

**TOWN OF EMERALD ISLE
PLANNING BOARD MEETING
MONDAY, AUGUST 26, 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.

Due to Chairman Kenny Sullivan's medical condition, a motion was made Ty Cannon to excuse Chairman Sullivan from the June meeting and the August meeting. The motion was seconded by Jim Osika and carried unanimously 5-0.

A motion was made by Chad MacAvery to approve the minutes of the June 24, 2019 Planning Board meeting as submitted. The motion was seconded by Jim Osika and carried unanimously 5-0.

SUBJECT: DISCUSSION OF RESTROOM FACILITIES IN RV PARKS

Mr. Edmondson said it was brought to his attention that there are issues regarding the restroom facility requirement for RV parks. Park owners and residents have expressed concern that the requirement for a central bathhouse in their respected parks is unnecessary. The parks that pertain to this concern are those that participate in annual leasing and do not allow daily, weekly or monthly rentals Mr. Edmondson said.

One issue resulting from this requirement is that the park owners have problems with the public trespassing and utilizing the restroom facilities when coming to and from the beach Mr. Edmondson stated which creates unnecessary maintenance issues park owners have to encumber. Mr. Edmondson said It is important to note, that every unit in these annual leasing parks are hooked up to a wastewater system, its own private restroom facility, making the need for a communal bathhouse unnecessary.

Mr. Edmondson said he researched how other municipalities relative to Emerald Isle in size and location handle restroom facility requirements in RV parks and campgrounds for comparison. Mr. Edmondson also informed the Board staff contacted Carteret County Environmental Health Program to confirm that restroom facilities are not required in RV parks by any codes or standards, but it is left up to local jurisdiction to decide. Mr. Edmondson said, it is to his best knowledge that a central restroom facility should not be mandatory in RV parks that only allow annual leasing for the reasons discussed above. However, campgrounds or parks that allow daily, weekly or monthly rentals should still be required to maintain a central restroom facility.

Mr. Edmondson said this amendment would provide relief for park owners and tenants. Not having to maintain a restroom would provide great economical relief and social benefit staff believes.

Mr. Edmondson went over the current regulation as follows:

4.2.2.- Mobile Home Parks and Recreational Vehicle Parks

(4) Recreational Vehicle Park Site Development and Management

(J) Restroom Facilities

- Each park shall have a central structure, or structures, that will provide separate toilet and bath or shower facilities for both sexes. This structure may also contain a retail sales counter and/or coin-operated

machines for the park residents use only, provide there is no exterior advertising. Vending machines also may be permitted in a sheltered area.

Mr. Edmondson then discussed the amendment for Section 4.2.2 (J) is as follows.

Proposed Amendment to (J) only

(J) Restroom Facilities

- Each park is not required to have a central structure, or structures, that provide separate toilet and bath or shower facilities for both sexes only if they operate on an annual leasing schedule and if each unit is connected to a wastewater system. All other parks allowing daily, weekly or monthly rentals, shall have a central structure, or structures, that will provide separate toilet and bath or shower facilities for both sexes. This structure may also contain a retail sales counter and/or coin-operated machines for the park residents use only, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area.

After discussion Board member Jim Osika suggested the following revision to the amendment:

- Parks that only operate on an annual lease schedule with each unit connected to a waste water system shall not require a central structure that provides toilet and bath or shower facilities for both sexes. All other park allowing daily, weekly or monthly rentals shall have a central structure, or structures, that will provide separate toilet and bath or shower facilities for both sexes. This structure may also contain a retail sales counter and/or coin-operated machines for the park residents use only, provided there is no exterior advertising. Vending machines also may be permitted in a sheltered area.

A motion was made by Ty Cannon to approve the amendment as revised. 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 June and July 2019. The next meeting of the Commissioners will be September 10, 2019 and the Planning Board meeting will be September 23, 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