



Nice Matters!

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DATE: January 16, 2018
TO: Planning Board Members
CC: Frank A. Rush, Jr., Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Discussion of Possible Amendment to Chapter 6 Development Standards, Section 6.1.6 Sidewalks & Driveways (3) and Section 6.7.1 Off Street Parking & Loading Requirements (5) regarding driveway widths**

At our November meeting, we discussed the results of the driveway survey conducted this summer. One of the findings concluded that half of the almost 2800 driveways were noncompliant due to the flare at the street. Meaning the driveway itself complied with the maximum 16' width but the flare added a few additional feet, which by rule made it noncompliant. The Board directed staff to discuss this issue with contractors to see what an acceptable standard would be so language could be included about the flare.

Over the last month, I have spoken with a few different contractors. The consensus seemed to be that the size of the flare is based on the function and in some cases appearance. With that said, I discussed a couple of numbers 2-3' for the flare touching the edge of the road. This number seems accurate with the length of the typical driveway flare and the contractors agreed this should work with most driveway designs. I think the easiest way to address this issue is to add language about the flare within the driveway standards of Section 6.1.6 (3) and 6.7.1 (5).

I will have some digital schematics which I will provide at the meeting showing the typical driveways on Emerald Isle to help guide our discussion. My goal for the meeting is for us to develop language we feel will best resolve this issue. I do not expect to have an amendment that is ready for Board approval to forward on to the Commissioners at the January meeting unless we are comfortable with what is discussed. Please come to the meeting with ideas and sample language regarding this topic if possible. If you have any questions before the meeting please feel free to contact me. I look forward to discussing this with you at your January 22, 2018 meeting.