

FINAL



Town of Southern Shores

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Special Planning Board Meeting

January 2, 2019

5:30 p.m., Pitts Center

MEETING MINUTES

I. CALL TO ORDER:

Vice Chairperson Elizabeth Morey called the meeting to order at 5:30 pm. Planning Board Members Joe McGraw, Elizabeth Morey, David Neal, Andy Ward, Alternate Member Michael Basilone, Town Attorney Ben Gallop, and Deputy Town Manager/Planning Director Wes Haskett were present. Alternate Member Michael Basilone was seated as a voting member due to the current regular member vacancy.

II. PLEDGE OF ALLEGIANCE:

Vice Chairperson Elizabeth Morey led the Pledge of Allegiance.

III. APPROVAL OF AGENDA:

David Neal motioned to approve the agenda. Joe McGraw seconded the motion. The motion passed unanimously (5-0).

IV. PUBLIC COMMENT:

None.

V. NEW BUSINESS:

None.

VI. OLD BUSINESS:

Potential regulations to address large single-family dwellings.

Vice Chairperson Morey stated that the purpose of the meeting was to continue discussion of regulations to address large single-family dwellings and called on Wes Haskett to provide background information.

Wes Haskett stated the Special Meeting was scheduled after the December 17, 2018 Planning Board meeting since the Board had not had enough time to make a recommendation on the potential options to address large single-family dwellings. He explained what had been added to the packets since the December 17, 2018 Planning Board meeting.

Andy Ward suggested that the Board start with the list of options the Town Council voted on for the Board's consideration.

David Neal stated that the water fixtures concept is confusing and overkill. The Dare County Environmental Health Dept. already regulates what it addresses.

The Board agreed with David Neal.

Vice Chairperson Morey stated that the Town of Duck's proposed regulations define large residences, lot sizes, home size, and septic capacity based on gallons per day. Landscaping and building façade requirements are also included.

Andy Ward stated that he was not in favor of the graduated lot sizes concept. A lot with 30,000 sq. ft. would allow a 7,000 sq. ft. house. The Town's current lot coverage requirements for oceanfront properties starts at the first line of stable natural vegetation.

Vice Chairperson Morey noted that the Town of Duck's proposed regulations also include setback requirements.

Joe McGraw stated that the Town's current setback requirements are well in place and he prefers not to make changes to them.

David Neal stated that the Town of Southern Shores is a different animal than the Town of Duck. The Board needs to address the primary concern. Southern Shores is monolithic and uniform and Duck is a mixed bag. The Town of Duck's proposal is not appropriate for the Town's situation.

Michael Basilone agreed.

Andy Ward stated that the Town of Duck's proposal is still using septic capacity to regulate number of people in a house. 600 gallons per day is 5 bedrooms, 10 occupants. It is still 60 gallons per day per person. The Town of Duck's proposed regulation does not relate to what the Town of Southern Shores is trying to do.

Vice Chairperson Morey agreed.

Vice Chairperson Morey stated that the next proposal to discuss is the Homebuilders Association's most recent proposal and called on Homebuilders Association President Matt Neal to explain the proposal.

Mat Neal stated that the proposal came after looking at the overlay district proposal. The proposal comes from a legal opinion that hopefully is more defensible. The high occupancy version is based on the occupancy of the house at 14 persons, 7 bedrooms. The high occupancy short term rental addresses the use.

Vice Chairperson Morey stated that the Town Planning Dept. would have to create a checkbox for the type of house on an application.

The power to the Pitts Center went out at approximately 5:55 p.m.

Vice Chairperson Morey asked for a motion to recess the Special Meeting until 5:00 p.m. on Monday, January 7, 2019. David Neal motioned to recess the Special Meeting until 5:00 p.m. on Monday, January 7, 2019. Joe McGraw seconded the motion. The motion passed unanimously and the meeting was recessed at 6:15 p.m.

ATTEST:

RESPECTFULLY SUBMITTED:



Elizabeth Morey, Vice Chairperson



Wes Haskett, Deputy Town
Manager/Planning Director