

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, OCTOBER 1, 2018**

Chairman Ken Sullivan called the meeting to order at 6:00 pm. Members present were Jim Osika, Malcolm Boartfield, Chad MacAvery, Susan Monette, Paul Schwartz and Ty Cannon. Also present was Town Planner Josh Edmondson.

Mr. Edmondson informed the Board the minutes from the previous Board meeting were not complete and would be available at the Boards next meeting.

SUBJECT: AMENDMENT TO THE UDO CONCERNING THE TEMPORARY USE OF RV'S IN ZONING DISTRICTS DUE TO STORM RELATED DAMAGES TO THE PRIMARY STRUCTURE

Mr. Edmondson said due to the damage from Hurricane Florence, staff has received inquiries regarding the use of RV's and/or Travel Trailers for temporary residence/commercial use during the repair of the primary use. In an effort to assist our property owners, Mr. Edmondson said staff is requesting an amendment to the UDO to allow this temporary use. Mr. Edmondson said this is important because of the wide spread damages and lack of available rentals. Mr. Edmondson went over the two parts to the amendment. The first amendment discussed was to Chapter 4, Use Regulations, Section 4.1.2 Table of Permitted and Special Uses specifically the Accessory and Other Use Category, Accessory uses and structures incidental to any permitted use such as servants quarters, garages, greenhouses, swimming pools or workshops. Mr. Edmondson stated staff is proposing to add temporary RV and Travel Trailer to this category.

The second part of the amendment discussed was to add specific use standards to this category. Mr. Edmondson discussed the new use standard as found below with the Board:

4.2.14

At the discretion of the Town Manager in response to a natural disaster, the use of RV's and/or Travel Trailers shall be allowed in all zoning districts in Emerald Isle. This temporary use may be allowed for a period of ninety (90) days for each individual property owner. If circumstances arise that warrant additional time, the Town Manager may extend the time for a period not to exceed thirty (30) days. All RV's and/or Travel Trailers must be properly connected to an authorized waste water system and a permanent power source.

During discussion the Board recommended to add the following sentence, A permit shall be required at no cost.

After discussion, a motion was made by Ty Cannon to approve the amendment as revised. The motion was seconded by Chad MacAvery and carried unanimously 6-0.

There being no other business a motion was made by Ty Cannon and seconded by Chad MacAvery to dismiss the meeting, which carried unanimously 6-0.

Respectfully submitted by:

Josh Edmondson, Secretary
Town of Emerald Isle Planning Board