

DCHTF PLAN/SITES SUBCOMMITTEE MEETING October 4, 2024

The following subcommittee members were in attendance: Malcolm Fearing, Mike Siers, Matt Neal, Ryan Lang, Tess Judge, Ron Payne and Donna Creef.

Donna called the meeting to order at 9:00 a.m. She stated that the Town of Nags Head had adopted a multifamily structure ordinance on October 2 that focused on long-term, workforce units.

Donna provided the group with a copy of the Our State Our Homes application. This is a program from Carolina Across 100 of the University of Chapel Hill. The 18-month program will provide in-depth analysis of housing issues and identify ways for selected teams to develop goals and identify projects for their communities. The original deadline for applications has been extended to November 22, 2024. Donna is registered to participate in a webinar about the application process on October 9, 2024. The application asks for the identification of five team members, who will serve as the core team and then a larger group will also be involved. There will be five in-person two-day forums in Chapel Hill over the 18-month program period. It was decided that Malcolm, Donna, Matt Neal and Andy Garman from Nags Head would serve as four of the team members and another member will be solicited at the October 15 task force meeting. Tess will serve as an alternate. It was acknowledged by the group that the program seemed worthwhile to pursue. Donna noted that she will ask for a formal motion to submit an application at the October 15 task force meeting and advised the subcommittee members to be ready to make such a motion. One question on the application is about experience in housing projects. The development of teacher housing in Kill Devil Hills and Run Hill was identified as the best example of experience although these units were constructed years ago before the task force was formed. Letters of support from local governments and other stakeholders are required as part of the application process. There should be plenty of time to secure these letters between the October 15 full task force meeting and the November 22 application deadline.

Donna said that the task force needs to produce a year-end report to outline our activities in 2024 and make recommendations for 2025. She asked the committee members for ideas.

Malcolm said he thought it was important to list a couple of publicly owned properties throughout the various areas of the county that offer potential for the development of housing units. These could include the Run Hill teacher housing site, Bowser town, Manteo Middle School, the old concrete plant site in Waves recently purchased by Dare County, and the County landfill in Manns Harbor. The group noted that the development of a sketch plan for a mixed-use site would be helpful. Perhaps East Carolina University CSI could assist with such a sketch or the ECU professors working on the NIMBYism project. Matt suggested that the zoning classification of each site should be noted on any property identified for the final report.

Donna anticipates the 2004 legislation for teacher housing will be a major point of discussion in the year-end report with a recommendation that the Dare County Board of Education conduct a study/analysis of how Run Hill can be fully developed and a site on Roanoke Island/Mainland can be developed. The 2004 legislation anticipates three geographic locations. Roanoke Island has central water and seems like the best choice since there is not central water on most of the Mainland.

Matt said there should be some discussion on zoning regulations and land use approval processes. Most residents don't understand the administrative review process for permitted uses versus board-level review for special uses. Donna noted that the new multifamily regulations adopted by Nags Head on October 2 included administrative approval for projects up to six units. This can represent cost savings for property owners and developers. Soft costs, such as permit review fees, survey costs, etc can add significantly to the construction of home. A toolkit of template home plans was also identified by the committee members as a method to reduce soft costs for property owners.

Mike Siers offered the idea of using Dare County school buses during the summer months to provide regional workforce housing transportation opportunities. This may help with securing and retaining full-time school bus drivers.

Discussion of the year end report will be on the October 15 task force agenda with a target date for a rough draft for the November meeting. She suggested the subcommittee meet again on November 8 to finalize a list of public sites and other recommendations for the final report.

There being no other business, the meeting concluded at 10:30 a.m.


Prepared by Donna Creef