

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, May 13, 2019. This meeting was held in the Dare County Board of Commissioners meeting room located at the Dare County Administrative Building, 954 Marshall C. Collins Drive, Manteo, NC.

CALL TO ORDER 6:00 pm

MEMBERS PRESENT John Finelli, Chairman
 Michael Barr David Hines
 Terry Gore II Buddy Shelton

MEMBERS ABSENT Beth Midgett David Overton

APPROVAL OF MINUTES

Terry Gore made a motion to approve the minutes of the April 8, 2019 meeting of the Dare County Planning Board after correcting *Members Present* to include David Hines. Buddy Shelton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

Request for Extension of Preliminary Plat Approval for Laurel Bay Subdivision, East Lake, Hatchell Concrete

Derek Hatchell of Hatchell Concrete and Michael Morway of Albemarle and Associates were present at the meeting.

Staff recommends a 12 month extension of preliminary plat approval for the Laurel Bay Subdivision in East Lake. Derek Hatchell said he is requesting a west-bound turn lane along US-64 and asked to meet with NCDOT on numerous occasions. At this time, they have not met with NCDOT. Michael Morway said they have the erosion control permit and have applied for the stormwater permit which generally takes longer. There has been a topographic survey of the project area and completed roadway, drainage and construction drawings for the project.

Terry Gore made a motion to approve a twelve-month extension for preliminary plat approval for Laurel Bay Subdivision. Buddy Shelton seconded the motion.

Vote: Ayes – Unanimous

NEW BUSINESS

Additional Discussion of Zoning Amendments for Year-round Housing

Donna Creef said zoning was amended last year to help facilitate year-round housing and the Board of Commissioners asked for a review six months after the amendments were adopted. There have been approvals for two cluster home developments. As part of the six month report, four potential alternatives were presented to the Board of Commissioners. The Commissioners instructed staff to proceed with consideration of three of those alternatives. A local business owner suggested a fourth alternative which will also be discussed this evening and has not been presented to the Commissioners yet.

Chairman Finelli asked to review and discuss each of the alternatives in order. The potential alternatives are as follows:

1. Expand cluster homes into eight other zoning districts that were not included in the 2019 zoning amendments: NH, RS-1, R-1, SNC, VR, WR1, ELR, and ELNH. Cluster home developments consist of single-family, detached structures limited to 1200 square feet of heated space. The square footage can be regulated. A Conditional Use Permit can state the maximum occupancy allowed but there are enforcement issues. After discussion, The Planning Board agreed this is a good option but recommended increasing lot size in these districts to 30,000 square feet.
2. Develop an overlay district for educational housing development. This option could be used to address housing needs for students and teachers of the UNC Coastal Studies Institute, Dare County Board of Education, and the College of the Albemarle. This would be a floating overlay district of mixed uses. Options for the overlay district were discussed, including required number of acres, lot coverage, drainage, wastewater, and which zoning districts this would be allowed in.
3. Consider reductions in the minimum lot size for year-round housing. The current minimum lot sizes of 15,000 square feet and 20,000 square feet have been in place since 1982. Group housing regulations allow a density greater than 15,000 square feet for subdivisions. This alternative would apply to larger parcels of land and not platted lots in existing subdivisions. Development restrictions would be applied to ensure it is used for year-round housing and would involve amendments to the zoning ordinance and subdivision ordinance. The discussion

included requirements such as a three acre minimum, lot size of 12,500 square feet, lot coverage at 30%, and 1,200 square feet of heated space.

4. Consider allowing Employee Accessory Units in conjunction with a principal commercial use. The units would be occupied by employees. This could specify no increase in lot coverage if located within the interior of an existing structure or allow up to 1,200 square feet of additional lot coverage as allowed for accessory dwelling units. Employee parking is already designated for the business and may be used for the Employee Accessory Units. A draft ordinance was reviewed.

Buddy Shelton made a motion to schedule a public hearing for the proposed zoning amendments at the June 10, 2019 Planning Board Meeting.

David Hines seconded the motion.

Vote: Ayes – Unanimous

OTHER BUSINESS

None

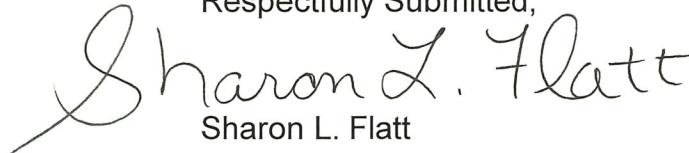
ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by Terry Gore and seconded by Michael Barr.

Vote: Ayes – Unanimous

The meeting adjourned at 7:25 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: June 10, 2019



John Finelli
Chairman, Dare County Planning Board