



CURRITUCK COUNTY NORTH CAROLINA

September 25, 2014

Special Meeting-Work Session Minutes

Board of Commissioners

The Currituck County Board of Commissioners held a Special Meeting of the Board at 1 PM in the Conference Room of the Historic Courthouse. The purpose of the Special Meeting was to hold a Work Session to discuss issues related to a Wastewater Connection Policy.

The following Board members were present: Chairman O'Neal, Vice-Chairman Martin and Commissioners Aydlett, Griggs, Petrey and Beaumont. Commissioner Gilbert was unable to attend. Staff included County Manager Dan Scanlon, County Attorney Ike McRee, County Engineer Eric Weatherly and Planning Director Ben Woody.

Mr. Woody began with an overview of the recent growth in the Moyock area, and stated today's goal is for the Planning Department to receive direction on how to move forward with regard to density and development. The different Land Use categories were reviewed and percentages of each category present in Currituck County and Moyock.

Mr. Woody talked of "Rural Character", and began an interactive power point with which the Commissioners were able to vote on their perceptions of what "rural character" is to them. Mr. Woody moved into a discussion of density, showing subdivision plats with equal density but different lot sizes and open-space designs, and asked the Board members to vote on which represented their view of appropriate development.

County Manager Dan Scanlon spoke a bit on the effects density and design can have on County services, summarizing that more road miles equal a higher cost per unit to provide services.

Mr. Woody reviewed the density calculations based on the current land use plan as being the number of dwellings per acre. He reviewed zoning tools, situations that can affect allowable density, and suggested alternatives and modifications the County could adopt.

Stormwater was discussed relevant to drainage and development. Central sewer's possible effects on density and whether or not a subdivision might realize more lots when considering soil requirements with sewer hookup were debated.

A discussion began on residential and business growth and how zoning tools are used to manage growth, along with discussion on development of a uniform policy for sewer hookup. Use of wetlands in density calculations was addressed by Vice-Chairman Martin, and Chairman O' Neal discussed the need for consistency, finding out what the public wants, and adopting appropriate changes.

Mr. Scanlon explained developers are questioning whether projects will be approved, even though the rules have been followed, and said there is no flexibility to change them the night of the meeting.

Chairman O'Neal suggested letting the election play out before sending staff to work out a plan that might change based on election results, and wants to hear from constituents and the new Commissioners before moving forward.

Commissioners decided to put the tabled transition plan discussion on the second meeting in November.

Chairman O'Neal and Commissioner Beaumont both excused themselves from the Work Session at 3 PM.

Vice Chairman Martin introduced Troy Moser and offered him an opportunity to speak to discuss the permitting and issues regarding his shooting club. Mr. Moser said he is operating within the use that is permitted. Discussion of the Unified Development Ordinance and what constitutes an Outdoor Shooting Range along with personal vs. private use ensued. It was determined that the range can be used for personal use until a permit is issued allowing other uses.

With there being no further business Commissioner Petrey moved to adjourn and was seconded by Commissioner Griggs. The motion carried unanimously.