



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

Town Planner
Josh Edmondson
jedmondson@emeraldisle-nc.org



DATE: January 22, 2019
TO: Planning Board Members
CC: Randy Martin, Interim Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Proposed amendment to Remote Parking requirements in the Village West, Village East and Marina Village Zoning Districts**

Currently the UDO allows remote parking as a means to meet the required off-street parking standards for uses that cannot be reasonably met on the site where the development occurs. The current UDO language is as follows:

If the off-street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use, upon review by the Planning Board and approval by the Board of Commissioners.

In the current CAMA Landuse Plan for Emerald Isle, there are many policies, goals and implementing actions that support changes to the Town's parking and remote parking requirements. In its simplest form the idea of the amendment is to allow remote parking to take advantage of on-street parking opportunities that are available or created by or existing near a development. I will discuss the specifics of the amendment but first I would like to give several reasons the Landuse Plan supports this. The policies, goals, and implementing actions that support this amendment in staffs opinion is as follows:

The Town strongly encourages overall land use and development patterns that support retention of the Emerald Isle's small-town character, its existing quality of development, and its family atmosphere (P). **Schedule: Continuing**

The Town strongly encourages development practices that preserve important environmental features, provide a high quality living environment, address transportation needs, and emphasize compatibility with neighboring residential areas (P). **Schedule: Continuing**

The Town supports development of a more traditional "town center" that builds on development and redevelopment of the existing business areas. These development and redevelopment efforts should focus on providing a range of goods and services, serving both the year-round and transient population base, while establishing a sustainable built environment that has the potential to support a range of uses. These efforts align with the goal of preserving and enhancing Emerald Isle's small town atmosphere. When considering future developments within these portions of Town, the following should be considered during design and approval phases of the project:

- The town center will encourage mixed uses such as retail services, restaurants, entertainment, and residences.
- It will take advantage of the ocean beach and strive to provide easy pedestrian and bike connections to surrounding neighborhoods and the sound.
- It will encourage interconnections between businesses and shopping centers that minimize the need for trips on NC 58 (P/I). **Schedule: High**

The Town supports transportation improvements that enhance area access and travel within the region without harming Emerald Isle's "small town atmosphere." These efforts shall include providing safe and convenient access between ocean- and sound-side portions of the Town, as well as expansion of pedestrian and bicycle transportation facilities (P/I). **Schedule: High**

The Town will ensure that land use and development decisions and management of transportation facilities complement and enhance each other (P/I)

The Town will maintain a comprehensive stormwater management program. This program will include three components: (1) protection and enhancement of water quality; (2) actions to address flooding in existing neighborhoods; and (3) enforcement of stormwater management ordinances and policies for new development and redevelopment (I). **Schedule: Continuing**

The Town will continue a comprehensive stormwater management program that controls the amount and quality of stormwater in an effort to maintain and enhance water quality in the ocean, Bogue Sound, and Archer's Creek (P/I). **Schedule: Continuing**

Apply stormwater ordinances to new private development and significant redevelopment of existing properties (I). **Schedule: Continuing**

The Town will ensure that its land use and development policies support the goal of maintaining and enhancing water quality (P). **Schedule: High**

Encourage innovative development techniques and review current development regulations to identify opportunities to reduce impervious surfaces (P). **Schedule: High**

All above policies, goals and implementing actions are found in Section 5 of the Landuse Plan. Furthermore, if you review Section 4 Future Demands there are issues brought through the public survey and public input meetings as being important. The issues relevant to our topic are as follows:

- Maintain the Town's family-friendly atmosphere
- Limit development to single-family/duplex residential and mixed-use development patterns (as zoning currently permits)
- Continue to promote and invest in the Town's commercial core
- Support redevelopment of the three areas of Town zoned for mixed-use development
- Continue environmental protection efforts (through land development regulations)

We will certainly discuss all the above items in more detail and their relevance to the parking amendment at our meeting. Taking all this into consideration, staff is proposing the following amendment to the remote parking standard as found in the UDO (new language in red):

If the off-street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use, upon review by the Planning Board and approval by the Board of Commissioners. **In the Village East, Village West and Marina Village Zoning Districts, if the off street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, such spaces may be provided by on-street parking**

spaces and/or facilities located within 200 feet of the principal use upon review of the Planning Board and approval by the Board of Commissioners, based upon a determination by the Board of Commissioners upon review of the application showing the location, design, cost, method of construction and payment, and other details, that such placement is in the public interest and/or will assist in economic development or provide access to nearby public facilities or attractions.

It is staff's opinion that the amendment accomplishes all of the aforementioned policies, goals and implementing actions discussed within the Landuse Plan. There are environmental, stormwater and water quality benefits. Having the availability of more on street parking will encourage more pedestrian activity within the Village Districts as redevelopment occurs. It will also assist those looking for redevelopment options that have limited availability of parking. This amendment greatly supports the small-town, family friendly atmosphere looking to be created as well and is a way developers and the Town can partner together to better serve all of our citizens. We will discuss in detail the relevance of the amendment to what is outlined in the Landuse Plan at our meeting.

- If the Board finds the amendment favorable and are both reasonable and in the public interest, I would suggest approval based on the following reasons:
- The proposed amendment is consistent with the values and goals outline in the Town of Emerald Isle Landuse Plan
- The proposed amendment allows flexibility within the Village Zoning Districts when properties are developed/redeveloped
- The proposed amendment aids in the control and volume of stormwater runoff enhancing and protecting water quality

I look forward to discussing this amendment with you at your upcoming meeting. If you have any questions please feel free to contact me.