



Nice Matters!

**Emerald Isle
Planning and Inspections**
7500 Emerald Drive
Emerald Isle, NC 28594

252-354-8548 voice
252-354-5068 fax

www.emeraldisle-nc.org

Town Planner
Josh Edmondson
jedmondson@emeraldisle-nc.org



DATE: July 18, 2016
TO: Planning Board Members
CC: Frank A. Rush, Jr, Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Consider rezoning Town properties from (R2) Single/Dual Family Residential & (B) Business to (G) Government; 7509 & 7517 Emerald Dr. and 9427 & 9425 Coast Guard Rd**

At the May Planning Board meeting, staff presented the Board with a request to rezone the Senator Jean Preston Memorial Park and the Boat ramp parcels in order to standardize the zoning for all Town-owned parcels to the (G) Government zoning district. The Board of Commissioners approved the rezoning of these parcels after conducting a public hearing at their June meeting. Currently, the above (4) four parcels are the only remaining Town-owned parcels that have yet to be rezoned to the (G) Government zoning district. Staff is requesting that the parcels located at 7509 (PIN 539306298220000) & 7517 (PIN 539306295183000) Emerald Dr. be rezoned from (R2) Single/Dual Family Residential and (B) Business to (G) Government. The request also includes 9427 (PIN 538309051894000) & 9425 (PIN 538309052868000) Coast Guard Rd. from (R2) Single/Dual Family Residential to (G) Government.

The parcel located at 7509 Emerald Dr. is where the Town Administration Building is situated and abuts parcel 7517 Emerald Dr. which is vacant and wooded. The parcels together total about 1.4 acres. The surrounding parcels are zoned (G) Government, (B) Business and (R2) Single/Dual Family Residential. The parcels located at 9427 & 9425 Coast Guard Rd. are where Bogue Banks Water Corp has their utility shed and where Ocean Oaks park is situated. The parcels are each about .295 acres. All adjacent parcels are zoned (R2) Single/Dual Family Residential.

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

The use of each (4) four of these parcels is expected to remain as is with the exception of the vacant parcel beside the Town Administration Building which could be developed in the future. Any changes of use to any parcel would have to conform to the list of uses above. As currently used, these parcels are compatible with the surrounding uses of land. Staff recommends to approve the rezoning based on the following:

- The proposed rezoning is consistent with the goals and policies of the Town's Land Use Plan, and
- While the parcels are smaller tracts, the current uses on the property are sited in a way that minimizes impacts on adjacent property owners, and
- The uses of the parcels currently are compatible with neighboring properties, and
- The Town is seeking to standardize the zoning of all Town-owned properties to Government zoning district to maintain consistency, and
- The proposed rezoning is consistent with the community's overall interest in maintaining a small-town atmosphere.

Attached to this memorandum is an excerpt from the Town's Zoning Map which shows the zoning of adjacent and nearby parcels and an adjacent neighbors list. I look forward to discussing this issue with the Planning Board at its July 25 meeting. Please let me know if you have any questions regarding the foregoing information.