



Nice Matters!

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**DATE:** September 17, 2019  
**TO:** Planning Board Members  
**CC:** Matt Zapp, Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Approval of Final Plat for Cary L. Harrison, 10010 Coast Guard Road**

Cary L. Harrison is requesting the final plat approval for a five-lot subdivision on Coast Guard Road. Currently, the parcel is +/- 10.3 acres with one single-family structure, detached garage, pier/dock and swimming pool on the property. The proposed five-lot subdivision meets all the density and dimensional requirements as outline in Chapter 5 of the Unified Development Ordinance. The minimum requirements are outlined below:

Minimum Lot Size: Single Family – 12,500  
Duplex – 15,000  
Minimum Lot Width: 75'  
Minimum Lot Width Sawtooth Lot: 30'  
Minimum Setbacks: 30' Front Street  
15' Side and Rear Yard  
30' CAMA Setback Mean High Water (if applicable)

The following is an overview of each five lots proposed to be subdivided:

Lot 1  
Lot Size: 3 Acres, 130,839 sq. ft.  
Lot Width: 252.39'  
Setbacks: 30' Front Street  
15' Side and Rear Yard  
30' CAMA Setback Mean High Water

Lot 2  
Lot Size: 15,281 sq. ft  
Lot Width: 97.54'  
Setbacks: 30' Front Street  
15' Side and Rear Yard

Lot 3  
Lot Size: 15,286 sq. ftl  
Lot Width: 124.34'  
Setbacks: 30' Front Street  
15' Side and Rear Yard

Lot 4  
Lot Size: 3.55 Acres, 154,518 sq. ft.  
Lot Width (Sawtooth Lot): 32.20'  
Setbacks: 30' Front Street  
15' Side Yard  
30' CAMA Setback Mean High Water

The single-family structure, detached garage, pier/dock and swimming pool will remain on lot 4 as shown on the plat. All existing structures will meet required setbacks once subdivided.

Lot 5

Lot Size: 1.62 Acres, 70,408 sq. ft.

Lot Width (Sawtooth Lot): 32.20'

Setbacks: 30' Front Street

15' Side Yard

30' CAMA Setback Mean High Water

This subdivision does not involve the creation of any new right of way or water/sewer improvement. The plat meets all requirements as set forth in the Unified Development Ordinance with all required certificates signed. Staff is waiting to receive the soil evaluation from the Environmental Health Office. Staff recommends to approve the plat as submitted with final recordation coming once the soil report is received.

I look forward to discussing this with the Board at your September 23, 2019 meeting.