

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, APRIL 22, 2013**

Chairman Jim Craig called the meeting to order at 6:00 pm. Members present were: Eddie Barber, Bill Keadey, Ken Sullivan, Tom Kelly, Pete Wachter and Jim Normile. Also present was Kevin Reed, Planning and Inspections Director.

A motion was made by Pete Wachter to approve the minutes of the Planning Board meeting held on February 25, 2013. The motion was seconded by Bill Keadey and passed unanimously (6 to 0).

Mr. Reed advised that for the month of March 2013 The Planning and Inspections Department total estimated value for all permits was in excess of \$1,023,999. This brings the fiscal year total to over \$9.2 million in construction value and the department has collected approximately \$98,715 in permit fees.

Consider a request from Paxon Mclean Holz to amend Chapter 4, Use Regulations, Section 4.2.2(3)(E), of the Town's Unified Development Ordinance, in order to change the distance separation in mobile home parks from 20-feet to 10-feet.

Mr. Reed advised that the Town has received a request from Paxon McLean Holz for a possible amendment to the Town's Unified Development Ordinance (UDO) pertaining to the distance separation of structures in a mobile home park. The Town's UDO currently requires a minimum distance separation between a mobile home and any other structure within the park of 20- feet. The Town has historically enforced this 20-foot distance separation for all structures within a mobile home park. The only exceptions to the 20- foot requirements are found in the Water's Edge Mobile Home Park (MHP)., the special use permit approved by the Board Of Commissioners only required a 10-foot distance separation within the park. Town staff assumes this standard was establish since the park was in existence and developed at the time the special use permit was approved by the Board of Commissioners. In the case of Forest Hills MHP, the approval granted by the Board of commissioners required each lot within the park to meet typical front, side and rear yard building setbacks. Mr. Reed informed that specifically that Mrs. Holz is requesting that the 20- foot separation be changed to 10-feet. If the change requested is approved by the Board of Commissioners, it will not impact the Water's Edge MHP or the Forest Hills MHP since the setbacks within those parks have been established by a condition of a special use permit. However the change would affect other existing parks within the Town that have to meet the 20- foot separation.

Mr. Reed informed this 20-foot separation was established for safety reasons and to ensure access by emergency personnel, particularly the Fire Department. This issue has been discussed with Fire Chief Bill Walker and had expressed no safety concerns with changing the distance separation requirement from 20- feet to 10-feet. This change would allow in some cases for older mobile homes currently within a park to be replaced with newer mobile homes. Mobile homes constructed to today's standards are safer than older structures built to lesser standards.

Eddie Barber asked how this would affect leased lots in other areas. Mr. Reed informed the Planning Board that leased lots would not change if they are individual lots. Ken Sullivan inquired if there is a required distance separation for campers. Mr. Reed advised there is no distance separation required between campers. Jim Normile asked if letters would have to be sent out to inform the public of this change. Mr. Reed informed that a public notice would be advertised if approved by the Planning Board for the Board of Commissioners meeting.

Ken Sullivan made a motion to recommend approval of the amendment to the Board of Commissioners to read as follows:

(E) Width and Setbacks

Each mobile home space shall have the dimensional requirements including width, and front, side and rear setbacks as required by Chapter 5, Density, Intensity and Dimensional Standard. No mobile home shall be located closer than ten (10) feet to any building within the park. All structures within the park must meet this (10) foot distance separation.

The motion was seconded by Pete Wachter and passed unanimously (6 to 0).

There being no further business to come before the Board, a motion was made by Pete Wachter to adjourn. The motion was seconded by Eddie Barber and passed unanimously (6 to 0). The meeting was adjourned at 6:17 PM.

Respectfully submitted by:

Peggy Grammer, Secretary
Town of Emerald Isle Planning Board