



Nice Matters!

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DATE: July 17, 2017
TO: Planning Board Members
CC: Frank A. Rush, Jr., Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: **Review of Lighthouse Inn and Suites Site Plan**

Property Information and Existing Site Conditions

Larry and Daisy Spell have submitted a site plan to review for the Lighthouse Inn and Suites. The new Inn will be located at 216 Islander Drive. The Town's Unified Development Ordinance (UDO) requires a motel to be situated on at least 1 acre of land. The property is a little over 1 acre of land. The property is currently zoned Village West and surrounding properties are zoned Village West and Business.

A small portion of the parking lot on the property is located in the Shaded-X Special Flood Hazard Area. This property is not located in an Area of Environmental Concern. Currently, the property consist of a parking lot and putt-putt course. Existing topography ranges from elevations of about 12' above sea level in the parking lot to 34' above sea level on the far eastern property line. There are 2 existing drives for ingress and egress to the property off Islander Drive and Reed Drive. An existing guy pole and wire on the northern portion of the property is to be relocated out of the proposed building footprint. There is an existing fire hydrant on the southeast corner of Reed and Islander Drives opposite of the site. The portion of the Islander Drive right of way opposite the site is 80' and the Reed Drive right of way is 60'. There is no current stormwater drain/management system onsite.

Site Improvements

Disturbance for the redevelopment of this property will be under 1 acre and therefore no State Soil Erosion and Control Permit is needed. As noted above in the existing conditions, the elevations on the property are quite dramatic. The grade will be taken down to 11" - 13.5' above sea level in the parking lot area, 15' above sea level at the finished floor grade of the building and the septic field will be at 14' above sea level. No offsite fill will be needed for the grading of the lot.

The TRC reviewed the site plan and offered the following comments to the developer:

- The 12' wide driveway located along the northern property line will increase to 20' to accommodate the Fire Department's access requirements for the Ladder Engine
- The isle width for the two way traffic will increase from 20' to 24' as required by the Unified Development Ordinance
- The isle width for one way traffic will increase from 20' to 22' as required by the Unified Development Ordinance
- An fire hydrant and FDC will be installed by the northwest corner of the building and the fire hydrant main will come off the 8" water main on Reed Drive

The site plan included for your review includes the above revisions. The following list highlights the major site improvements that have been reviewed by staff and meet the requirements of the Unified Development Ordinance:

- Setback/MB Lines – 10' plus 10' for each additional story over 2 stories
38' front setback provided

- Proposed Driveways – One way dr. off Islander Dr. to be 20', Two way drive of Reed Dr. to be 24'
- Proposed Drive Isles – One way drive isle to be 22', Two way drive isle to be 24'
- Materials for Parking Lot – 6" pervious concrete, 6" #57 stone base
- Proposed Parking/Handicap Spaces – 31 total, 2 handicap
- Garbage Areas – 10'x10' dumpster pad to be screened
- Fire Hydrants – 1 hydrant onsite, 1 hydrant on southeast corner of Reed and Islander Dr.
- Vegetative Area – 34.7% provided, 25% required
- Building Square Feet -
- Building Height – Mean roof height 39' 8 ¾"

A few additional items to note. Included with the site plan is the landscaping plan for the project. The stormwater management plan has been submitted to the Town's consulting engineer for review. Bogue Banks has certified that water of adequate quantity, quality and pressure is available to this site for the 25-room hotel. Also, Carteret-Craven Electric Cooperative certified they can meet the electrical service requirements of the project as well. Lastly, the low-pressure pipe plans for the project have been approved by the Carteret County Environmental Health Department. A construction authorization by the Health Department can be issued after grading/site modifications have been completed.

Commercial Structures

The exterior of the building will feature a sea salt color cement hardie plank siding with white ascent features. The front, sides and rear building elevations use a combination of building offsets, roof lines, windows and variations in building materials to create the required visual break every 20'. Exterior materials used will be brick, cement hardie plank siding, board & batten and shingles. Any exterior lighting will be shielded away from neighboring properties and right of ways.

There are a number of items for your review included with the memo. These items are as follows:

- Site & Commercial Plan Checklist (Statements from Bogue Banks Water, CCEC and Health Dept. included)
- Zoning, Aerial Photography and Noise Contour Maps
- Sample of Exterior Color and Brick
- Commercial Structure Elevation Plans
- Landscaping Plan
- Site Plan

If the Planning Board makes a recommendation to approve the project, staff advises to make it contingent upon receiving the final stormwater approval, required utility improvements and issuance of a construction authorization from the Health Department. I look forward to discussing this with you at your July 24, 2017 meeting.