

DCHTF PLAN/SITES SUBCOMMITTEE MEETING JUNE 7, 2024

The meeting was called to order at 9:00 a.m. The following subcommittee members were in attendance: Matt Neal, Mike Siers, Ryan Lang, Tess Judge, Ron Payne and Donna Creef.

Discussion of vacant property lists – The group reviewed the vacant property lists supplied by Dare County. Donna applied some filters for low value property for wetlands. She suggested that an additional review to eliminate properties owned by the Nature Conservancy and HOA is worthwhile. The group also discussed the need to identify developed sites, such as the Waterfall Park in Rodanthe, that have redevelopment potential. Donna will continue to work on this. There was some discussion about the County-owned Bowsertown property on Roanoke Island. A wetlands survey has been completed.

The need to study local zoning regulations was discussed. Some local governments have duplex lot sizes that are greater than 15,000 square feet and there may be other regulations that can be identified for potential revision to encourage private sector development of small-scale housing.

Matt said he was interested in form-based zoning that was mentioned in the Aspen housing presentation. Use of the building shouldn't matter as much as the aesthetics and dimensional standards. Ron has a copy of the Aspen housing policy that will be shared with the group.

There was additional discussion of private investor development. To glean information on how such projects may work, some local property owners and developers will be invited to attend future subcommittee meetings for discussions with the group.

The need for legislation was discussed and the likelihood of success of such endeavors. Donna said Durham County is seeking legislation to authorize public-private partnerships for the development of housing for first responders and teachers. She will share this with the group. Legislation to mandate local zoning approval of accessory dwelling units is still under consideration during the NCGA short session this year. Even if such legislation is passed by the State, development of such units in Dare County will not be widespread due to limitation of septic capacity and lot coverage limitations.

There was some discussion about funding options, various options will need research and how other areas fund housing.

The meeting was adjourned at 10:15 a.m.

  
Prepared by Donna Creef