

**TOWN OF EMERALD ISLE  
PLANNING BOARD MEETING  
MONDAY, JUNE 24, 2019**

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

A motion was made by Jim Osika to approve the minutes of the April 29, 2019 Planning Board meeting as submitted. The motion was seconded by Chad MacAvery and carried unanimously 5-0.

**ELECTION OF OFFICERS**

Due to Chairman Kenny Sullivan being absent this item was tabled until the next meeting.

**SUBJECT: DISCUSSION OF SETBACKS FOR POOLS**

Mr. Edmondson said during our last meeting, we began to discuss how to best handle swimming pool setback requirements. Mr. Edmondson stated since that time staff drafted language regarding swimming pool setbacks to address this issue. As a part of preparing the proposed amendment staff researched how other municipalities relative to Emerald Isle in size and environment handle swimming pool setbacks. Mr. Edmondson said this amendment would provide relief from setback requirements as it relates to swimming pools and impacts from adjusting the setback would be minimal. The proposed amendment is to allow a 5' side and rear setback for swimming pools only Mr. Edmondson said. Mr. Edmondson stated the current swimming pool setback standard is in Section 5.2.1 and is identical to that of the primary structure. Mr. Edmondson went over the current regulation with the Board:

**Current Regulation**

**5.2.1- Accessory Building/Swimming Pool Location**

**(1) In all Zoning Districts**

- (A)** No accessory building shall be erected in any setback or required yards.
- No swimming pool shall be erected in any setback or required yards. No masonry swimming pool shall be placed or constructed within the Coastal Area Management Act Ocean Erodible Setback area. Pools consisting of fiberglass construction shall be exempt from this prohibition.

Mr. Edmondson then discussed the amendment for Section 5.2.1 (A) with the Board:

**Proposed Amendment to (A) only**

**(A) In all Zoning Districts**

- No accessory building shall be erected in any setback or required yards. **Swimming pools must setback five (5) feet from the side yard and five (5) feet from the rear yard and comply with the setback required for all zoning districts for the front yard.** No masonry swimming pool shall be placed or constructed within the Coastal Area Management Act Ocean Erodible Setback area. Pools consisting of fiberglass construction shall be exempt from this prohibition.

Mr. Edmondson included a detailed list of NC towns similar to Emerald Isle in demographics and attractions with each ones regulations, standard housing setbacks and how that relates to swimming pool setbacks.

The Board discussed the item and directed staff to make clear the amendment was for in-ground pools only. Mr. Edmondson stated he would add in grounds pools to the beginning of the first sentence to accomplish this. Ty Cannon made a motion to approve the amendment with the change. The motion was seconded by Jim Osika and carried unanimously 5-0.

**SUBJECT: REPORT FROM TOWN PLANNER**

Mr. Edmondson discussed the Building Inspection Report for the months of April and May 2019. The next meeting of the Commissioners will be July 9, 2019 and the Planning Board meeting will be July 22, 2019 Mr. Edmondson stated.

There being no other business a motion was made by Chad MacAvery and seconded by Ty Cannon to dismiss the meeting, which carried unanimously 5-0.

Respectfully submitted by:

Josh Edmondson, Secretary  
Town of Emerald Isle Planning Board