



Nice Matters!

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DATE: August 12, 2016
TO: Planning Board
CC: 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.

It is staff's position that the proposal meets all requirements for Commercial Structures as outlined in the UDO. I look forward to discussing this matter with the Board at our August 22, 2016 meeting.