



Nice Matters!

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DATE: October 3, 2016
TO: Frank A. Rush, Jr, Town Manager
FROM: Josh Edmondson, CZO, Town Planner
SUBJECT: Consider rezoning Bogue Banks Water Corporation properties from (R2) Residential-2 & (RMF) Residential Multi-Family to (G) Government; 701 Emerald Dr., 7000 Emerald Dr., 7412 Emerald Dr., 9204 Coast Guard Rd.

Over the last several months, staff has been reviewing the zoning map to ensure that all Town owned properties are or have been zoned to the Government district. Currently, all parcels which the Town owns are in this district with the final handful being approved by the Commissioners in June 2016. The Government district is intended to allow a variety of governmental and public uses. We typically include utilities in this category and have properties owned by Bogue Banks Water Corporation (BBWC) and Carteret Craven EMC that have been zoned Government district. As we did the exercise rezoning the remaining Town properties to Government to ensure map consistency as we work through the Land Use Plan update, staff has found inconsistencies with the zoning classification for many of the BBWC properties. Currently, eleven BBWC properties remain zoned either (R2) Single/Dual Family Residential or (RMF) Residential Multi-Family. Staff has approached BBWC and the President of the Corporation as given the Town the ok with rezoning these properties to Government. Again, this is being done for map consistency purposes.

For this particular hearing staff is presenting four of these properties for rezoning. The remaining 7 properties will be presented to the Planning Board at their regularly scheduled October meeting for review and recommendation to the Commissioners. The following are the four properties being presented to the Commissioners for rezoning:

ADDRESS	PIN	ZONING CLASS	USE	ACERAGE
701 Emerald Dr.	632410456539000	R2	Elevated Tank	.309
7000 Emerald Dr.	539420705564000	R2	Well Site	.602
7412 Emerald Dr.	539306392796000	R2	Office/Elevated Tank	1.338
9204 Coast Guard Rd.	538310261911000	RMF	Well Site	1.061

All adjacent parcels are zoned (R2) Single/Dual Family Residential, (RMF) Residential Multi-Family or (G) Government. 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

The use of each (4) four of these parcels is expected to remain as its current use. Any changes of use to any parcel would have to conform to the list of uses above. As currently used, these parcels are compatible with the surrounding uses of land. The Planning Board recommended approval of rezoning based on the following:

- the proposed rezoning is consistent with the goals and policies of the Town's Land Use Plan, and
- while the parcels are smaller tracts, the current uses on the property are sited in a way that minimizes impacts on adjacent property owners, and
- the uses of the parcels currently are compatible with neighboring properties, and
- the Town is seeking to standardize the zoning of all public utility properties to 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 and an adjacent neighbors list with the mailing affidavit. Also attached is an amended zoning map for each property and the record of zoning amendment. I look forward to discussing this issue with the Commissioners at is October meeting. Please let me know if you have any questions regarding the foregoing information.