



Nice Matters!

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**DATE:** December 12, 2016  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr, Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Review of Exterior Paint Color of Bogue Inlet Pier and Restaurant**

As you are aware, the demolition and rebuild of the Bogue Inlet Pier House is underway. Originally, the intent was to match the paint of the new Pier House to the original paint color of the Pier House and remaining Restaurant. It is now desired to repaint both a new color. Attached, you will find the original color of the Pier House and Restaurant which is a custom orange. The owner is requesting the new color of the exterior of the Pier House and Restaurant to be banana pepper green. Attached, you will see a color sample of this, as well as a picture of this color on an existing feature by the condo suites to the west of the Pier House. The parking fee booth at the entrance of the Pier is painted this color as well.

The UDO requires the following:

**Permitted Exterior Colors**

The proposed exterior structure colors for facades and walls shall be of low reflectance, subtle, neutral, or earth tone colors. Building trim and accent areas may feature brighter colors as approved by the Planning Director. Colors for new construction will be approved by the Board of Commissioners as part of the commercial review process. For existing buildings, exterior commercial colors must be approved by the Town prior to the painting or repainting of any commercial structure. The colors to be used for the repainting of existing structures may be approved by the Planning Director based on the criteria and intent stated in this [section 6.1.3](#). The Planning Director may request review of the colors by the Planning Board and approval by the Board of Commissioners if doing so is in the interest of maintaining a family beach image.

- (a) A request can be made for an exterior color that is not of low reflectance, subtle, neutral or earth tone. A request should meet one of the following two criteria: the business in that structure is a national chain or franchise that requires a certain color, or the name, product or service of the business denotes something other than low reflectance, subtle, neutral or earth tone color. Applicant shall have the burden of proving to the reasonable satisfaction of the Town that the exterior color falls under or meets one of the two criteria, and that granting approval is necessary or furthers a legitimate business interest of the applicant. A request for a color other than a one of low reflectance, subtle, neutral or earth tone, without meeting one of the two criteria shall result in denial.
- (b) The applicant may be requested to create a panel of desired color or colors for the Planning Director, Planning Board, and Board of Commissioners to better visualize the ordinance compatibility.

I look forward to discussing this issue with the Planning Board at your December 19, 2016 meeting. Please let me know if you have any questions regarding the foregoing information.