



Nice Matters!

**Emerald Isle
Planning and Inspections**

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Planning Director

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**Town of Emerald Isle Stormwater Committee Agenda
Tuesday, September 19, 2024-3:00 PM
Town Board Meeting Room**

1. **Open Meeting**
2. **Roll Call of Committee Members**
3. **Review of Documents**
 - a. **Review of meeting notes from the August 15, 2024, meeting.**
 - b. **Review of the meeting notes from the August 27, 2024, meeting**
 - c. **Review of Stormwater issues covered by the UDO Committee**
 - d. **Review documentation on vacant lots along with lots with development and redevelopment potential.**
 - e. **Review of the “Hot Spot” of area prone to continuous flooding during rain events**
4. **Other Information needed for this Committee**
5. **Future Meetings (2024)**
 - a. **October 15, 2024 3-5 PM – Town Board Meeting Room**
 - b. **November 21, 2024 3-5 PM – Town Board Meeting Room**
 - c. **December 5, 2024 3-5 PM – Town Board Meeting Room**
6. **Committee Comments**
7. **Adjourn**

Town of Emerald Isle Stormwater Committee meeting notes
Thursday, August 15, 2024-3:00 PM
Town Board Meeting Room

The meeting focused on reviewing the current stormwater regulations and drafting a new ordinance. Key points included the need for stormwater plans for all projects, the importance of erosion control measures, and the requirement for foundation surveys and/or as-built drawings. The discussion highlighted the challenges of managing stormwater in Emerald Isle, including the impact of redevelopment and the need for better maintenance of existing infrastructure. The town has secured \$62.5 million in grants to assist on some of the issues but faces significant challenges in funding and maintaining stormwater systems. The group also considered the potential for standardizing stormwater plans and the importance of education and enforcement.

Action Items – Staff will need to provide the Committee with the following items as part of their review:

- Provide accurate count and map of vacant lots in town.
- Get better understanding of number of remaining buildable lots from planning documents.
- Identify buildable remaining lots including location, elevation, downstream implications.

Outline

Review of Current Regulations and Meeting Schedule

- Planning Director Chris Seaberg outlined the meeting agenda, including a review of the current code, the draft innovative stormwater ordinance, and future meeting schedules.
- The current code includes sections on stormwater management, plan approval requirements, and inspection requirements.
- Mr. Seaberg stated that each Stormwater Permit has a three-year timeframe to complete the project.
- The meeting schedule is set to twice a month on Thursdays from 3-5 PM if those times works with committee members schedules.

Discussion on Subdivisions and Vacant Lots

- George Moore inquired about the number of subdivisions left to be developed, with estimates ranging from 50 to 600 lots.
- Mr. Seaberg clarified that subdivisions can be one or two lots and are typically neighborhoods, not just single lots.
- Mr. Seaberg discussed the challenges of redeveloping existing lots and the impact on stormwater management.

- George Moore emphasized the importance of identifying buildable lots and their locations for effective stormwater planning.

State Stormwater Permits and Exemptions

- Billy Farrington asked about the impact of state stormwater permits on local regulations. Mr. Seaberg noted that Atlantic Beach has specific exemptions listed in their code.
- The committee discussed if state permits are intended or should supersede local regulations.
- George Moore highlighted the need for accurate counts of vacant lots and their locations for better stormwater planning.
- Mr. Seaberg stated that Town staff could potentially use GIS maps to identify vacant lots.

Small Residential Projects and Stormwater Plans

- Mr. Seaberg explained the requirements for small residential projects, including stormwater plans for 1000 square feet or more of impervious coverage.
- Billy Farrington asked about the specifics of stormwater plans. Mr. Seaberg stated covered the current requirements including the need for site surveys and contour maps.
- Athan Parker discussed the percolation rates and the importance of maintaining stormwater systems over time.
- Mr. Seaberg mentioned the need for large residential projects to include detailed stormwater plans and maintenance plans.

Enforcement and Compliance

- Mr. Seaberg outlined the enforcement options available, including injunctions, orders of abatement, and civil penalties.
- Billy Farrington and Athan Parker discussed the challenges of enforcing stormwater regulations, including the need for education and maintenance.
- Mr. Seaberg emphasized the importance of maintaining stormwater systems and the need for clear regulations and enforcement.

Stormwater Management and Future Planning

- Matt Zapp discussed the importance of long-term planning for stormwater management, including the need for roadside ditches and proper drainage.
- Athan Parker suggested educating property owners on the importance of maintaining stormwater systems and using specific drain types.
- Mr. Zapp highlighted the challenges of maintaining stormwater systems and the need for practical solutions.

- Mr. Seaberg emphasized the importance of accurate data and planning for effective stormwater management.

Challenges with Specific Locations and Solutions

- Matt Zapp shared experiences with specific locations, such as Piney Street, and the challenges of maintaining stormwater systems.
- Athan Parker discussed the need for easements and the challenges of getting property owners to comply.
- Matt Zapp emphasized the importance of practical solutions and the need for clear regulations and enforcement.

Discussion on Stormwater Plans and Standardization

- Billy Farrington suggested standardizing stormwater plans for all lots to simplify the review process.
- Athan Parker discussed the challenges of standardizing plans for different lots and the need for flexibility.
- Matt Zapp emphasized the importance of practical solutions and the need for clear regulations and enforcement.
- Mr. Seaberg suggested using GIS maps and accurate data to identify and address stormwater management challenges.

Final Thoughts and Next Steps

- Mr. Seaberg summarized the key points discussed, including the need for accurate data, practical solutions, and clear regulations.
- Athan Parker emphasized the importance of education and maintenance for effective stormwater management.
- Matt Zapp highlighted the challenges of maintaining stormwater systems and the need for practical solutions.

Town of Emerald Isle Stormwater Committee meeting notes
Thursday, August 27, 2024-3:00 PM
Town Board Meeting Room

The meeting discussed the impact of highway 58 on local flooding and the need for routine ditch maintenance. Chris Seaberg highlighted the town's limited staff and the reliance on DOT for some of the stormwater management. The group debated the stormwater code, particularly the requirement for a two-foot fill to trigger an engineer plan. They emphasized the need for a comprehensive stormwater plan, considering the town's high groundwater levels and the impact of new developments. Suggestions included requiring foundation surveys and implementing best management practices like bioretention and level spreaders. The committee also reviewed Commissioner Brownlow's innovative stormwater ordinance draft.

Action Items

- Provide GIS maps showing vacant lots, flood zones, and redevelopment areas.
- Schedule site visits for committee members at the next 1-2 meetings.
- Research meeting minutes from previous stormwater committee.
- Adjust future meeting schedule - move October meeting to 10/15, move November meeting to 11/21.
- Consider adding requirement for foundation surveys after land clearing.

Highway 58 and Ditch Maintenance

- George Moore mentioned living in a house for 30 years and the changes in the highway over the years.
- Athan Parker discussed the narrowing of the highway and the subsequent flooding issues.
- Chris Seaberg explains the town's role in maintaining ditches and the limitations of NC DOT staff to maintain State Road ditches.

Code Interpretation and Stormwater Plans

- Chris Seaberg discusses the code requiring a stormwater plan for two feet of fill.
- Athan Parker and George Moore debated the practicality of the code, noting that a single load of fill should not trigger an engineer plan.
- Chris Seaberg clarified that the code applies when two feet of fill is brought in.
- Athan Parker and George Moore discussed the impracticality of requiring an engineer plan for small lots.

Stormwater Management and Code Adjustments

- George Moore discussed the need for a comprehensive stormwater plan for Emerald Isle.

- Chris Seaberg stated that the current code requirements for stormwater management could need adjustments.
- George Moore emphasized the importance of not causing harm to adjacent properties.

Challenges with Current Stormwater Ordinances

- George Moore discussed the challenges with the current stormwater ordinance and the need for better enforcement.
- Chris Seaberg explained the limitations of the current staff and the need for more resources.
- George Moore suggested beefing up the code to ensure better compliance and consistency.
- Chris Seaberg mentioned the need for a foundation survey to catch encroachments early.

Best Management Practices and Future Developments

- Chris Seaberg discussed the best management practices recommended by Commissioner Brownlow.
- Athan Parker discussed the practicality of these practices for small lots.
- George Moore mentioned the need for a comprehensive plan to address stormwater management for all developments.
- Mr. Seaberg emphasized the importance of not making existing problems worse and the need for a holistic approach.

Site Visits and Further Discussions

- Chris Seaberg suggested scheduling site visits to provide a visual understanding of the issues.
- Athan Parker discussed the importance of understanding the local conditions and the need for practical solutions.
- George Moore emphasized the importance of consistent application of the stormwater plan for future developments.



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Summary of Staff's Proposed Amendments November 29, 2022

APPENDIX A – UNIFIED DEVELOPMENT ORDINANCE (UDO)

Throughout entire ordinance

- Corrected numbering/lettering due to changed sections
- Fixed minor spelling/typing errors
- Corrected section references
- Removed gender (his/her) and replaced with neutral pronoun

Chapter One General Provisions

- NO PROPOSED CHANGES

Chapter Two Administration

- Table 2.1 Summary Procedures Table
 - Added Pre-Application Consultation and removed “consult”
 - Added Pre-Application Consultation requirement to more review types to ensure that staff-applicant conversations are occurring prior to application submission (also identified within review procedures sections)
 - Updated Hearing to reflect either Evidentiary or Legislative type
 - Removed Appeals from the table and identified in new Note 1 that all appeals of Town development ordinances are heard by BOA and appeals of BOA decisions go to Superior Court.
 - Re-arranged procedures to match organizational structure
 - Corrected section references
- Section 2.2 Decision-Making and Administrative Bodies: Integrated “conflict of interest” requirements into section wording for decision-making bodies, rather than as separate subsection
- Section 2.2.3 Board of Adjustment
 - Now served by five regular members and two alternates, to be conducted by the seven members of the Planning Board and alternating as regular/alternate members as designated by the Chairman. (This provides the required 4/5th vote for variances.)
 - This would require four members for a quorum, versus the previous six.
 - Relocated appeal & variance provisions to respective procedure review sections
 - Relocated the quasi-judicial procedure to its own subsection, rather than under BOA powers and duties
- Section 2.2.4 Staff: Added the Public Works Director under staff (see updates to Dunes & Vegetation Permit)
- Section 2.3 Common Review Procedures: Simplified and/or consolidated wording, identify specifics for review procedure steps, and update wording as needed.
- Section 2.4.3 Planned Unit Developments: Updated language for townhouses/duplexes
- Section 2.4.5 Subdivision of Land: removed requirement to identify proposed dedicated sites for places of worship (ROW, easements, and public use sites only)
- Section 2.4.11 Dunes and Vegetation Permit

- Relocated applicability section from Section 6.4 here
- Updated language in applicability section to include language from N-Focus' draft (previously reviewed and discussed with UDO Committee)
- Relocated exemptions section from Section 6.4 here
- Included an exemption for Public Works projects in rights-of-way and Town property/easement (for repaving or stormwater projects, for example)
- Consolidated repetitive permit application requirements
- Section 2.4.12 Appeals
 - Relocated appeals provisions here from Section 2.2.3
 - Removed sign permit, now covered by zoning permit procedure
- Section 2.4.13 Wireless Communication Permit
 - Removed unnecessary regarding public comment – public comment periods are allowed at public meetings independent of this provision
 - Relocated application requirements here from appendix
 - Removed compulsory permit issuance
- Section 2.4.15 Zoning Permit: Expanded procedure to include applicability, procedure, and expiration sections
- Section 2.4.16 Building Permit: Updated to reflect current permitting through Carteret County
- Section 2.4.17 Variances: Updated language to match General Statutes requirements for variances

Chapter Three Zoning Districts

- NO PROPOSED CHANGES

Chapter Four Use Regulations

- Table 4.1.2 Permitted and Special Uses
 - Consolidated multifamily dwellings
 - Clarified that dwellings/condominiums in the Business zoning district are with regard to mixed-use developments (otherwise, dwellings aren't permitted in that district)
 - Combined motels and motor courts with hotels and inns, same use profile
 - Removed repetitive "Retail sales, indoor, not listed separately" in favor of "General retail sales not otherwise listed" with same use profile
 - Removed "or garages" from parking lots in order to prohibit parking garages/decks in accordance with UDO Committee direction

Chapter Five Density, Intensity, and Dimensional Standards

- Table 5.1 Dimensional Standards
 - Removed overlay districts from dimensional table – overlay districts have the same dimensional standards as base district, with additional dimensional standards for those districts already provided as additional requirements in Notes section of table
 - Reformatted table to mirror review procedure table structure
 - Identified the "Business/Government and Camp" districts as Commercial
 - Added multifamily residential lot area requirements to MH district
 - Created a new requirement for all oceanfront lots to have a 15' setback (regardless of lot plat date)

- Removed minimum dwelling unit size from the table (size limitation already removed)
- Mobile home requirements removed (manufactured homes meeting current requirements wouldn't be smaller than these dimensions anyway)
- Relocated the minimum camping space size to Notes section.
- Relocated the 3ft setback encroachment provision from Section 10.2 Definitions here.

Chapter Six Development Standards

- Section 6.3 Stormwater Management
 - Consolidated introductory subsection to state the purpose, authority, and objectives of the section more succinctly
 - Removed redundant or vague statements and clarified requirements
 - Lowered the permitting exemption from 1000 impervious sf to 500sf
 - Added that all stormwater management plans must be professionally designed (small, as well as large)
 - Added requirement that the installation of stormwater plans must be inspected and approved by a design professional and provide a certification at the completion of the project.

Chapter Seven Subdivision Standards

- NO PROPOSED CHANGES

Chapter Eight Nonconformities

- NO PROPOSED CHANGES

Chapter Nine Enforcement

- Section 9.1 Violations – additional language imported from Chapter 6

Chapter Ten Definitions and Rules of Interpretation

- Removal of standards from definitions to incorporate into relevant ordinance sections
- Added definition for “oceanfront”

CODE OF ORDINANCES CHAPTER 6 BUILDING REGULATIONS

- Removed sections that are conflicting or redundant with UDO provisions



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Summary of Staff's Proposed UDO Amendments April 12, 2023

Note: This summary only provides a brief overview of proposed changes.

Throughout Ordinance

- Replace “mobile” with “manufactured” to update language regarding manufactured homes, parks, and the MH zoning district with updated definition
- Update language regarding travel trailers, campers, etc. to reflect “recreational vehicles” in accordance with updated definition

Chapter One General Provisions

- NO PROPOSED CHANGES – NOT INCLUDED IN PRINTED DRAFT

Chapter Two Administration

- Only proposed changes are replacing “mobile” with “manufactured” to update language regarding manufactured homes & parks – NOT INCLUDED IN PRINTED DRAFT

Chapter Three Zoning Districts

- Only proposed changes are replacing “mobile” with “manufactured” to update language regarding manufactured homes, parks, and the MH zoning district – NOT INCLUDED IN PRINTED DRAFT

Chapter Four Use Regulations

- Table 4.1.2 Permitted and Special Uses
 - Updated section references for use-specific standards throughout table
 - Moved Bed & breakfast lodging to Residential Uses (rather than “other”)
 - Updated language for manufactured homes (rather than mobile homes) and recreational vehicles (rather than travel trailers or campers)
 - Removed “campers” as they’re not currently permitted as a principal use
 - Moved “incidental outdoor entertainment” from principal to accessory uses
 - Updated language for incidental accessory uses to remove old terms and add new sections
 - Added accessory dwelling units and book sharing box exchanges
 - Removed electronic gaming operation from accessory uses, as it’s already listed as a principal use type
- Section 4.2 – Clarified that this section is for *Principal* Use-Specific Standards
 - Section 4.2.2 – Manufactured Home Parks
 - Split Manufactured Home Parks and Recreational Vehicle Parks into two separate sections, but primarily carrying forward the same provisions in both sections
 - Update language for manufactured homes (rather than mobile homes) and recreational vehicles (rather than travel trailers or campers)
 - Clarify that engineered stormwater plans are not required in manufactured home parks unless they result in an additional 500sf from predevelopment
 - Section 4.2.3 Recreational Vehicle Parks

- Separate section created - mirrors Section 4.2.2 and carries forward existing requirements
 - Clarifies that RV & site feature replacement does not require an engineered stormwater plan
 - Moved “Musical, Dance, or Events, Outdoor Dramatic, and Other Artistic Programs” to Temporary Uses
 - Updated section references within Section 4.2.5 Wireless Communication Towers
 - Removed outdated/redundant mobile home provision in Section 4.2.6
 - Section 4.2.7 – relocated provisions here from Chapter 5
 - Sections 4.2.9 & 4.2.10 – relocated to accessory uses
 - Section 4.2.12 – relocated “Incidental Outdoor Entertainment” to Accessory Uses and replaced it with provision that allows flexibility for Government Uses
 - Section 4.2.14 relocated to temporary uses
- Section 4.3 Accessory Use Specific Standards (new section)
 - Section 4.3.1 - Incidental outdoor entertainment relocated here
 - Section 4.3.2 - Swimming pool section relocated here from Chapter 5
 - Section 4.3.3 - Accessory buildings section relocated here from Chapter 5
 - Section 4.3.4 – New section regulating the placement of trash/recycling “corrals”/enclosures, referring to the 30’ setback from the paved street.
 - Section 4.3.5 – new section identifying Little Free Libraries
 - Sections 4.3.6 & 4.3.7 – relocated solar panels and wind energy systems
 - Section 4.3.8 – new section outlining home occupation requirements
 - Section 4.3.9 – new section outlining accessory dwelling unit requirements
- Section 4.4 Temporary Use Specific Standards (new section)
 - Section 4.4.1 – relocated temporary RVs here
 - Section 4.4.2 – new section regulating placement of storage containers and construction dumpsters
 - Section 4.4.3 – relocated Moved “Musical, Dance, or Events, Outdoor Dramatic, and Other Artistic Programs” here

Chapter Five Density, Intensity, and Dimensional Standards

- Table 5.1 Dimensional Standards
 - Updated language for manufactured homes and townhouses
 - Clarified that the maximum building height for high slope roofs includes 4:12 pitch by replacing the “>” with “≥”
 - Note 7 - Removed the provision limiting single-family and duplex dwellings to 3 stories, as the NC Residential Building Code already requires this, and added the definition of mean roof height to this note for clarity on measurement.
- Section 5.2 – Relocated dimensional standards to use-specific standards of Chapter 4

Chapter Six Development Standards

- Section 6.1.6 Design Standards, Sidewalks and Driveways
 - Restructured language for driveway specifications to remove building official approval and eliminate vague police powers language (valid for entire ordinance anyway)

- Replaced “mobile” with “manufactured” to update language regarding manufactured homes
- Removed grandfathering provision from parking areas established in right-of-way (nonconformity provisions cover this)
- Section 6.3 Stormwater Management
 - Section 6.3.3.2.C Erosion and Sediment Control Devices
 - Updated format
 - New provision requiring a stone construction entrance for new construction projects that don't have an existing driveway connection.
- Section 6.4.2 Dunes and Vegetation Protection Design Standards
 - Section 6.4.2.1.C Residential Area Natural Area Designation
 - Updated format
 - New provision requiring the designated natural area to be fenced (not just staked off), either with construction safety fencing or silt fencing.
 - New Section 6.4.2.1.D -Residential Small Lot Reduced Natural Area Designation
 - New provision that allows lots that are smaller than required in Table 5.1 may provide a reduced 25% natural area
 - New Section 6.4.2.1.E – Residential Revegetation Natural Area Designation
 - New provision applying to development of lots that don't currently conform to the 35% natural area, have unwieldy topography, etc
 - Allows a reduced 25% natural area requirement with revegetated 5ft buffer
 - Three different revegetation alternatives with specifications
 - Landscaping plan and maintenance agreement to be filed with deed
- Section 6.7 Off-Street Parking and Loading Requirements
 - Section 6.7.5 Parking for Residential Uses
 - New provision that parking spaces for residential uses are count as one space when on a driveway, parking lot, or unenclosed structure (such as pilings under a house or carport), but only ½ of a space inside an enclosed garage.
 - Clarification that parking spaces may not be established within the right-of-way or on public land.
 - Section 6.7.2 Measurement of Requirements– clarified that accessory buildings are included in the gross floor area measurement for mixed-use and commercial uses.
 - Section 6.7.3 Specific Use Standards
 - New provision that single-family homes have graduated parking space requirements based on gross floor area
 - New provision that duplexes have graduated parking space requirements based on gross floor area with additional guest space
 - New provision that multi-family projects (condos, dwellings in mixed-use structures) must provide two spaces per unit plus one additional space per every four dwelling units
 - Continues manufactured home provision of two spaces per unit
 - Section 6.7.4 Off-street Loading
 - Integrated provision from table to text
 - Removed Planning Director discretion

Chapter Seven Subdivision Standards

- NO PROPOSED CHANGES – NOT INCLUDED IN PRINTED DRAFT

Chapter Eight Nonconformities

- NO PROPOSED CHANGES – NOT INCLUDED IN PRINTED DRAFT

Chapter Nine Enforcement

- Only proposed changes are replacing “mobile” with “manufactured” to update language regarding manufactured homes & parks – NOT INCLUDED IN PRINTED DRAFT

Chapter Ten Definitions and Rules of Interpretation

- Remove “Incidental Home Occupation” – placed within Use-Specific Standards for home occupations
- Update manufactured home definition
- Replace “mobile” with “manufactured” throughout definitions to update language regarding manufactured homes & parks
- Relocate manufactured home definitions to be in alphabetical order
- Relocate “mean roof height” definition to Table 5.1
- Remove old “occupancy permit” definition of measurement – now provided by Carteret County
- Remove “mobile home” component of “owner” definition (falls under real or personal property anyway)
- Update recreational vehicle definition and replaced “recreation” with “recreational”
- Update town house definition

Town of Emerald Isle



Comprehensive Land Use Plan

Adopted: November 14, 2017
Certified: January 24, 2018

There are no current plans to develop a large-scale, public, central sewer system in Emerald Isle. In lieu of a central wastewater treatment system controlled by the Town, Emerald Isle will continue to rely on state and county permitting for wastewater systems. A wastewater permit issued by the Carteret County Health Department is required prior to commencing any development project throughout town, regardless of whether an on-site septic or package treatment plant is being utilized. Permit staff at Carteret County Health Department indicates that generally permits for septic tanks are not a problem in Emerald Isle and that once installed, the systems function as intended.

Currently, all package treatment plants are functioning properly and there are no documented overflows, bypasses, or other problems that may degrade water quality or constitute a threat to public health. Each facility is monitored and maintained by a licensed operator. According to Carteret County Environmental Health, neither the private package treatment plants nor private septic systems pose a threat to local water quality.

Natural Gas

Emerald Isle does not have access to central natural gas service. There are several private companies that provide LP gas service for commercial and private residential use.

Stormwater

Since adoption of the 2004 Emerald Isle CAMA Land Use Plan, the Town has worked diligently to expand and improve upon the Town's municipal stormwater drainage system, while also adopting development regulations pertaining to on-site retention of stormwater. Town staff, in concert with the Planning Board and Board of Commissioners, has developed a comprehensive stormwater management program that is carried out through the Town's Unified Development Ordinance.

The current regulations require that all residential and non-residential development address on-site management of non-point source runoff from a respective project site. The standards and best management practices required/recommended vary according to the proposed development site.

In addition to local stormwater management standards, the Town also works with NCDEQ to enforce NC State Coastal Stormwater Management Regulations.

Map 11 provides an overview of the existing Town of Emerald Isle Stormwater Management System. The system has been upgraded substantially since adoption of the Town's 2004 plan; however, there are additional improvements necessary to adequately address all documented stormwater drainage "hot spots." These "hot spots" are characterized by low-lying areas where ponding of water occurs during and following substantial rain events. It should be noted that there are no point source stormwater discharges located within Emerald Isle's planning jurisdiction. Future improvements relating to the stormwater system will be addressed under Section 4 of this plan.

Solid Waste

The Town of Emerald Isle contracts out all curbside waste management services to a local contractor. The Town provides curbside trash pickup to oceanfront properties on Mondays and Fridays and soundside properties on Tuesdays and Thursdays. Curbside pickup of recyclables is provided weekly on Wednesdays. Additionally, the Town Public Works Department collects yard waste on a weekly rotation. Commercial solid waste removal is provided by a private contractor on an as-needed basis.

Overview of Vacant Properties

Throughout the corporate limits of Emerald Isle, there are approximately 999 undeveloped parcels. The majority of these parcels are well under an acre in size and zoned for single-family residential development. Of the 999 undeveloped parcels, 925 are under an acre in size, while 74 are over an acre in size. While zoning regulations will require that a majority of the 925 parcels under an acre will be developed as single-family residential, the larger parcels will provide for additional development scenarios, which may require Zoning Ordinance text and map amendments.

The following provides a summary of the Town's existing Zoning Districts (see Map 13, Zoning):

- **Residential (R2)** – Residential district allowing a single-family dwelling or a two-family dwelling on a lot.
- **Residential Multi-Family (RMF)** – Residential district allowing a single-family dwelling, a two-family dwelling, or a multi-family dwelling on a lot.
- **Mobile Home (MH)** – Mobile home district allowing manufactured homes on lots located outside of manufactured home parks. This district also allows single-family dwellings and duplexes.
- **Business (B)** – Business district allowing a general and wide variety of retail trade.
- **Camp (C)** – Recreational district allowing travel-trailers, campers and tents.
- **Government (G)** – A district allowing a variety of governmental and public uses.
- **Village-East (VE)** – A mixed use district consisting of residential, commercial, recreational, institutional, and office land uses.

- **Village-West (VW)** – A mixed use district consisting of residential, commercial, recreational, institutional, and office land uses.
- **Marina Village (MV)** – A mixed use district consisting of residential, commercial, recreational, institutional, and office land uses.

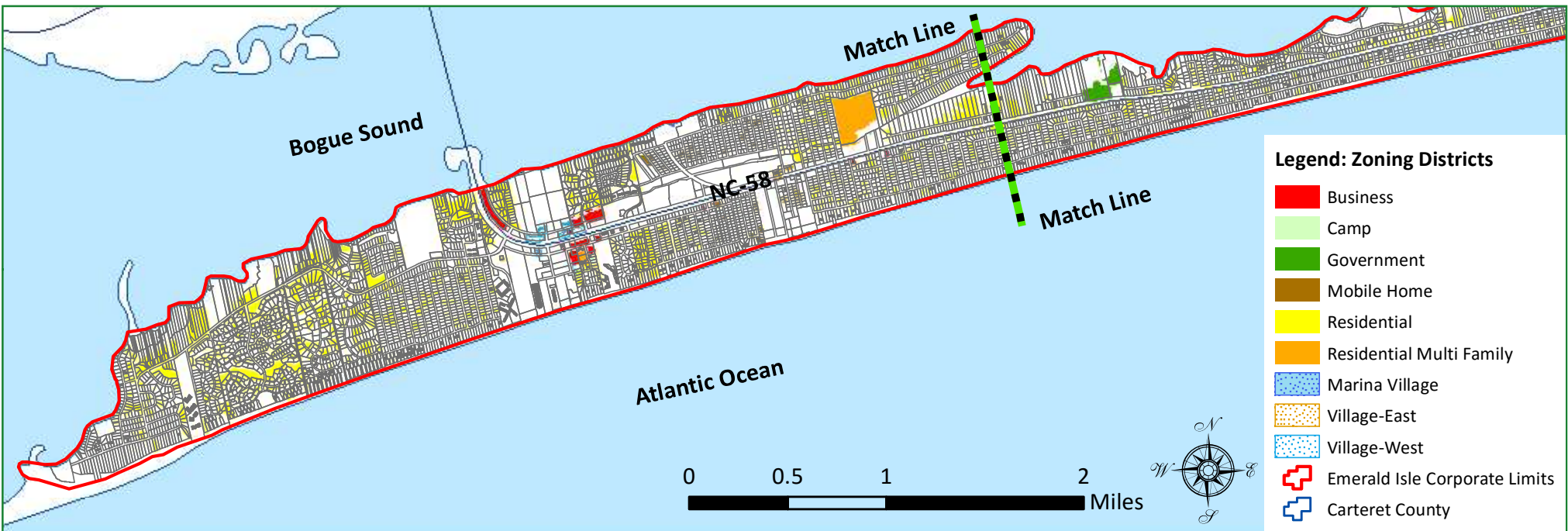
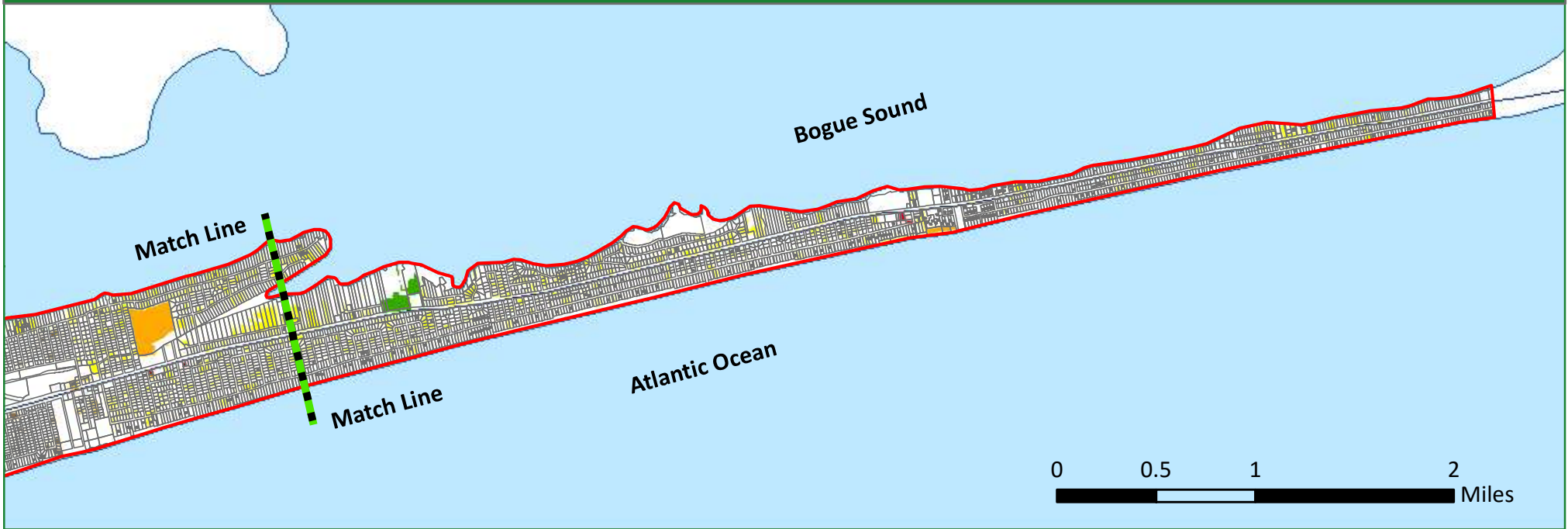
The following table and Map 14 provide a snapshot of the zoning classification for all undeveloped parcels remaining in the Town of Emerald Isle. Additionally, Map 15 depicts all remaining undeveloped parcels based on whether they are over or under one acre in size.

Table 16. Undeveloped Parcels By Zoning District

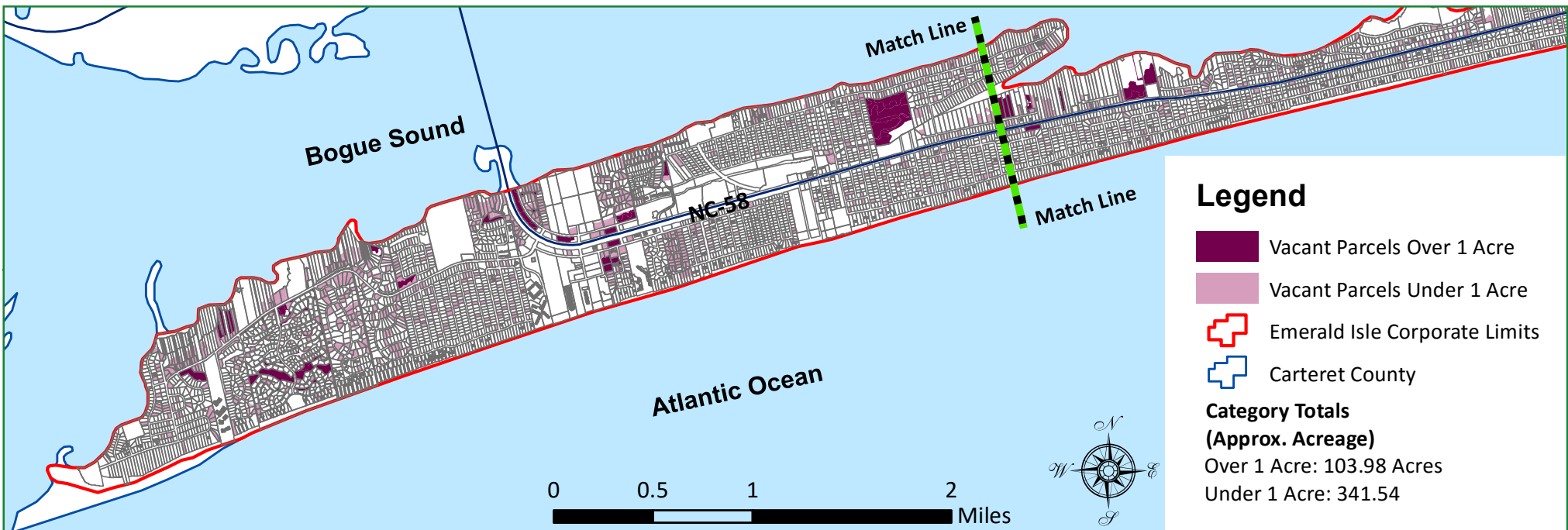
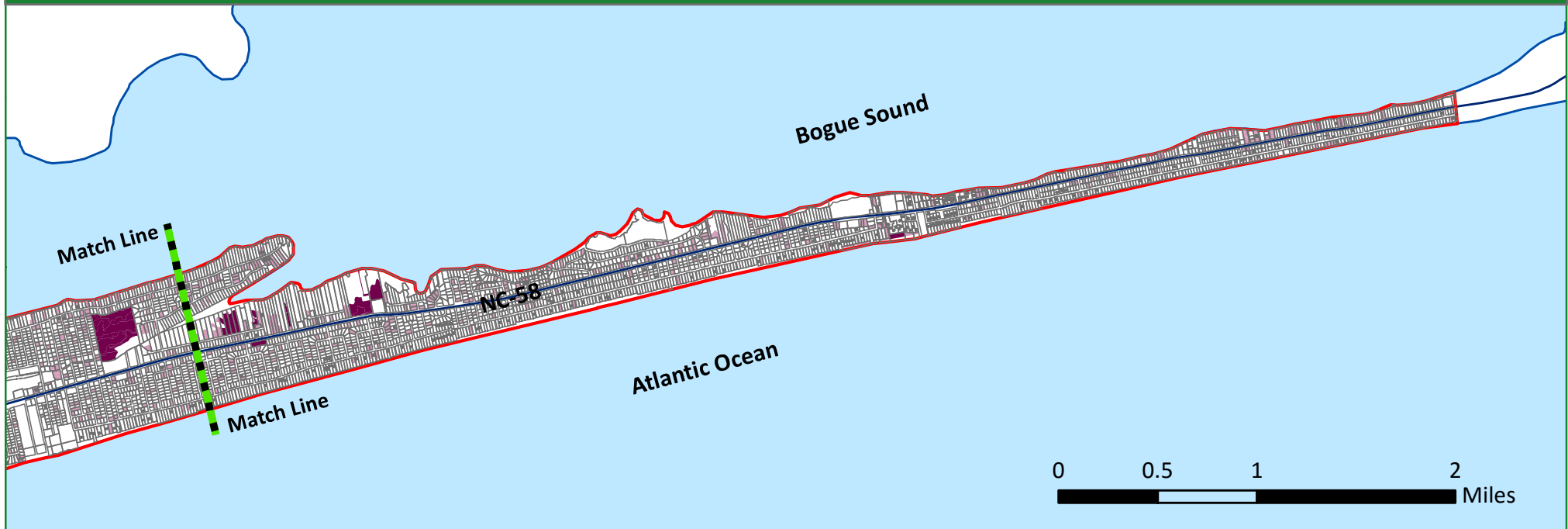
Zoning District	Acres	% of Vacant Parcels
R2 Residential	363.39	87.24%
RMF Residential Multi Family	10.93	2.62%
MH Mobile Home	6.57	1.58%
B Business	16.23	3.90%
C Camp	0.00	0.0%
G Government	10.93	2.62%
VE Village-East	1.47	0.35%
VW Village-West	6.95	1.67%
MV Marina Village	0.05	0.01%
Total	416.52	100.0%

Source: HCP, Inc.

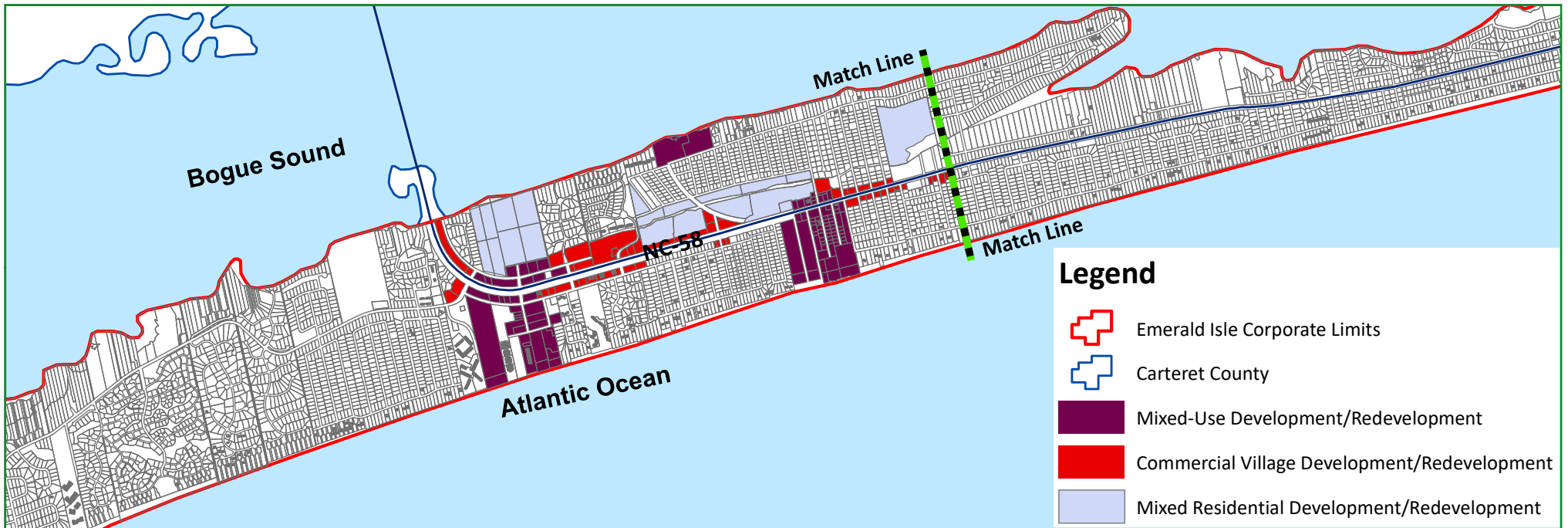
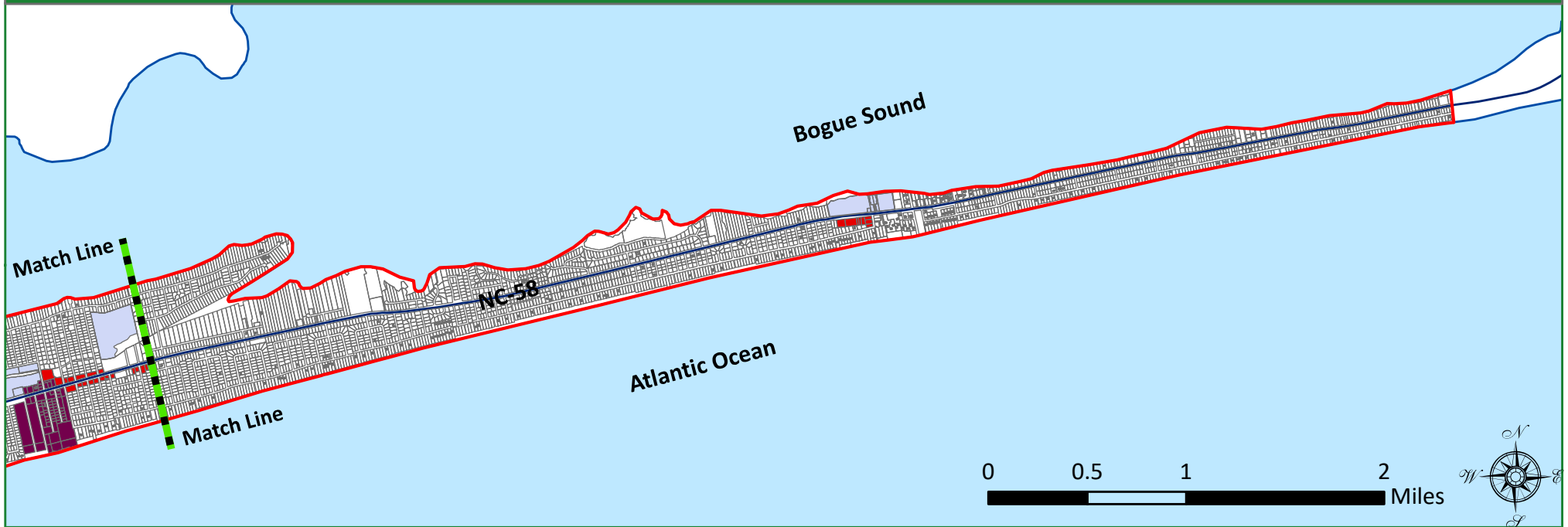
MAP 14. VACANT PARCELS BY ZONING



MAP 15. VACANT OVER/UNDER 1 ACRE



MAP 17. DEVELOPMENT/REDEVELOPMENT POTENTIAL



TOWN OF EMERALD ISLE STORMWATER SYSTEM MAP

Legend

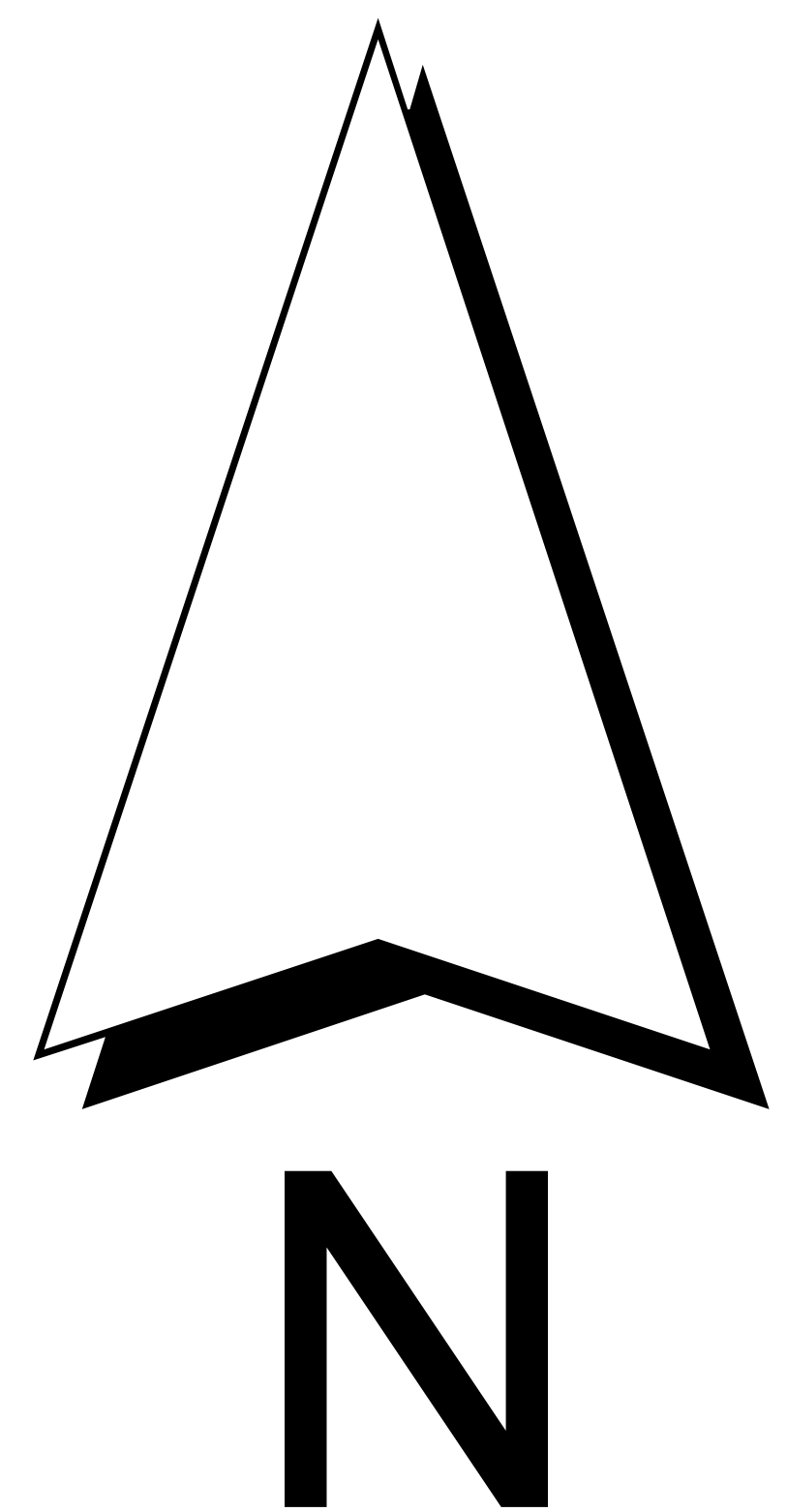
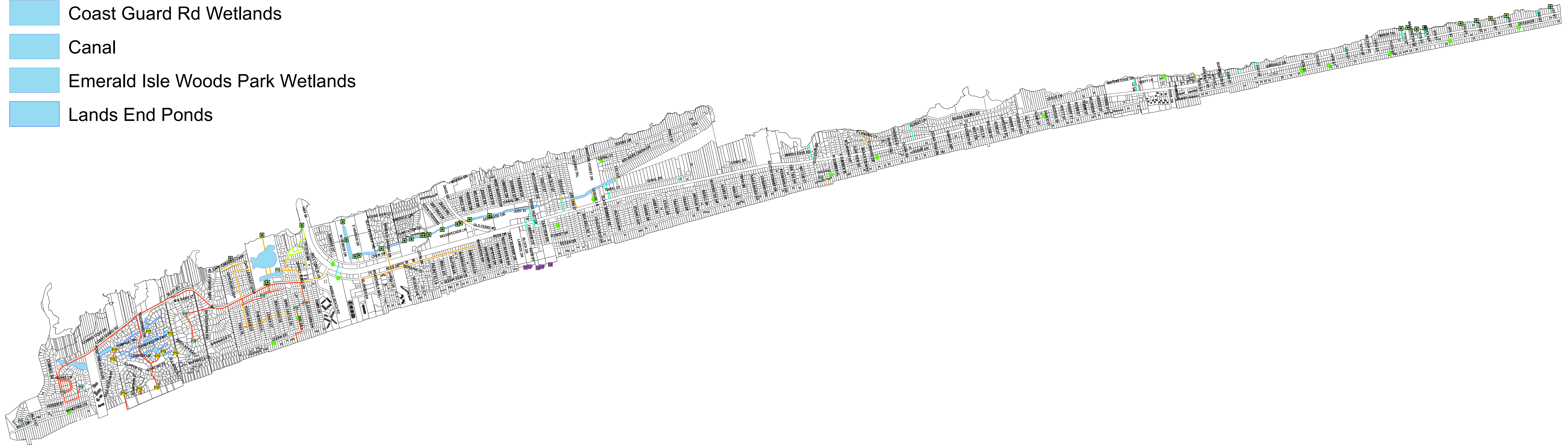
- Ocean Outfall

- Private
- Town

- Coast Guard Rd Closed System
- Town Installed
- NC DOT
- Private Installed

- Town Installed Infiltration System
- Discharge Point
- ▲ Tie-in Connection

- Coast Guard Rd Wetlands
- Canal
- Emerald Isle Woods Park Wetlands
- Lands End Ponds





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September 10, 2024

MEMO TO: Matt Zapp, Town Manager
FROM: Jennifer Welborn, Town Clerk
SUBJECT: Stormwater Committee – 2024 Meeting Schedule

The Board of Commissioners is asked to approve the official regular meeting schedule for the Stormwater Committee for the remainder of 2024.

The Stormwater Committee will regularly meet on one Thursday per month from 3:00 to 5:00 PM in the Floyd Messer Jr. Town Board Meeting Room at 7500 Emerald Drive, Emerald Isle, NC. The 2024 proposed meeting dates are listed below:

- September 19 (Town Hall Conference Room)
- October 15 (Tuesday)
- November 21
- December 5