



Nice Matters!

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**DATE:** July 16, 2018  
**TO:** Planning Board Members  
**CC:** Frank A. Rush, Jr, Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Consider Amendment to the Town of Emerald Isle 2017 CAMA Landuse Plan**

Because of the request by the Town to rezone the 30-acre tract of property behind the Parks and Recreation Center to the Government District, an amendment to the Landuse Plan is necessary for the rezoning to be consistent with the Landuse Plan. Specifically, an amendment is needed to the Future Landuse Map to change the future landuse from Mixed Residential as shown to Government. Because of the restrictions agreed to between funding partners and the Town for the purchase of this property, this property will only be used for park purposes (10 acre maximum) and the remaining acreage natural/undisturbed. The projected Mixed Residential Use is no longer accurate and the appropriate use to show in the Landuse Plan is Government.

Attached to this memorandum is the Future Landuse Map from the Town's CAMA Landuse Plan showing the current future landuse of this property. I look forward to discussing this issue with the Planning Board at its July 23, 2018. Please let me know if you have any questions regarding the foregoing information.