

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, August 18, 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 pm

MEMBERS PRESENT John Finelli, Chairman
Michael Barr Beth Midgett
Terry Gore II

MEMBERS ABSENT David Overton Charles Read, Jr.

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the July 9, 2018 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

Duke Geraghty, Legislative Building Codes Chairman for the Outer Banks Homebuilders Association, said he noticed two things after a brief review of the workforce housing zoning amendments draft. First, the draft does not address properties in R-1 districts even though there are many R-1 subdivisions without restrictive covenants. This leaves a lot behind. The second is the lot size reductions and sewage requirements. Mr. Geraghty recommends removing the requirement of sewage/off-site wastewater treatment connected to lot size reduction. If the property can accommodate a septic system and other requirements without central sewage, that could be allowed and applied to multiple districts in the draft.

The public comment portion of the meeting closed at 6:03 p.m.

OLD BUSINESS

Consideration of Zoning Amendments to Accessory Dwelling Units, Duplex Lot Size, and Multi-family Structures to Better Facilitate Workforce Housing, Outer Banks Chamber of Commerce

Donna Creef said staff plans to refer to the amendments under consideration as housing and no longer use the terms workforce housing or affordable housing. Proposed additions for section 22-2, Definitions, includes definitions for accessory

dwelling unit, cluster home development, duplex, long-term rental, principal dwelling unit, and short-term vacation rental. Ms. Creef mentioned slight changes to three of the definitions.

The Planning Board and Donna Creef discussed the following:

- Accessory Dwelling Units:
 - Required compliance with lot coverage, setbacks, and wastewater.
 - Defining a maximum size for the accessory unit of 1,200 sf and/or calculating the maximum size as a percentage of the size of the principal dwelling. Wanchese and East Lake districts already define this.
 - Imposing limits on lot coverage, building size, or both.
 - Allowing additional lot coverage for properties with an accessory dwelling.
 - The appropriate rate of parking requirements.
 - Height restrictions to remain as currently required in each zoning district.
 - Requiring an engineered drainage plan in conjunction with increased lot coverage.
 - Long term occupancy requirement.
- Duplexes:
 - 15,000 sf lot size with central water.
 - 20,000 sf lot size if served by a private well
 - Both conditions regardless of wastewater disposal method.
- Multifamily:
 - Recommendations increasing densities to those found in the FHIS regulation.
 - Changing Townhouse Development to Multifamily Dwelling in the R-2 district.
 - The S-1 district was changed in 2014 to a floor area ratio which equates to greater than 8-10 units per acre so no change is recommended for the S-1 multifamily standards.
- Cluster Home Developments
 - Cluster homes allowed as conditional uses in districts where group housing projects are currently permitted (Section 22-31, Group Housing Standard). This excludes East Lake, Manns Harbor, and primary residential districts such as R-1.
 - Minimum Lot Size 20,000 sf which is the same as group housing.
 - Maximum size of dwelling 1,200 sf.
 - Lot coverage 30%.
 - Setbacks subject to applicable zoning district.

- Separation of dwellings 15 feet. Staff will check this with building code standards.
- Height restrictions to remain as currently required in each zoning district.
- Roads and ownership language as in the group housing standard.
- As a conditional use, this is subject to Planning Board and Board of Commissioner approval and would require recordation of the conditional use permit including language requiring long term residency.

Staff will revise the draft amendments for section 22-2, definitions, and accessory dwelling units for presentation at the September 10, 2018 Planning Board meeting.

NEW BUSINESS

None

OTHER BUSINESS

Discussion Regarding the Land Use Plan Update

Donna Creef said the 2009 Vision Statement was not too far off the mark but has been revised and is more narrative in nature for this update. Staff presented a draft of objectives for each management topic which outlined how the current update differs from the 2009 update. The Planning Board and Ms. Creef discussed various edits to be made to the draft objectives.

After discussion, Michael Barr moved to recommend approval of the proposed Land Use Plan Vision Statement and Objectives to include edits as indicated during discussion. Terry Gore seconded the motion.

Vote: Ayes – Unanimous

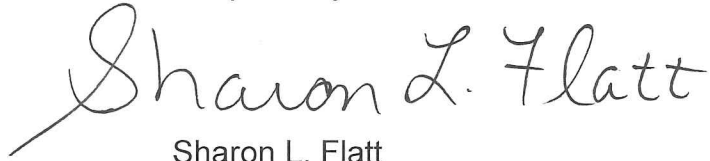
ADJOURNMENT

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 7:15 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: September 24, 2018



John Finelli
Chairman, Dare County Planning Board