

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Tuesday, June 6, 2023. This meeting was held in the Dare County Board of Commissioners meeting room located at the Dare County Administrative Building, 954 Marshall C. Collins Drive, Manteo, NC.

**CALL TO ORDER**            6:00 pm

**MEMBERS PRESENT**     John Finelli, Chairman  
                                 Beth Midgett  
                                 David Overton                     David Hines  
                                 Terry Gore II                         John DeBoy

**MEMBERS ABSENT**     Buddy Shelton

### APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the May 2, 2023 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. John Deboy seconded this motion.

Vote: Ayes – Unanimous

### PUBLIC COMMENT

At 6:01 p.m. Chairman Finelli outlined the procedure for making Public Comments. There were no public comments made at this meeting.

*Public Comment Closed at 6:02.*

### NEW BUSINESS

***Preliminary Plat Review, 2 Lot Minor Subdivision, Mark Reconnu, 109 Old NC 345 (Parcel No. 025009000)***

*Mark Reconnu (Owner), was present at the meeting.*

Ms. Newbern addressed the Board. She said that the size of the parent parcel exceeds the threshold for administrative approval and the proposed lots exceed the minimum lot size requirements for the RS-8 zoning district. Ms. Newbern further explained that the proposed Lot 2 is currently vacant and a single-family dwelling exists on the proposed Lot 1. She stated that the CAMA 30' buffer and all minimum building setback lines are shown on this plat and all applicable state and federal permits, including wetland fill

permits from the US Army Corp, shall be obtained and a copy provided to the Dare County Planning Department.

Ms. Newbern noted that no new streets are proposed and the 20' wide access easement to access Lot 1 shall be of an improved surface to be sufficient to support the weight of a fire apparatus.

**Discussion:**

*Mr. Reconnu had no additional comments.*

Chairman Finelli inquired about the southern part of the easement and it being part of Lot 1. Ms. Newbern explained that there is a twelve foot wide flag on the rear lot.

Chairman Finelli then stated that Note 12 should read Lots 1-2 versus Lots 1-5. Ms. Newbern made the recommendation that Note 12 shall be revised prior to the final plat.

There were no additional comments or concerns made by the Planning Board.

Terry Gore made a motion to approve the preliminary plat subject to the following condition:

1. Amendment of Note 12 to read Lots 1-2 versus Lots 1-5 on the final plat.

David Hines seconded the motion.

Vote: Ayes - Unanimous

**OLD BUSINESS**

***Continued discussion on revisions to the Cluster Home Ordinance Section 22-31.1***

Mr. Gillam said that he did not have any language drafted at this time. He stated that the County Attorney/Manager expressed that the best route at this time is to get the Planning Board and Board of Commissioners to meet together and have further discussion on what currently remains in the Cluster Home Ordinance.

Chairman Finelli stated that at the last meeting they discussed scalability and after he took some time to look it over he does not feel that any changes are needed in the districts that remain in the Cluster Home Ordinance.

David Hines stated that there are some bills on the floor in Raleigh and if they pass they are going to tell counties and municipalities that they can no longer over regulate

residential areas. Mr. Gillam explained that you will not be able to enforce a minimum lot size and one level of the bill states that setbacks will not be enforceable. Chairman Finelli commented that it would be stunning if the bill passed. Mr. Hines said that the individuals he knows from Raleigh that are involved with this have stated there is a lot of support. Chairman Finelli noted that individuals that reside in areas where there are covenants may be more protected. Mr. Gillam stated that the bill will have a large impact on the power of the local planning departments if adopted as currently drafted.

#### **OTHER BUSINESS**

-None-

#### **ADJOURNMENT**

There being no further business before the Dare County Planning Board, a motion to adjourn was made by David Hines and seconded by Terry Gore.

Vote: Ayes – Unanimous

The meeting adjourned at 6:15p.m.

Respectfully Submitted,



Robin Skyler Foley  
Planning Board Clerk

APPROVED: July 6, 2023



John Finelli  
Chairman, Dare County Planning Board