

**Town of Fenwick Island  
Minutes of the Charter & Ordinance Committee Meeting  
June 2, 2015**

**Call to order at 10:30 a.m.**

**Present:** Committee Members Bill Weistling, Winnie Lewis, Gene Langan, Ben Waide, Roy Williams, Diane Tingle, Pat Schuchman

**Absent:** Mike Quinn, Merritt Burke

**Public in Attendance:** Vicki Carmean, Willes Lee, Spiros Buas, Virginia (Childers) Davidson

**Minutes:**

- o Diane Tingle made a motion to approve the minutes of May 5, 2015, seconded by Winnie Lewis. Gene Langan abstained. Motion passed.

**Issues for Discussion & Possible Action:**

- o Bill Weistling informed the committee the First Reading of the proposed changes to the Sign Ordinance was approved at the May 29, 2015 Town Council meeting and will be on the June 26, 2015 Town Council meeting agenda for approval of a Second Reading.
- o Bill continued discussion on the request of Spiros Buas to consider having the Town Code amended to reduce the minimum square footage required of land area for a hotel/motel room.
- o Mr. Buas provided the committee with a conceptual layout that shows a proposed design of 78 units which would equal 1 room per 500 square feet.
- o Some committee members were in favor of seeing the ordinance changed from 1,000 sq.ft. per sleeping room to 500 sq.ft. per room while other members preferred seeing the ordinance changed to 650 sq.ft. per sleeping room.
- o Mr. Buas expressed his desire to build a franchise hotel but it would be difficult to have a franchise interested in investing in a hotel with less than 65 to 85 rooms. He added that the Town already limits the density with parking and roof height and stated it may be difficult to have a franchise interested with a height restriction of 30 feet.
- o Bill further commented he would prefer a franchise since they would require a higher standard for the quality of the condition of the hotel as it ages. Mr. Buas added there are more benefits to a franchise.
- o Bill also asked that Mr. Buas also provide specifications for an elevator and what would be the encroachment above the height limit for an elevator shaft.
- o The discussion on rooms per square foot of land area is as follows:
  - 500 sf = 78 rooms
  - 600 sf = 65 rooms
  - 650 sf = 60 rooms
- o Bill asked that further discussion on this be put on the June 26, 2015 Town Council meeting agenda. Ben Waide added he would like franchise requirements also be discussed. Roy Williams asked that Mr. Buas provide a conceptual street view of the front.
- o Bill proceeded to discussion on Chapter 160 Commercial Zone setback regulations.

- o These proposed changes were previously passed as a First Reading on June 27, 2015 but were not passed for a Second Reading at the September 26, 2014 Town Council meetings.
- o The proposed changes to commercial requirements were reviewed. A proposed First Reading of Chapter 160 – Commercial Zone and Chapter 61 – Building & Utility Construction – as it pertains to surfacing the Town’s right-of-way adjacent to commercial properties will be prepared for the June 26, 2015 Town Council meeting.

**Comprehensive Plan:**

- o Winnie Lewis announced the next Planning Commission meeting is Tuesday, June 9, 2015 at 2:30 p.m. As the Comprehensive Plan now approaches 10 years old, discussion will be on considering any changes to the original plan.

**Next Meeting:**

- o Tuesday, July 7, 2015 at 9:30 a.m.
- o Discussion as follows:
  - o Chapter 160 – Commercial Zone Regulations

**Old:**

None

**New:**

None

**Adjourn:**

Winnie Lewis made a motion to adjourn the meeting, seconded by Ben Waide. Meeting adjourned at 11:55 p.m.