



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:** June 19, 2017  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr., Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Discussion/Review of the Commercial Village Zoning District Concept**

Over the last few months, we have briefly discussed the Commercial Village Zoning District concept. This concept was brought about as part of the update to the Land use Plan and was included in the future land use section of the plan. Because this is a new concept, several meetings will be used to discuss and develop this new district. Within the land use plan commercial village is define as:

**These portions of Town are dedicated to commercial land uses intended to provide goods, tourism based services, and businesses and professional services to both citizens and visitors. This district will also allow residential use that is complementary to commercial uses, but is not intended for solely residential housing.**

The key concept to this district is allowing residential as a complementary use to commercial uses without losing any commercial footprint. As the starting point to this discussion, I would first like to review with you the current commercial landscape (Business District) which would be replaced by the Commercial Village District. There are several items accompanying this memo for discussion including two excel spreadsheets depicting property information and total acres (occupied vs. vacant) as well as several maps.

Just to highlight, there are 64 total properties zoned Business in the main commercial corridor and eastern end commercial area. The acreage breakdown is as follows:

**Total Acres – 62.453; 64 Parcels**  
**Vacant Acres – 18.253; 15 Parcels**  
**Occupied Acres – 44.2; 49 Parcels**

The series of maps included depict the following (reference parcels outlined by **Blue Line**):

**Current Business Corridor Parcels**  
**Aerial Map of Parcels**  
**Acreage Map of Parcels**  
**Vacant Parcel Map**

My goal for the June meeting is for us to be familiar with the current landscape using the spreadsheets and maps. I hope this leads us to begin brainstorming ordinance changes that may be necessary to incorporate into the Unified Development Ordinance as a part of adopting this new Zoning District and ultimately rezoning these properties. I look forward to discussing this at your June 26, 2017 meeting. If you have any questions before the meeting please let me know.