



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](http://www.emeraldisle-nc.org)

**Town Planner**  
Josh Edmondson  
[jedmondson@emeraldisle-nc.org](mailto:jedmondson@emeraldisle-nc.org)



**DATE:** April 18, 2017  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr., Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **REVIEW OF REVISED AMENDMENT TO CHAPTER 5 – DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS – UNIFIED DEVELOPMENT ORDINANCE - IN ORDER TO AMEND THE TABLE OF DIMENSIONAL STANDARDS REGARDING UNITS PER ACRE IN THE VILLAGE EAST, VILLAGE EAST- CONDITIONAL, VILLAGE WEST, VILLAGE WEST-CONDITIONAL, MARINA VILLAGE AND MARINA VILLAGE-CONDITIONAL ZONING DISTRICTS & NOTES 2 & 3**

At the Commissioners April meeting, staff discussed with the Commissioners the amendment to the requirement of the number of units per acre in the VE, VE-C, VW, VW-C, MV and MV-C zoning districts. During the public hearing, concerns were raised by one of the property owners in these areas, that the public access requirements were too vague and uncertain. I.e. what specifically would this mean and what discretion would the Town have in determining this access. These were excellent comments and ones we did not consider when developing the ordinance amendment.

Because of this, the Commissioners rightfully so, table this issue and sent back down to the planning board for further discussion. What is included in this memo is a revision that describes a 10 ft. public access easement and requiring one such easement for each 550 ft. of frontage along the Atlantic Ocean and/or Bogue Sound. This language is model after existing language in the Unified Development Ordinance.

The revised amendment to the Table of Dimensional Standards is proposed as follows:

	<b>VE, VW and MV</b>	<b>VE-C, VW-C and MV-C</b>
Maximum allowable Density (dwelling units per acre)	6 in VE and VW 4 in MV	Up to 10 in VE-C, VW-C and MV-C
	(Note 2) (Note 3)	(Note 2) (Note 3)

**Notes:**

- There shall be no residential density requirement in VE, VE-C, VW and VW-C districts provided all applicable regulations in Chapters 2, 3, 4, 5, 6 and 7 of the Unified Development Ordinance are met. The Town will require a minimum of one (1) ten (10) foot public access easement for each five hundred fifty (550) feet of frontage on both the Atlantic Ocean and Bogue Sound, and the access shall run in a north and south direction to afford access by the public from a street to both the Atlantic Ocean and Bogue Sound.
- There shall be no residential density requirement in the MV and MV-C districts provided all applicable regulations in Chapters 2, 3, 4, 5, 6 and 7 of

the Unified Development Ordinance are met. . The Town will require a minimum of one (1) ten (10) foot public access easement for each five hundred fifty (550) feet of frontage on both the Atlantic Ocean and Bogue Sound, and the access shall run in a north and south direction to afford access by the public from a street to both the Atlantic Ocean and Bogue Sound.

Included with this memo is an ordinance amendment to Chapter 5 Density, Intensity and Dimensional Standards. I look forward to discussing this issue with you at your April meeting. If you have, any questions or concerns please let me know.