

South Bethany Charter and Code Committee Meeting
Wednesday, August 9, 2017 at 3:00 PM
South Bethany Town Hall

Minutes

1. Call Meeting to Order.

John Fields called the meeting to order at 3:00. Present from the C&C Committee were John Fields, Tim Saxton and George Junkin. Joe Hinks was absent due to illness.

Other Town Official present was Councilman Don Boteler.

There were no other members of the public present

2. Public Comment.

There was no public comment.

3. Review an ordinance to allow ground level space under South Bethany homes to be enclosed.

John asked Councilmen Saxton and Boteler to comment on why Council wanted to enact the ordinance relative to enclosed ground level space used solely for storage and parking.

Both Tim and Don reported that the intent was to allow enclosed ground level space used solely for storage and parking to be enclosed to protect the contents from the environment. They also reported that it would be desirable to allow the space to have HVAC and/or heat to protect the contents.

Both Tim and Don want the enclosed ground level space used solely for storage and parking to be excluded from the LAR and FAR calculations.

George pointed out that there were two separate and distinct issues that needed to be considered.

- The first is FEMA Rules and Regulations. The FEMA rules allow enclosed ground level space used solely for storage and parking which can have HVAC and/or heat. The FEMA rules specify such things as materials to be used and vents. Thus FEMA is not an issue.
- The second issue is the definition in the code for Floor to Area Ratio (FAR) and Livable Area Ratio (LAR). In order to exclude enclosed ground level space used solely for storage and parking from the FAR and LAR, the definitions for FAR and LAR would need to be changed.

It was also agreed that the words, "with spaces between them" in the FAR definition could be removed.

George volunteered to take a "cut" at words that would accomplish the intent described above.

4. Public Comment

There was no public comment.

5. Adjournment

At 3:40 George made a motion to adjourn. The motion passed unanimously.

Submitted by George Junkin