



Unified Development Ordinance Committee

Meeting Minutes November 17, 2011 9:00 am

Members Present: Alan Doolittle, Bill McLane, Charlie Nern, Tom Vincenz, Becky Noble, Carol Santavicca, Bill McDonald, Jim Strandquist, Eddie Walters, Al Seibert

Members Absent: Marci Berry, Dave Stuart

Staff Present: Sandy Wood, Cindy Nelson

Others Present: Landin Holland, Carol Scott, Karen Joseph, Sybil Kesterson, Leon August

1. **Call to Order**-Meeting called to order at 9:00 am.
2. **Agenda Comments**-None
3. **Approval of Minutes**-from the October 13th meeting. **Bill entertained a motion to approve the minutes as emailed. Moved by Alan. Second by Tom. Motion carried unanimously.**
4. **Old Business**-None
5. **New Business**
 - a. Review and Discuss Changes to the Revised Draft of the UDO

Landin explained that Al and Eddie were not in attendance at the last meeting and were not present to vote on the issue of recreational vehicles being occupied; the topic will now come back for another discussion and a re-vote as all the UDO members are now present.

The meeting began with a call for a new vote which would or would not allow recreational vehicles to be occupied for a period of seven days. Several valid points were raised such as: a beach rental property could double in size, this is a campground use, it does not support local rental businesses, the noise from the generators could have an impact on neighboring homes, someone could live in their RV for seven days-drive away and pull back in and stay another seven days.

A suggestion was made to require a permit, however, enforcement could be a challenge. Landin remarked that this change could set up the opportunity for abuse. Al said if there have been no complaints, then why change this at all? The consensus of the committee was to restore the standard back to not allowing RV's to be occupied. After some discussion about storage concerns in a subdivision, clarification was made that this standard refers only to overnight stays and does not apply to an RV parked in a driveway.

On a related note Tom raised the matter of large boats being backed up and parked under houses on the island. There is one boat that has a large black tarp draped over it and it is very unsightly. Tom took pictures of parked boats on the island and shared them with the committee. Landin said the Town could enforce this but it is a gray area. A standard could be drafted that would not allow boats to be parked under a house. Landin made a note to bring this up to the Council; however, it is more of a POA issue.

BR-1 and BR-2 have a limit of 4 of bedrooms per dwelling. With the new sewer project installed, this standard will become obsolete. As long as home would be constructed to meet setback requirements, this standard would no longer be needed. If a home is constructed with more than four bedrooms, then lack of parking could become a concern. More discussion ensued on the subject of available parking at beach residences and whether or not the current parking regulations in BR-1 and BR-2 be adjusted to address this. Eddie suggested the change be made from this point forward so the existing homes will be not being in nonconformance. Landin suggested any home with over four bedrooms gain an additional half a parking space per bedroom. The Committee was in agreement.

Items that need to be changed as per previous discussions are listed as follows:

- Italicize the definitions listed in Appendix A throughout the text of the UDO.
- Section 2.10 (B) (4) Page 2-4; in relation to Pods-remove "incident to a building permit." Change the time limit for temporary storage containers from thirty (30) days to ten (10) business days.
- A list of Heritage Trees will be added to the UDO as discussed at an early meeting. The list will be duplicated from the Brunswick County tree list.
- Article 4- 4.5.5(A) Page 4-21; Implementation of a Special Use Permit needs to be changed as discussed in a previous meeting from six (6) months to a one (1) year.
- Article 5-Section 5.3.3 (A) (2) (k) Page 5-5: Remove "Storm water Systems" as a part of the items needed for a preliminary approval by the Planning Board. Site plans and State storm water plans for commercial/multifamily plans often change and the Planning Board has no authority over State Storm Water approvals.

The next meeting was scheduled for December 1, 2011 at 9:30 AM to discuss the draft Permitted Use Table.

6. Public Comment-None

7. Adjournment-meeting adjourned at 11:10 AM. Bill entertained a motion to adjourn. Motion moved by Bill McLane. Second made by Tom. Motion carried unanimously.

Note: These minutes have been transcribed on March 12, 2012; the UDO Committee no longer meets in regards to the review and discussion for the Draft Unified Development Ordinance. With that, these minutes have not been approved by the UDO Committee; however, they have been transcribed for historical purposes.

Bill McDonald

_____ *Bill McDonald - Committee Chairman*

Cindy Nelson

_____ *Cindy Nelson - Committee Secretary*