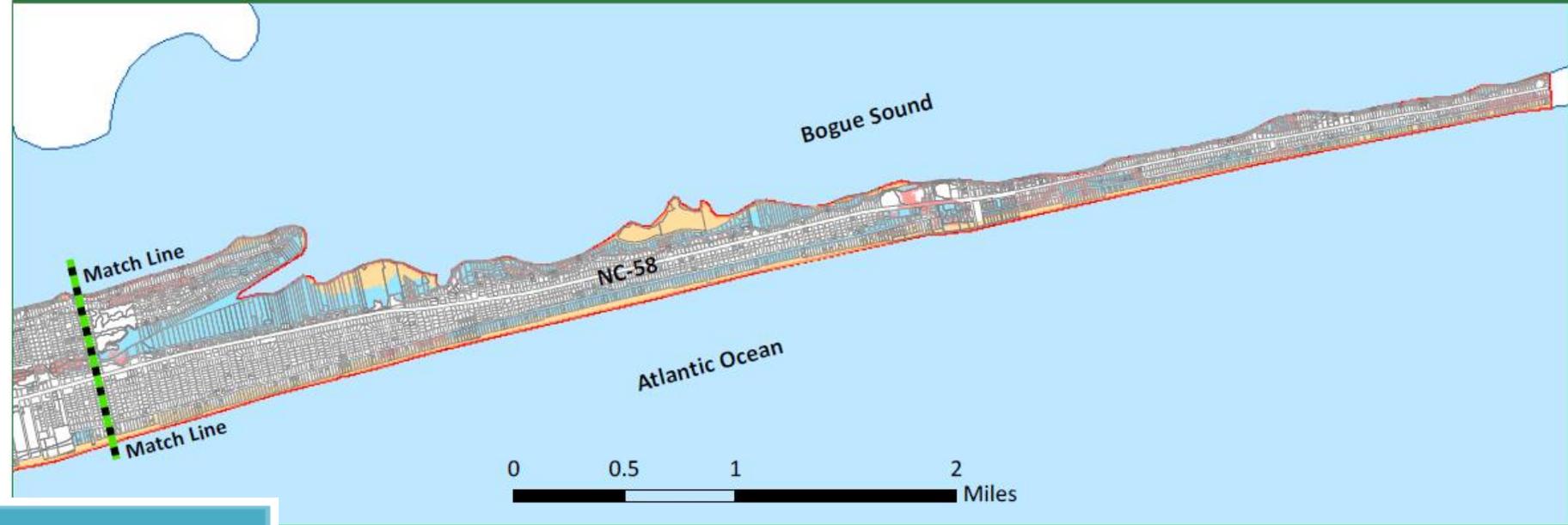
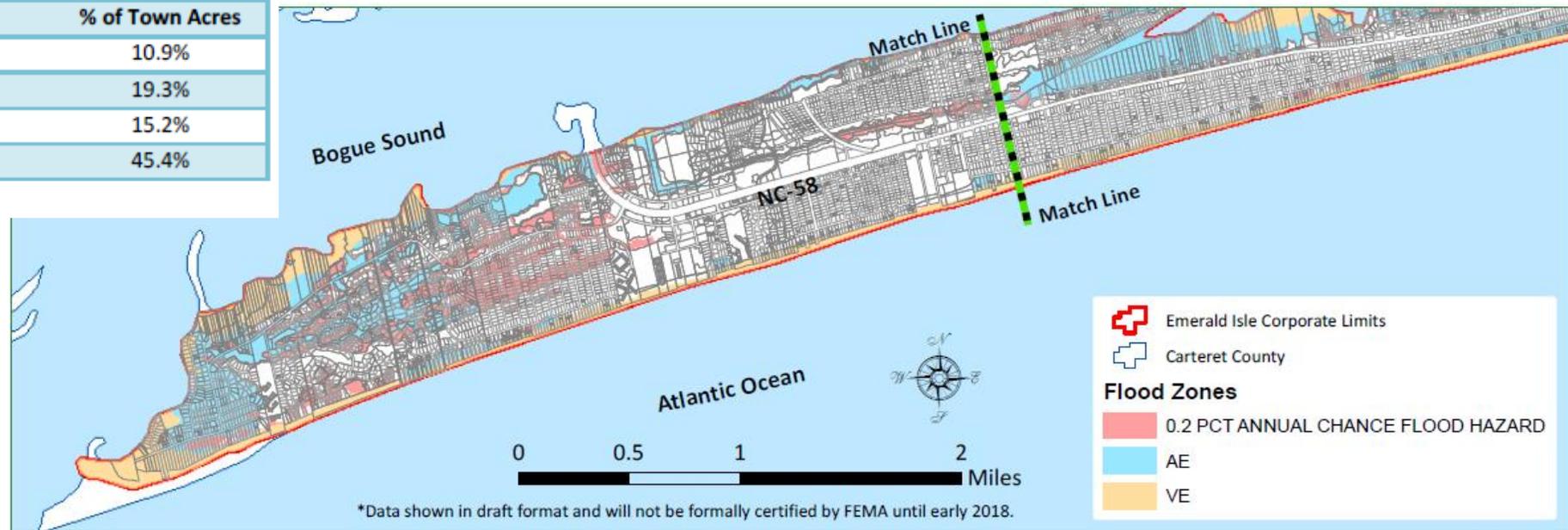


Table 8. Flood Hazard Areas

Type	Acres	% of Town Acres
0.2% Annual Chance Flood Hazard	353.62	10.9%
AE	623.93	19.3%
VE	493.97	15.2%
Total	1,471.52	45.4%

Source: Federal Emergency Management Agency.



*Data shown in draft format and will not be formally certified by FEMA until early 2018.

MAP 12. EXISTING LAND USE

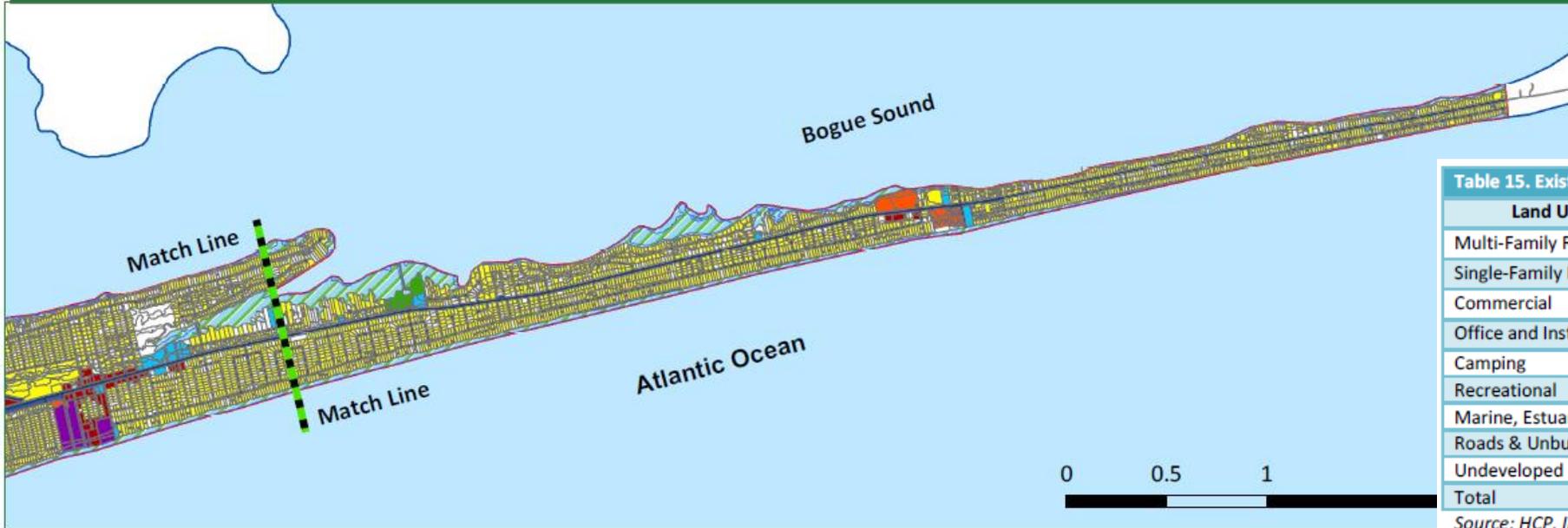
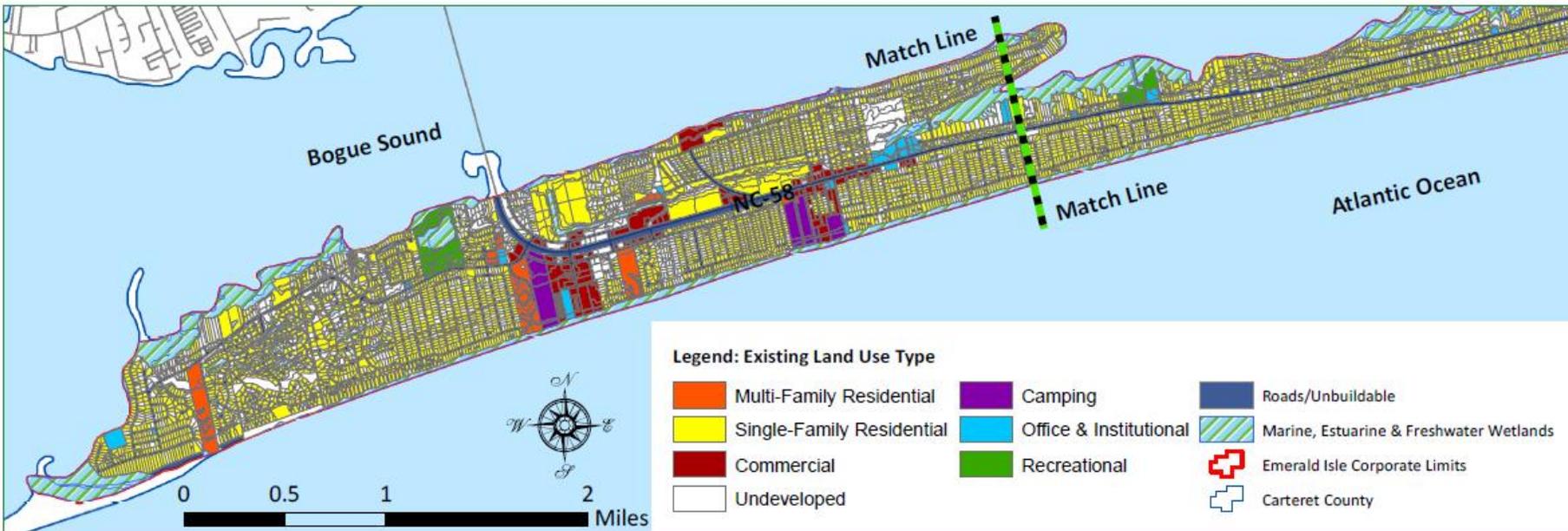


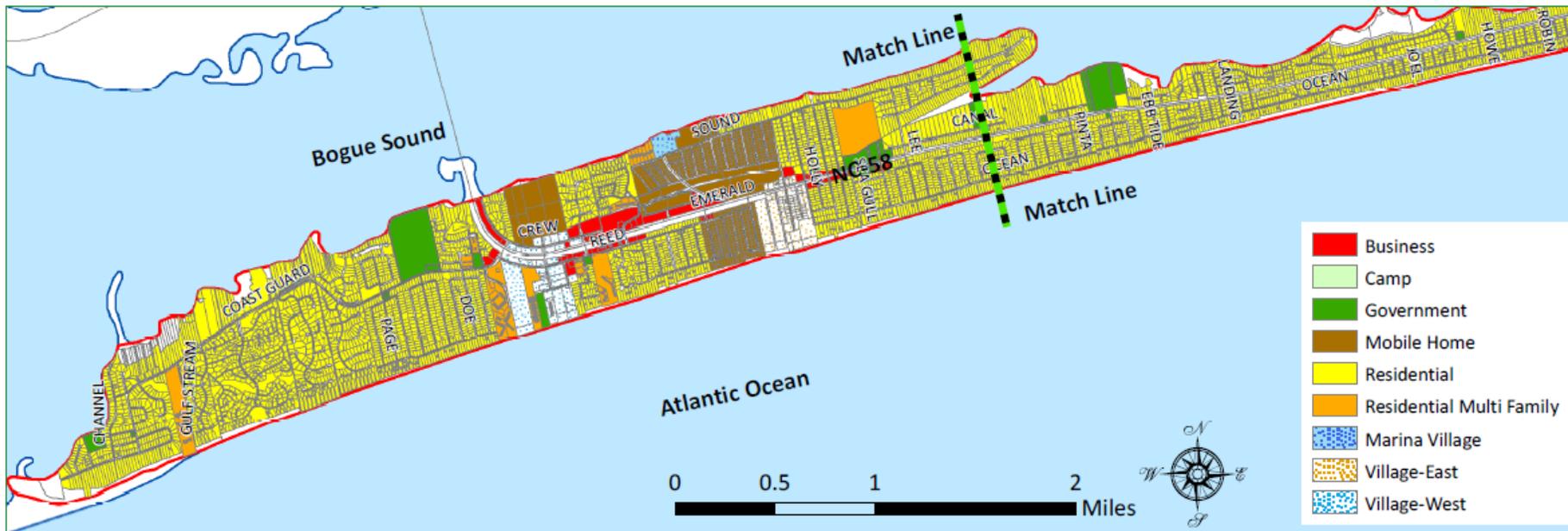
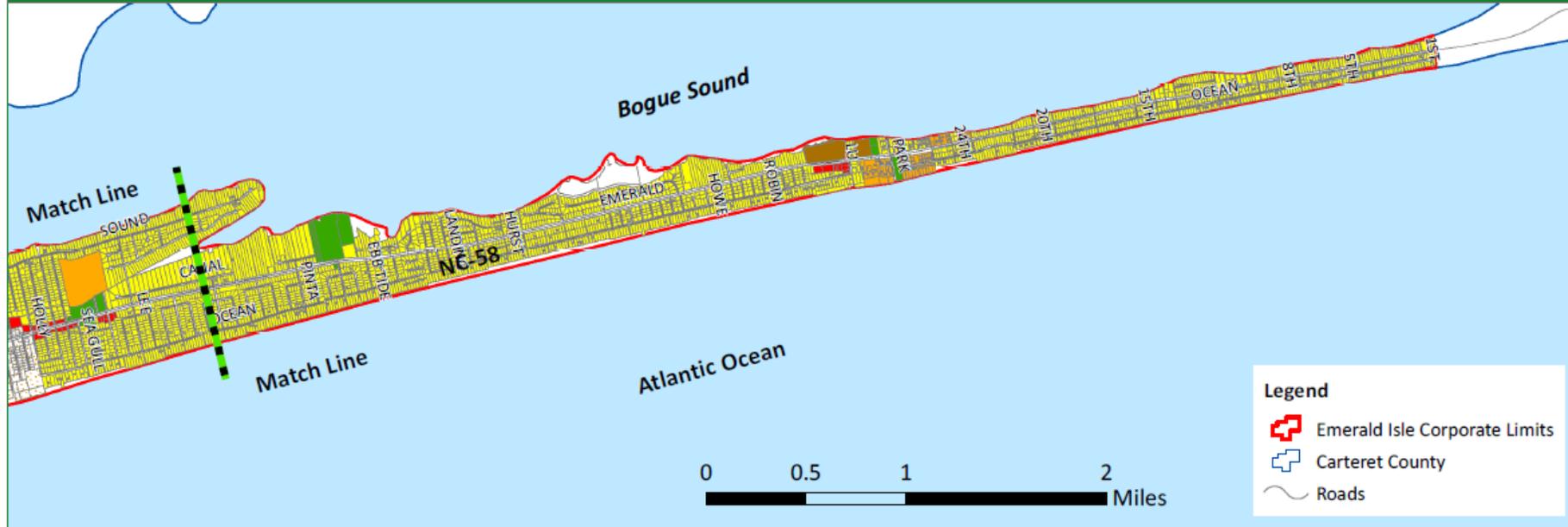
Table 15. Existing Land Use

Land Use Category	Acres	% of Corporate Limits
Multi-Family Residential	81.25	2.51%
Single-Family Residential	1,593.08	49.14%
Commercial	100.79	3.11%
Office and Institutional	37.88	1.17%
Camping	43.49	1.34%
Recreational	26.77	0.83%
Marine, Estuarine, & Freshwater	413.38	12.75%
Roads & Unbuildable Area	478.42	14.76%
Undeveloped	466.68	14.40%
Total	3,241.74	100.00%

Source: HCP, Inc.



MAP 13. ZONING



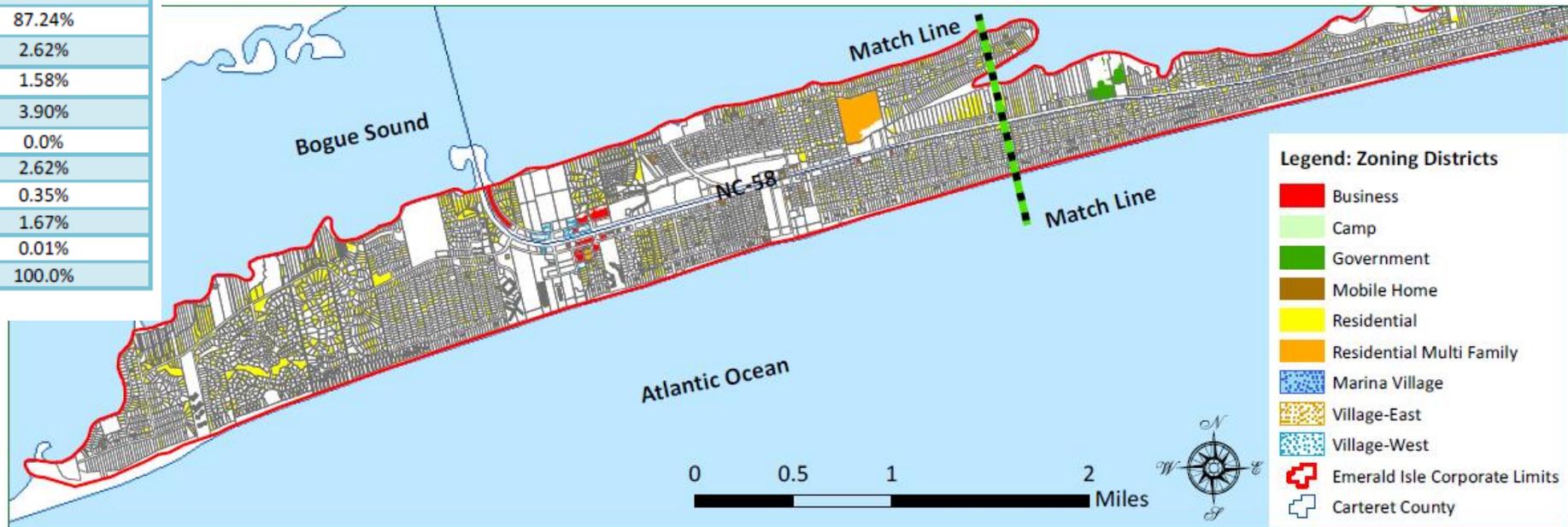
MAP 14. VACANT PARCELS BY ZONING



Table 16. Undeveloped Parcels By Zoning District

Zoning District	Acres	% of Vacant Parcels
R2 Residential	363.39	87.24%
RMF Residential Multi Family	10.93	2.62%
MH Mobile Home	6.57	1.58%
B Business	16.23	3.90%
C Camp	0.00	0.0%
G Government	10.93	2.62%
VE Village-East	1.47	0.35%
VW Village-West	6.95	1.67%
MV Marina Village	0.05	0.01%
Total	416.52	100.0%

Source: HCP, Inc.



Future Demands:

Key considerations:

- maintain family-friendly, small-town character
- beach nourishment, inlet management
- bicycle path facilities
- redevelopment of underutilized areas
- wastewater treatment limitations
- identifiable and vibrant “downtown”

- water quality, natural resource preservation
- mixed use opportunities
- traffic congestion and improvements
- professionals working remotely
- support range of housing options
- beach and sound access
- promote traditional, full-service marina
- ocean fishing pier

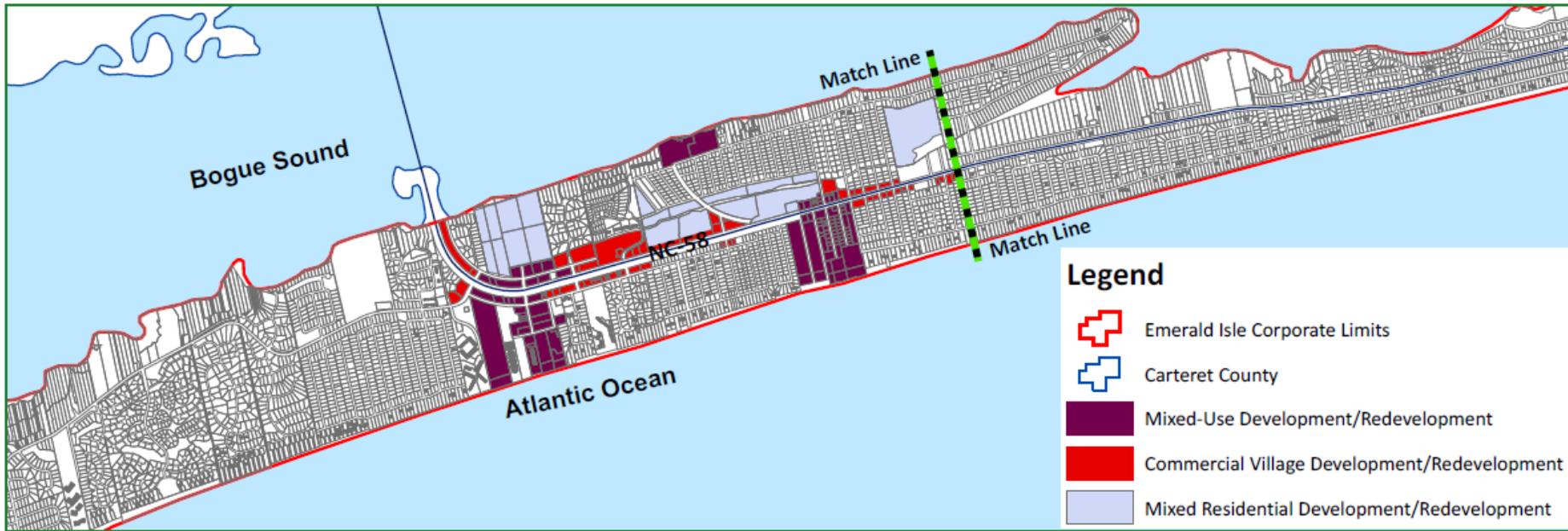
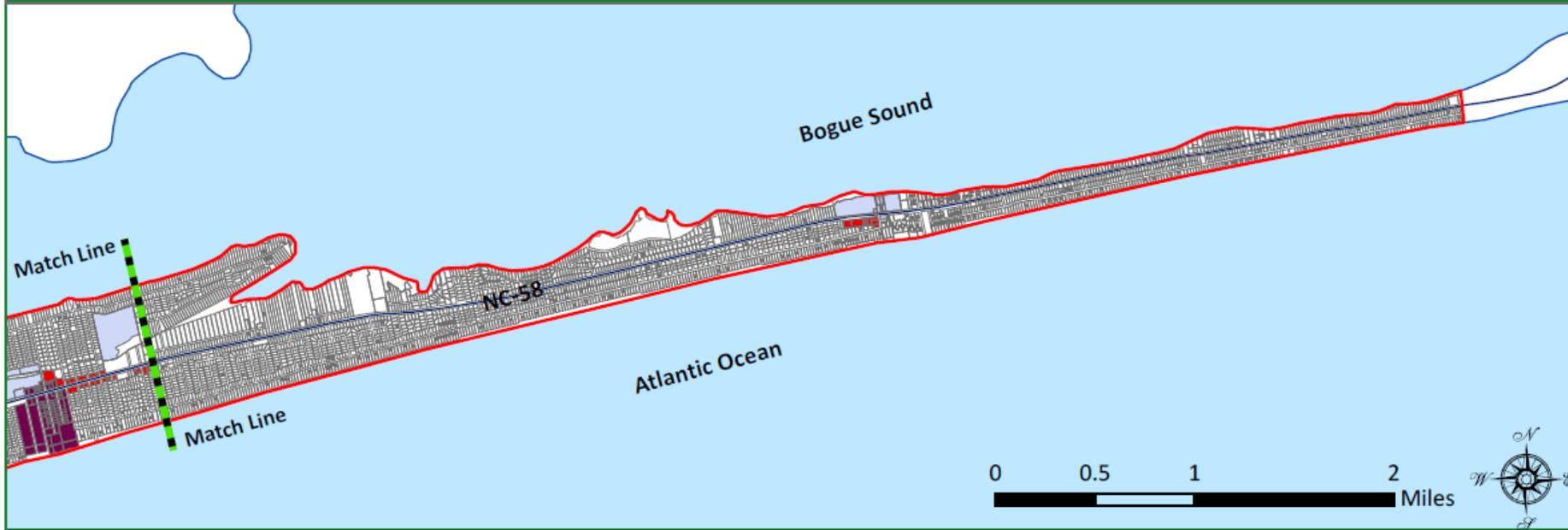


Future Land Use:

- Reality is that most of remaining vacant parcels are located in residential areas, and will develop as single-family homes or duplexes
- Key focus is therefore on the NC 58 corridor between the NC 58 bridge and the Town government complex, Village East, Village West, Marina Village areas, and other existing mobile home parks and RV parks that have potential for redevelopment in the future



MAP 17. DEVELOPMENT/REDEVELOPMENT POTENTIAL





Village East / NC 58 Corridor

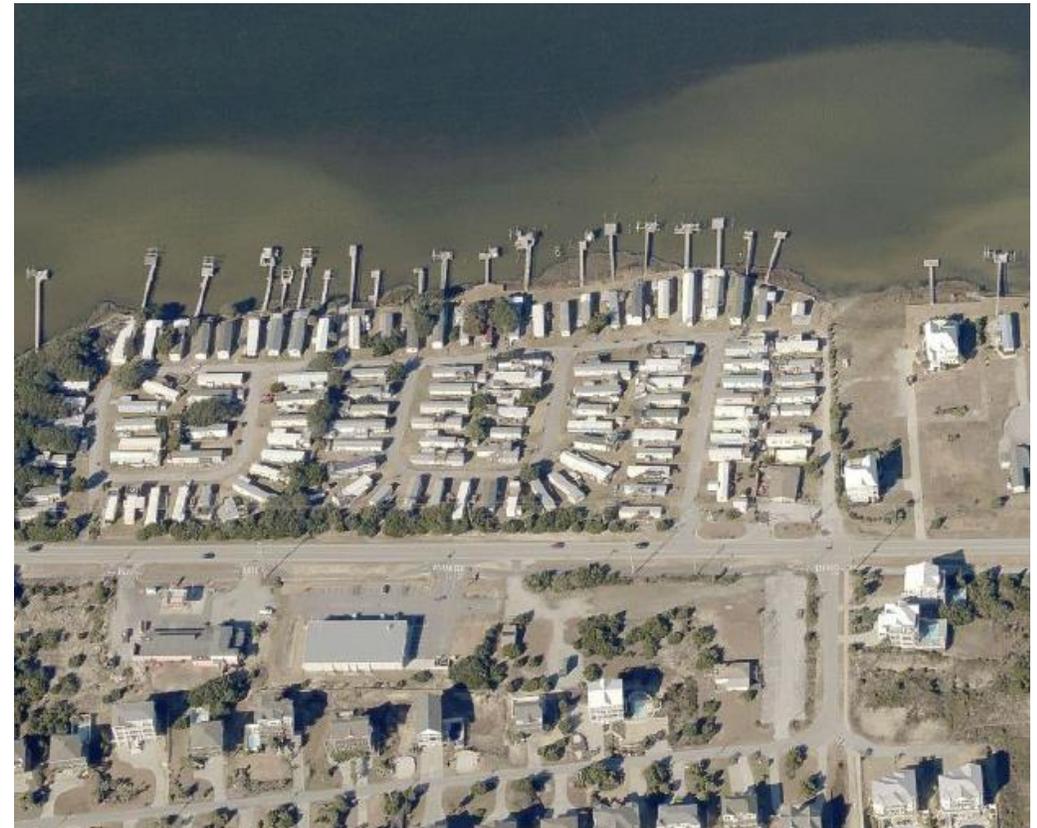
Village West / NC 58 Corridor





Marina Village Area

Eastern Commercial Area



Future Land Use Map:

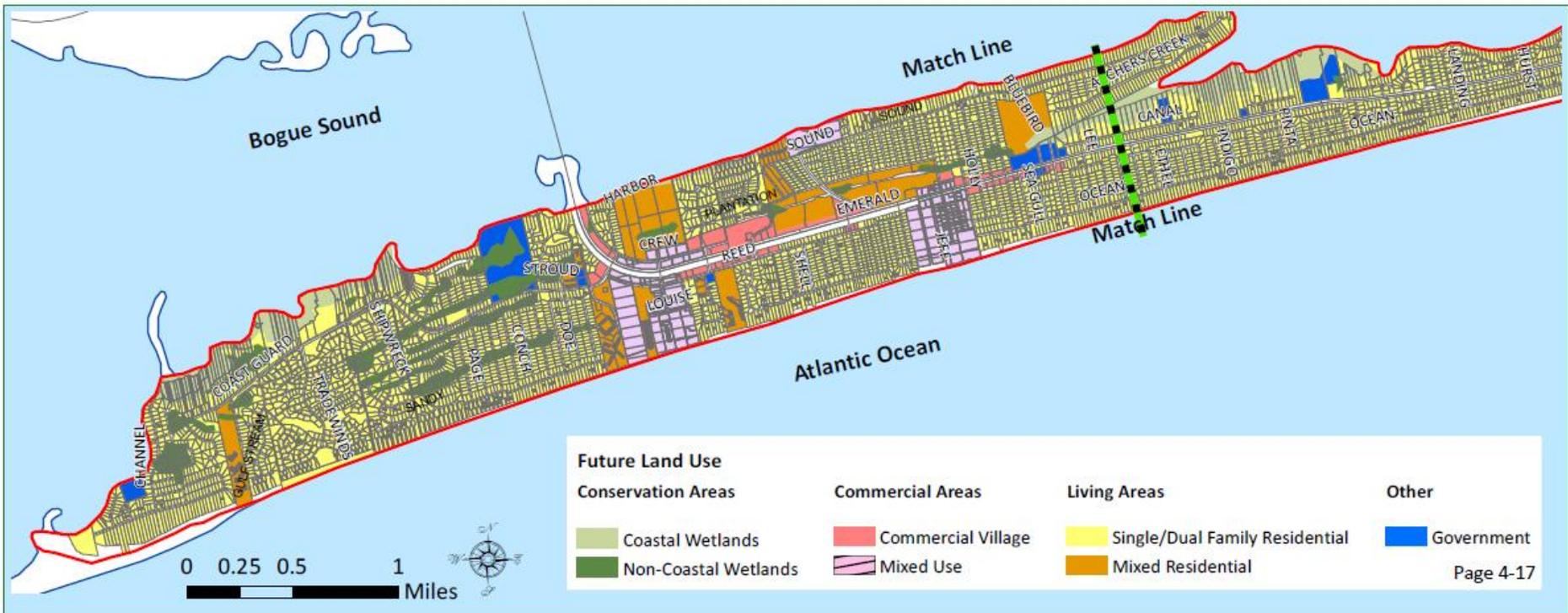
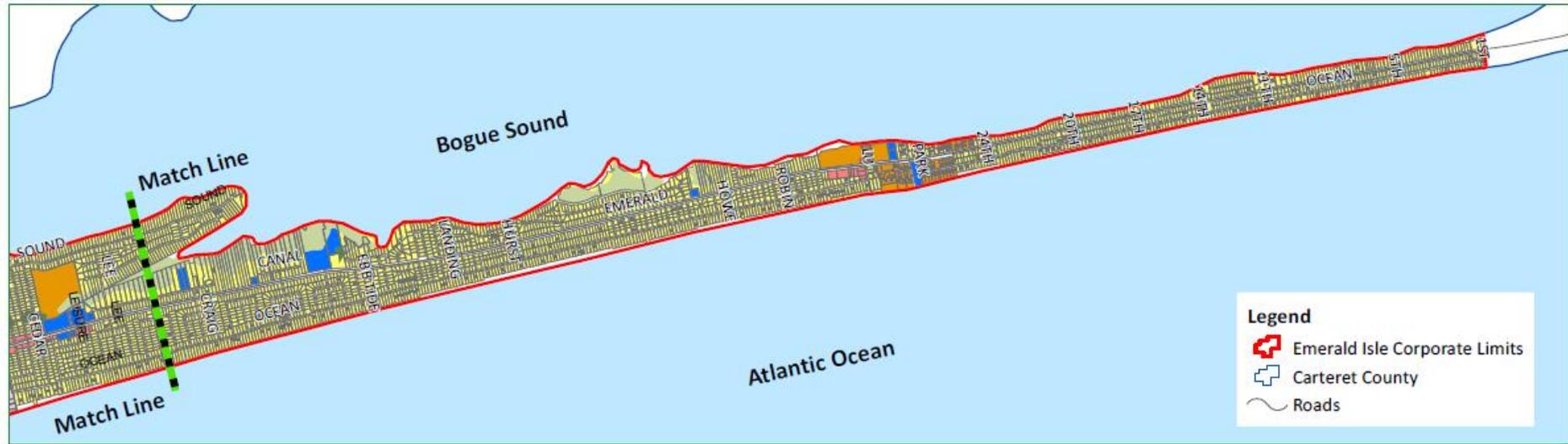
Developed after considering:

- 2004 Future Land Use Map
- existing zoning map
- property owner goals
- public input received

CLASSIFICATIONS:

- **Government** – These portions of Town are dedicated to properties used by Federal, State, or local government.
- **Wetlands** – These portions of Town are inundated with coastal wetlands and are not suitable for development.
- **Single/Dual-Family Residential** – These areas are planned primarily for single-family and duplex structures. This category includes many existing areas that are already developed. It is the Town's intent to encourage only single-family or duplex structures in this future land use category.
- **Mixed Residential** – These areas are planned for single-family, duplex structures, or multi-family structures in the future, and it is the Town's intent to limit future multi-family structures to these areas only. This category includes many existing multi-family developments and existing mobile homes in Emerald Isle, and all such existing uses may continue.
- **Mixed Use** – These areas have been identified as portions of Town that will accommodate varying land uses (residential, including multi-family, and non-residential) within the same future land use district, intended to provide housing choices, goods and services for the surrounding neighborhoods, as well as the community overall, and to promote quality redevelopment in those areas.
- **Commercial Village** – These portions of Town are dedicated to commercial land uses intended to provide goods, tourism-based services, and businesses and professional services to both citizens and visitors. This district will also allow residential use that is complementary to commercial uses, but is not intended for solely residential housing.

MAP 21. FUTURE LAND USE



Notable Goals and Policy Statements:

Public Access:

- maximize and enhance public access to ocean and sound
- consider residents and visitors of all abilities
- promote the development of a traditional, full-service marina, either through flexible regulations, public-private partnership, or other strategies (NEW)
- support Bogue Inlet Pier, and continue historical efforts to develop new pier if / when Bogue Inlet Pier ceases to operate (NEW)

Notable Goals and Policy Statements:

Land Use Compatibility:

- seek appropriate balance between private property rights, economic development, environmental protection, and community cohesiveness
- promote attractive community, high quality of life, and unique sense of place while mitigating risks to public health, safety, and welfare
- protect coastal wetlands
- emphasis on protection of ORW waters

Notable Goals and Policy Statements:

Infrastructure Carrying Capacity:

- transportation improvements should maintain safe and convenient access between sound and ocean side of NC 58
- pursue traffic improvements at 4 signalized intersections (NEW)
- support new mid-island bridge (SLIGHTLY DIFFERENT)
- expansion of bicycle and pedestrian facilities
- consider centralized wastewater treatment facilities for commercial and mixed use districts only (DIFFERENT)

Notable Goals and Policy Statements:

Natural Hazard Areas:

- Conserve areas of environmental concern and other sensitive areas that provide natural hazard protection
- Promote responsible development that minimizes threats from erosion, wind, storm surge, flooding, etc.
- continue beach nourishment program and Bogue Inlet management efforts
- promote disclosure of APZ and noise issues associated with Bogue Field

Notable Goals and Policy Statements:

Water Quality:

- maintain, protect, and where possible, enhance water quality in the ocean, sound, and Archers Creek
- continue comprehensive storm water management program to address water quantity and quality concerns
- enforce storm water management ordinances on all new development and significant redevelopment
- continue primary reliance on septic tanks / on-site wastewater treatment in residential areas

Notable Goals and Policy Statements:

Local Concerns:

- retain small-town character and family-friendly atmosphere
- maintain current building height limits
(40 ft. mean roof height for all structures, with possibility of 50 ft. for commercial and mixed use, and 50 ft. for dry-stack facilities)
- support development of a more traditional “town center” or “downtown”
- support development of commercial convenience area in eastern Emerald Isle

Notable Goals and Policy Statements:

Local Concerns:

- continue high priority on aesthetics and landscaping in public rights-of-way
- support establishment of “meeting and events center” facility (DIFFERENT)
- continue to facilitate use of golf carts on public streets (NEW)
- support development of small-scale centralized wastewater treatment plant(s) to serve Village East, Village West, Marina Village (DIFFERENT)

Notable Goals and Policy Statements:

Local Concerns:

- pursue community character, placemaking initiatives (NEW)
- recognize need for affordable housing options and do not take any action to force removal or closure of existing mobile home parks, RV parks, or mobile homes on individual lots (NEW)
- support development of complementary residential uses above ground floor commercial uses in Commercial Village area (NEW)
- encourage the siting of commercial and mixed use buildings closer to the street, with rear and side yard parking (NEW)

Why we're all here

This business district!

This water!

These neighborhoods!

This water!

This beach!

This land!

it's about each of our own piece of this paradise:
our enjoyment, our peace, our investment, our future

This inlet!