

**PLANNING BOARD  
REGULAR MEETING  
June 12, 2024**

The Planning Board for the Town of Duck convened at the Paul F. Keller Meeting Hall on Wednesday, June 12, 2024.

Present: Chair Marc Murray, Vice Chair Bob Wetzel, Member Joe Blakaitis, Member James Cofield, Member Bob Webb, and Council Liaison Sandy Whitman.

Absent: None

Also present: Director of Community Development Joe Heard, Senior Planner Sandy Cross, Community Planner Jim Gould, and Town Engineer Mike Robinson.

**CALL TO ORDER**

Chair Marc Murray called to order the Regular Meeting of the Planning Board for June 12, 2024 at 5:33 p.m.

**PUBLIC COMMENTS**

None.

**DISCUSSION**

***Lot Coverage Calculations for Pervious/Permeable Parking***

Director of Community Development Joe Heard stated that lot coverage was a topic that the Board members started at their last meeting. He stated that after having a discussion, the Board asked questions, many of which were directed toward the Town Engineer. The Town's consulting engineer, Mike Robinson, addressed the questions in the staff report to help the Board make a more informed decision. He added that staff wanted to give Robinson the opportunity to discuss things more as well as allowing the Board to ask additional questions.

Murray pointed out that there were two categories for questions and answers in Robinson's responses, some that he had answered completely and others that he committed to gather more information about. He asked if the Board was satisfied with the complete answers or if they should be reviewed individually. Member Blakaitis stated that he was fine with whatever was decided.

Vice Chair Wetzel stated that he had a few questions. He wondered if the Board should start with the first one and go from there. Murray thought that would be fine. Member Cofield suggested Wetzel give a summary of each one. Murray asked if the Board members should begin with questions or if Robinson should present them first. Wetzel suggested asking questions as Robinson went along with his presentation.

Robinson was recognized to speak. Robinson went on to review the questions and his answers from the staff report as well as answering other questions of the Board.

Murray asked if it was the consensus of the Board members to strike the 100% permeability allowance and not have that as an option any longer. It was *consensus* of the Board to strike the 100% permeability for driveways from the ordinance and that another option should be pursued that offers 100% in a driveway only application that would need to be recorded with the Register of Deeds. Heard asked for clarification that the Board was striking this allowance for driveways and parking. Murray stated he was correct.

Murray asked the Board members if they would be comfortable with limiting #6 (alternative ground cover materials) to driveways and then have the following language for #5: “All other alternative ground cover used on the property will be given a 40% credit...”, counting it at 60% and move forward with that to see if any issues develop. He suggested that it may be a more restrained way of moving the ordinance forward. Heard stated that this proposal would limit the overall amount of lot coverage but would not place a cap number on it.

Member Webb asked for clarification that Murray was proposing that, outside of the driveway, the use of permeable materials would count as 40%. Murray stated that it would count as 60%. Webb thought that the current dimensions of a driveway could be replaced with permeable pavers if a homeowner desires. Murray agreed, adding that it would be the case for any compliant driveway. Webb inquired if a homeowner could expand the size of the driveway. Murray explained that if the homeowner had a 12-foot drive aisle, they could expand the width to 20 feet, which was the maximum allowed.

Murray asked the Board members if they wanted staff to gather information on existing properties that would help guide the Board in the percentage credit. Member Webb didn’t think it was needed. Senior Planner Cross stated that she would bring back examples of development over the past five years. Chair Murray suggested that it be examples of oceanfront, soundfront and a 15,000 square foot lot in the middle that would break down things for different scenarios.

## **TRAINING/EDUCATION**

### ***Trend Report for Planners: Climate Mitigation (Pages 18-19)***

Heard noted the purpose of this section of the Trend Report for Planners was to educate the Board members regarding climate mitigation efforts. He noted that there was a push for federal funding of local mitigation efforts. He stated that additional funding opportunities could be helpful to Duck in implementing the neighborhood stormwater management plan. He stated that it could also help the Town with future funding for beach nourishment, especially if the project area has to be expanded.

Heard stated that the second trend was an increase in jobs and educational programs related to climate mitigation and sustainability. He noted that this trend may not directly affect Duck, but he wanted the Board to be aware of this growing field.

Heard stated that the third trend is that there are many communities increasing their use of renewable energy, adding that there were states that were requiring percentages for their energy providers. He noted that while Duck was not one, there are some larger communities in North Carolina that are taking ownership of the issue and have started converting their vehicle fleets from fossil fuels to natural gas or requiring their buildings be LEED certified.

**APPROVAL OF MINUTES**

**Minutes from the May 8, 2024, Meeting**

Cofield moved to approve the minutes from May 8, 2024 as presented. Webb seconded.

Motion carried 5-0.

**STAFF COMMENTS**

**Summary of June 5, 2024, Town Council Meeting; Project Updates; Highlights from Virtual APA Conference**

Heard gave a summary of the June 5, 2024 Town Council meeting.

Cross provided a brief overview of various projects going on in the Town.

Heard gave an overview of the virtual APA national conference he had attended.

**BOARD COMMENTS**

None.

**ADJOURNMENT**

Cofield moved to adjourn the meeting. Wetzel seconded.

There was no vote.

The meeting was adjourned by acclamation at 7:38 p.m.

Approved: \_\_\_\_\_  
/s/ Marc Murray, Chairman