

Town of Fenwick Island  
Minutes of the Charter & Ordinance Committee Meeting  
October 6, 2015

Call to Order at 9:30 a.m.

**Present:** Committee Members Bill Weistling, Roy Williams, Diane Tingle, Gene Langan, Mike Quinn, Merritt Burke and Linda Poole

**Absent:** Pat Schuchman, Ben Waide, Winnie Lewis

**Public in Attendance:** Richard Klein, Susan Klein, Doug Lopez, Dottie Lopez, Bob Christ, Ann Christ, Buzz Henifin, Spiro Buas, Jackie Napolitano, Charles Farmer, Pam Pridgeon, Sandra Monahan, Bill Mould, Richard Benn

**Minutes:**

- Diane Tingle made a motion to approve the minutes of September 1, 2015 seconded by Gene Langan. Motion passed. Gene Langan and Mike Quinn abstained.

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**Issues for Discussion & Possible Action:**

- Chapter 160 (Zoning) - Commercial Zone Regulations - Mr. Weistling stated that the first reading was approved at the September 25<sup>th</sup> Town Council Meeting. The zoning would change from 1 sleeping room per 1,000 sq. ft. of land area to 1 sleeping room per 600 sq. ft. of land, not to exceed a cap of 65 total rooms.
- Mr. Weistling and Mr. Langan spoke to the town solicitor about the progress of the moratorium issue to delay any future hotels being built in town. While discussing this, one of the topics that had been discussed was to allow the existing three hotels built before 1987 to have 65 rooms. After doing additional research, she conferred with other attorneys, this would be a good course of action if we desire. Mr. Weistling stated he would check with the Building Official to check on the exact year of completion of both hotels.
- Mr. Weistling further stated that if new wording is added, it only applies to the three existing hotels and, if passed, there would be no need for a moratorium.
- A poll of the committee members showed that most member were in favor going forward with a new first reading with the exception of Roy Williams who is not in favor of any change to this ordinance. Mr. Quinn would like more specifics on the moratorium to protect the town.
- Mr. Weistling asked Mr. Williams and Mr. Quinn if they would they like to substitute the new wording and have a new first reading. Mr. Williams agreed but would still like to have a limited number of rooms for the town. Mr. Quinn agreed with the new wording.

- Mr. Weistling stated that the town solicitor reviewed different sections of the Comprehensive Plan and noted this particular draft could fit into the guide line of the Comprehensive Plan.
- If Council decides not to withdraw the first reading, the second reading will be held in December with a public hearing before. There will be no public hearing prior to the October meeting.
- Mr. Klein asked if sleeping rooms are defined. Mr. Weistling stated that he would have to check the ordinance and with the Building Official to see how she interprets a sleeping room.
- Mr. Buas stated that in his discussion with Building Official Schuchman she explained a sleeping room as a single hotel room. If you have an apartment, with a living room and bedroom, it's counted as one sleeping room. If you have an apartment with two bedrooms, you now have two sleeping rooms. He also stated that Building and Fire Codes specify number of occupants per square footage of the size of the room.
- Mr. Weistling stated that a sleeping room is not defined in the ordinance and feels it need to be.
- Many in attendance continued with their concerns that a change in the ordinance was being done for one individual and not to benefit the town.
- Mr. Williams added that he has concerns with what Mr. Buas is going to do. The town has no idea what his plans are, only a concept. The town needs a letter of intent with what he plans to do.
- Mr. Buas answered that he has presented a floor plan at prior meetings and a possible street view layout. Actual design depending on where the ordinance goes, survey elevation allowance with the crown of the road, roof height etc. He will present at Council with his architect when design plans are completed.
- Mrs. Napolitano-Ferry asked will they be changing the access to the hotel from Coastal Highway to James and Indian Street. Mr. Weistling answered to our knowledge nothing has changed.

**Comprehensive Plan:**

- Mr. Weistling will follow up with Winnie Lewis on the results of this meeting.

**Next Meeting:**

- Chapter 160-2B (Zoning - Definitions) - Sleeping Rooms
- Chapter 120-2G (Property Maintenance - Surface Water and Stormwater Management) - Outdoor Shower Drainage
- Next Meeting will be November 3, 2015 at 9:30 a.m.

**Old:**

None

**New:**

None

**Adjourn:**

- Gene Langan made a motion to adjourn the meeting, seconded by Mike Quinn. The meeting was adjourned at 10:20 a.m.