

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, June 11, 2018. 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 p.m.

**MEMBERS PRESENT** John Finelli, Chairman  
Michael Barr David Overton  
Terry Gore II Charles Read, Jr.  
Beth Midgett

### MEMBERS ABSENT

### APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the May 14, 2018 meeting of the Dare County Planning Board, Michael Barr made a motion to approve the minutes as submitted. Terry Gore seconded this motion.

Vote: Ayes – Unanimous

### PUBLIC COMMENT

-None-

### OLD BUSINESS

-None-

### NEW BUSINESS

***Commercial Services Zoning District Text Amendment Request to Allow Marine/Small Engine Repair as a Permitted Use, 1145 Colington Road, Jon Midgett Construction LLC***

Mike Casey, Attorney, was present on behalf of the applicant.

Noah Gillam said Jon Midgett Construction submitted a zoning amendment request to allow boat engine repair and boat maintenance as a permitted use in the CS district. This district applies to portions of Colington Road and provides a setting for service establishments that are more intense in scope than retail/office zoning while not as intense as industrial uses. Jon Midgett Construction owns property at 1145 Colington Road which has CS zoning. They have been issued a conditional use permit for a group development consisting of a two bedroom residential dwelling with attached hair

salon and two metal buildings. One of the buildings consists of four units. A boat engine repair business is interested in purchasing one of the units. The property has been posted and adjoining property owners notified. One adjoining property owner is opposed to this request and that email has been provided to the board. The adjoining property is in a residential district with R2-B zoning.

Michael Casey, attorney representing Jon Midgett Construction LLC, said the requested use is very similar to other CS uses which includes automobile service, boat building, boat storage, and farm machinery repairs. It won't increase the impact this zoning district has. The buildings are set far off the road and there is much separation on either side. It's an unimpactful change in an area that can support it. It is certainly a service that is needed in the area.

Charles Read clarified that the interested business owner would be purchasing the unit. Michael Casey and Donna Creef said that is correct and is similar to purchasing a condominium unit.

During discussion, board members Barr, Gore, Read, and Midgett made note that the requested use is similar to and consistent with uses currently allowed in the commercial services district and that there has been very little reaction from the community. Chairman Finelli agreed that a number of permitted uses are noise related but said boat engines are a different kind of noise and techniques used to muffle that noise aren't always adhered to. Mike Casey mentioned there is already a go-kart track business operating across the street from the property.

Chairman Finelli said the Planning Board could choose to conduct a public hearing, recommend approval/disapproval as a permitted use, or recommend approval/disapproval as a conditional use in the CS zoning district. Donna Creef recommended this as a conditional use because it is a conditional use in a nearby zoning district and it will allow the board to adopt conditions which offer another layer of protection for adjoining property owners.

Michael Barr made a motion to recommend approval of the text amendment request to allow small engine repair in the CS district as a conditional use.

Terry Gore seconded the motion.

Vote: Ayes – 3 (Barr, Gore, Midgett)

Nays – 3 (Finelli, Overton, Read)

No alternative motion was offered. This request will be considered by the Board of Commissioners at their meeting on July 16, 2018.

## **OTHER BUSINESS**

### ***Initial Discussion regarding Workforce Housing, Outer Banks Chamber of Commerce***

Donna Creef said the Chamber of Commerce asked the Board of Commissioners to instruct the Planning Director/Planning Board to review the zoning ordinance for amendments concerning workforce housing. The Chamber is also meeting with each of the towns. There are three main areas of focus: accessory dwelling units, duplex lot size, and multi-family structures. The requested amendments were developed based on input from the Planning Director. None of the proposed amendments requested would affect single-family residential districts such as R-1, R-4, RS-1 and MP-1 since areas zoned with those classifications are typically platted subdivisions with covenants restricting development to single family homes. The logic is that if a district allows a duplex now, we can consider allowing an accessory dwelling unit. The duplex language varies district to district and staff attempted a viable method to increase the amount of housing. The best course of action is to schedule a public hearing to get feedback from the community.

Donna and the Planning Board discussed potential actions by other local governments, seasonal versus year-round rentals, *owner occupied* requirements, homebuilders participation in this process, and how other communities mitigate this issue.

After discussion, Beth Midgett made a motion to schedule a public hearing regarding workforce housing at the Planning Board meeting on July 9, 2018.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

### ***Discussion Regarding the Land Use Plan Update***

Donna Creef said graphs and tables have been provided to the Planning Board showing the results of the Land Use Plan Survey. Survey question 6 shows that the number one topic is workforce housing for resident property owners when asked *what issues are most important to the future of Dare County?* The survey responses will be referred to when we begin our policy review. There was not a large response to either our

workshops or to our survey. We may begin discussing our mission statement, goals, and objectives at the July Planning Board meeting.

***Recognition of Service***

Chairman Finelli and the board members congratulated Donna Creef for 30 years of service with Dare County. Ms. Creef was recognized for this at the Dare County Board of Commissioners meeting on June 4, 2018.

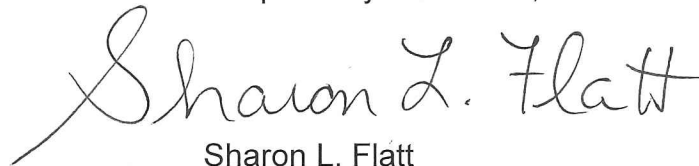
**ADJOURNMENT**

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:30 p.m.

Respectfully Submitted,



Sharon L. Flatt  
Planning Board Clerk

APPROVED: July 9, 2018



John Finelli  
Chairman, Dare County Planning Board