

Ocracoke Planning Advisory Board  
Meeting Minutes  
May 14, 2015 at 5:30 p.m.  
Ocracoke Community Center

Board members present: Corky Pentz, Butch Bryan, Sharon Justice, Tom Payne, Jerry Midgett

Board members absent: Amy Johnson and Benji Hart

Also present: Inspector Jerry Hardison, PIO Sarah Johnson, and Peter Vankevich

Review of April 9, 2015 meeting minutes

- Motion by Corky to approve the minutes. Second by Sharon. All in favor, none opposed.

Consideration of the agenda

- Corky will add tiny houses and cottages under Chairman's report

Chairperson's report:

- Home occupations/cottage industry:
  - Jerry suggests the Board send the issue to the Variance Board for their opinion about enforcing the ODO's rules for cottage industry/home occupations
  - Corky says the County attorney says it to be clear who the business owner is- the property owner or the person who runs the business. Corky suggests creating a definition for business owner.
  - Inspector Hardison sees a potential issue with the fact that the outdoor sales ordinance doesn't address sale of alcohol
  - **Jerry makes a motion for the Variance Board to look at section 36-183 Home Occupations and section 36-184 Cottage Industry of the Ocracoke Development Ordinance and give their opinion about enforcing the regulations. Second by Tom. All in favor, none opposed.**
- Cabins/Tiny Houses
  - Corky got in touch with building inspectors in Dare and Currituck County to get more information about cabins, wooden tents, and tiny houses
  - In Dare County:
    - The older cabins in the campground are grandfathered in. No new cabins are allowed, except for those in the campgrounds that are HUD approved housing. When you out a cabin in a campground, normal building setback rules don't apply because it is in a campground.
    - Travel trailers are only allowed on an approved campground or mobile home park.
    - Dare County doesn't allow any campers on any lots for dwelling.
    - Tiny houses haven't come across as an issue yet.
    - Wooden tents must be bare inside, no kitchen, no electricity, and no plumbing.
  - In Currituck County:

- Travel trailers/campers are not allowed to be set up for dwelling on a lot. They must be in a campground or park.
- Tiny houses have been an issue. Tiny Houses have to be HUD approved and meet FEMA rules.
- The County Planner, says no sandwich boards are allowed on the road except in the shoulder season.

#### New Business

- Inspector Jerry Hardison – Permit Fee Schedule
  - General discussion of what projects require a permit.
    - To put a shed on a property - you need to fill out the building permit and the ODO permit, draw the property lines, setback, existing buildings, and proposed location for a shed.
      - State building code says that for a 12 x12 structure or smaller, you're not required to complete a building code permit. You would still need an ODO permit.
      - If you want electricity, you'll need an electrical permit.
      - For FEMA, you would need flood vents if it's below base flood.
    - Re-shingle a roof - don't need a permit.
    - Re-side the exterior of a building - don't need a permit
    - Fence - don't need a permit
- Alcohol sales
  - Inspector Hardison wants the language for alcohol sales clarified
  - Jerry sales the state regulates beer sales

#### Old Business – continued review of the ODO

- Section 36-184 Cottage Industry
  - Section skipped, sending to the Variance Board for review
- Section 36-185 Regulation of outdoor sales
  - (a) No changes necessary
  - (b) No changes necessary
  - (c) *Grandfathered uses*
    - (2) it would be helpful to include the date the amendment was passed (6/3/2013)
  - (d) *Exceptions*
    - change “none square feet” to “nine square feet”
  - (e) No changes necessary
  - (f) No changes necessary
  - (g) No changes necessary
  - (h) No changes necessary
  - (i) No changes necessary
  - (j) No changes necessary
  - (k) No changes necessary
  - (l) No changes necessary
- Will continue with Section 36-186 – 36-203 Reserved

Public Comment

- Peter Vankevich wants to make sure that Inspector Hardison knows that the Ocracoke Observer is available for posting information about permits, if need be
  - Inspector Hardison says that Dare County only provides local papers with the number of permits approved in each category of construction

Next meeting date:

- Changed to Thursday June 18, 2015 at 5:30 p.m. in the Community Center

Motion to adjourn by Tom. Second by Corky. All in favor, none opposed.