



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 rezoning Town of Emerald Isle property from (RMF) Residential-Multifamily to (G) Government; 7518 Emerald Drive, Mclean Spell Park**

The Town recently acquired a 30-acre tract of property behind the Parks and Recreation Center. This parcel is the site of McLean Spell Park. The parcel is currently used for recreational purposes (walking/biking trails) and is the future site of a new dog park. Currently the parcel is zone Residential-Multifamily. To be consistent with the zoning of all other Town owned properties it is desired to rezone this parcel to the Government (G) district.

The surrounding area is predominantly zoned Single/Dual Family Residential (R2) and Government (G). Again, this rezoning is to standardize the zoning of all Town Properties to the Government zoning district. The Government (G) zoning district allows the following uses:

- assembly halls, coliseums, gymnasiums
- government uses
- open air games and sports, community centers (non-profit)
- health clinics and hospitals
- libraries, museums, art galleries
- parks
- Police and Fire stations
- utility lines, utility facilities
- Post Office
- public utility storage yards
- theaters
- yacht basins, boat ramps, etc.
- athletic facilities
- musical, dance, drama programs (indoor and outdoor)
- government buildings
- racquetball and tennis facilities
- day care centers
- fishing piers
- parking lots and garages
- printing and publishing establishments
- wireless telecommunication towers (special use only)
- accessory uses
- solar panels

As you may be aware, the Town receive funding from several agencies for the purchase of this property. As part of receiving this funding, those agencies placed restrictions that have been recorded via deeds and adopted through resolution by the Board of Commissioners. The Town's grant funding partners - the US Department of Defense (Department of the Navy; the Readiness and Environmental Protection Integration Program), the NC Clean Water Management Trust Fund, and the NC Parks and Recreation Trust Fund, collectively provided \$2.545 million toward the \$3 million purchase price.

These restrictions for use of property are more stringent than the Town's permitted uses. I have attached a memo from Town Manager, Frank Rush, which outlines these restrictions for your information.

If the Board is in support of the rezoning an amendment to the CAMA Landuse Plan Future Landuse Map will be necessary as well (see Agenda Item 5). If the board finds the recommendation to rezone, favorable, I would suggest the following motion and vote:

The rezoning is both reasonable and in the public interest for the following reasons:

- The proposed rezoning is consistent with the goals and policies in the Town's Land Use Plan, and
- The current and proposed uses of the property are compatible with neighboring residential properties, and with the restrictions placed on the property acquisition by the Town's grant funding partners
- The Town is seeking to standardize the zoning of all Town Properties to the Government zoning district to maintain consistency, and
- The proposed rezoning is consistent with the community's overall interest in maintaining a small-town atmosphere.

Attached to this memorandum is an excerpt from the Town's Zoning Map which shows the zoning of adjacent and nearby parcels, an adjacent neighbors list and a copy of a memo from Town Manager, Frank Rush, to the Board of Commissioners. 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.