



Nice Matters!

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**DATE:** October 17, 2016  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr, Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Consider Text Amendment to Chapter 5 Density, Intensity and Dimensional Standards concerning setbacks in the Business District**

Over the last several months, staff has been discussing the current Business district zoning corridor along Emerald Dr. Discussion has centered around several items with the major centering around the vision for this district and allowing mixed uses in a similar way as the Village districts. This vision has gained traction as a topic of interest with the Landuse Steering Committee. The idea of a mixed commercial district is a much larger topic that I envision the Planning Board to begin discussing has you review the draft landuse plan and we adopted the plan thus working on the strategies outlined in the plan. The item being presented by staff is one that stems from this mixed use business district, keeping with the village/small town theme outline in the Landuse Plan of which is the desire of the community. Specifically, we are proposing a reduction to the front, side street and through/double frontage lot setbacks in the Business district.

The current setback requirements are 40' front, 30' side street and 40' through/double frontage lot with the opportunity for every building or property in the Business district among others that has highway 58 as its adjoining side street to have a 5' side setback along Highway 58, plus 10' for each additional story over 2 stories. Staff is proposing a reduction to each of these 3 setbacks to 10'. Staff believes the current setbacks are those found in a more urban type environment and that this reduction is more common in the village/small town setting. Vision having the buildings closer to the street pushing parking to the side and rear of the property and seeing more of the architectural features of the building instead of asphalt and parked vehicles. This setback reduction mirrors those of the Village districts and promotes that mixed use commercial district we envision as a strategy in the updated landuse plan.

Also, after hearing concerns regarding the Egret Landing road closure, staff thought this may be an appropriate way to alleviate concerns about that closure. In fact, if this amendment passes, the developer plans to dedicate a 50' public right of way on the property where the former Crew Dr. was located to the Town. In doing this, nothing regarding the site plan would change except the easement would become a public right of way. The building as proposed would meet the new 10' setback requirement. The developer would still make all proposed improvements to the street and it would be like any other publicly maintained street in the Town. Staff feels the amendment addresses all concerns about this project, provides our current property owners additional flexibility for development in the current Business district and continues to promote the small town theme adored by all here in Emerald Isle. Furthermore, promoting this village theme along the Business district on Emerald Dr. is a way to integrate and tie the Village West and East zoning districts together.

Attached to this memorandum is an excerpt from the Unified Development Ordinance Chapter 5 that shows where this change takes place on the table and a copy of the Town's zoning map. I look forward to discussing this issue with the Planning Board at its October 24, 2016. Please let me know if you have any questions regarding the foregoing information.