



Nice Matters!

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**DATE:** January 22, 2019  
**TO:** Planning Board Members  
**CC:** Randy Martin, Interim Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Review of Commercial Building Transportation Impact Phase II**

We have received the Commercial Building to review for the Transportation Impact Phase II project. For this review we look at the following features lighting, exterior color, decorative construction, outside wall facings and building elevations/height.

First, let's discuss the proposed lighting. The building will have the same sconce type fixtures mounted on the exterior wall as the existing building has. These are shown on the elevation pages and pictures of the lights have been attached on the existing building for your review. There will also be can lights under the eaves and at the trim/soffits over the doors, similar to the existing building (pictures also attached). It is staffs position that the proposed exterior building lighting complies with the requirements of the UDO.

Second, let us look at the proposed exterior colors. As you can tell from the color elevation sheets, the new addition will match the original building color scheme. The colors should meet the requirements to be of low reflectance, subtle, neutral or earth tone colors. After review, staff believes the proposed exterior colors that match the existing structure comply with this requirement of the UDO.

Third, let us review the decorative construction and outside wall facings of the structure. As you review, the elevation sheets note this is a very sleek and classy building with no decorative features as outlined in the UDO. Next, you will note the 20' visual break is accomplished using architectural design features such as windows, building recesses, variation in building materials and colors. Please note that on the north building elevation of all floors there is a area about midway through the new addition with a blank space. This space between the small windows and the building offset is 19'10" (refer to email from architect). Staff feels the requirements for the visual breaks are compliant with the UDO

Lastly, there are several items included with this memo to review. We have a set of color elevations that are not to scale. However, the other elevation sheets without color are to scaled note 1/8" scale. There are also, interior layouts of each floor and pictures of the existing lighting. Please note that the height to the roof deck is 38'6" with the addition of the parapet, elevator shaft and other mechanical equipment not exceeding the additional 15' total the height restrictions are met. Included as well is the layout of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> stories. I look forward to discussing this with you at your January 28, 2019 meeting.