



Nice Matters!

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DATE: November 13, 2017
TO: Planning Board Members
CC: Frank A. Rush, Jr., Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Discussion of Findings from Driveway and Parking Area Study in Residential District**

Over the last year+, there appears to be an increase of illegal parking areas in the Residential Zoning District. If you remember, we discussed this topic last December at the Planning Board meeting. This summer, I was fortunate to have an intern, Ryan Staebler, a rising senior at Appalachian State University complete this study. He spent the bulk of his 12 weeks with the Town working on this project. Ryan used field investigation and aerial imagery to find all noncompliant parking areas and since he was looking at each property, driveways as well. Using his GIS background, he was able to take this data and create several shapefiles and attributes that he then used to create several maps. The results of the study are directly attributed to this tedious process that Ryan worked very hard to accomplish.

Before we discuss the results of the study, I would like to remind the Board of the current driveway standards.

6.1.6 - Sidewalks and Driveways

(1)

Sidewalk Standard

No sidewalk shall be without a written permit from the Town.

(2)

Driveway Standard

All persons engaging in driveway construction, reconstruction, repair, and alteration must secure a permit and must meet the following specifications:

(A)

The plans for the proposed operation must be approved by the building official.

(B)

The work shall be done according to the standard specifications of the Town. All driveways shall be constructed to prevent storm water from running off from the driveway to the pavement of the existing public or private street. All driveways shall have a minimum width of ten (10) feet at the intersection with the public or private street.

(C)

The operation will not reasonably interfere with vehicular and pedestrian traffic, the demand and necessity for parking spaces, and the means of egress to and from the property affected and adjacent properties, and

(D)

The health, welfare, and safety of the public will not be unreasonably impaired.

(3)

In the R2, RMF, and MH District

In addition to the standards in subsections (1) and (2) above, single-family, duplex and mobile home structures in the R2, RMF and MH districts shall be limited to two (2) driveways on the Town right-of-way, not to exceed a width of sixteen (16) feet each.

6.7.1

(5)

Width and Length of Residential Driveway

The width of a residential driveway shall be not less than ten (10) feet nor greater than sixteen (16) feet and, if used as part of the parking area, shall be of sufficient length to keep two (2) cars off the street right-of-way. Each residentially zoned lot is limited to not more than two (2) driveways.

While Ryan was looking for illegal parking areas, he also measured every residential driveway in Emerald Isle for compliance as well. The findings of the study are below. No driveways were found to be less than 10' but were non-compliant for being wider than 16'.

- Total Number of Non-compliant Driveways – 2,846
- Total Number of Illegal Parking Areas – 181

The results of the study were somewhat eye opening for a couple of reasons. First, the higher than expected number of non-compliant driveways found. This number was larger than expected. With that, said 1,334 of these were non-compliant because of the flare; meaning the driveway was 16' wide but the flare, which is a very common feature of a driveway, made it larger. Second, the number of parking areas found were lower than staff expected. While this number is lower than originally thought, they still appear to be popping up from time to time.

My intention for your meeting is to discuss these results and decide if we need to address the driveway and parking situation through an ordinance amendment or some other action. Included with this memo is a map of the results discussed. A larger version of this map will be available at the meeting for review. I look forward to discussing this with you at your November 20, 2017 meeting.