

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, March 9, 2020. 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
 Michael Barr
 Terry Gore II David Overton
 David Hines Buddy Shelton

MEMBERS ABSENT Beth Midgett

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the February 10, 2020 meeting of the Dare County Planning Board, Michael Barr made a motion to approve the minutes as submitted. Terry Gore seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

-None-

OTHER BUSINESS

Continued Discussion of Revised Flood Ordinance

Ms. Creef asked the State for draft language under the accessory use section exempting certain sizes of accessory structures from having to install flood vents and submitting an elevation certificate. Ms. Creef said the State did not allow for the exemption. Federal code precludes the exemption. Ms. Creef said the draft language has been taken out of the final draft of the Flood Damage Prevention Ordinance (FDPO). The only exemption to the certification of the submission of the elevation

certificate and the installation of flood vents is on an accessory structure that is 150 square feet or less. It will have to be anchored and it cannot be in conditioned space.

Ms. Creef said the local elevation standard is set at eight feet. It will be measured from the bottom of the lowest floor. Ms. Creef noted Dare County has used this reference point since the freeboard standard was adopted in 2014, which is consistent with the North Carolina Building Code.

Ms. Creef said new structures to be built in Shaded X and X zones are to be treated as if in a flood zone. The local elevation standard for Shaded X and X zones is eight feet. Ms. Creef said if you apply for a building permit to build a new house and the surveyor has certified that the natural grade is nine feet, Dare County will not require the builder to elevate the structure. Additionally, we will not require an elevation certificate as long as the as-built survey indicates the natural grade will be maintained above eight feet.

Ms. Creef noted that lateral additions in the Shaded X and X zones can be built at the original floor level if there will be no footprint change.

Ms. Creef discussed the new AO zone with the Board. Ms. Creef explained the AO zone is one area of the FDPO where the elevation standard varies from other communities within Dare County. Some Towns have natural grades of ten feet or more, whereas, unincorporated Dare County does not. The AO zone properties in unincorporated Dare County are AO2. Ms. Creef said Dare County is applying a three foot freeboard to the AO zone. The reference level shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet plus a freeboard of three feet above the highest adjacent grade or to or above eight feet, whichever is the greater elevation.

Chairman Finelli asked about manufactured homes in the VE zone as listed on page 15 of the FDPO. Ms. Creef said federal law does not allow manufactured homes in the VE zone. David Hines asked if modular homes fall under the same classification. Ms. Creef said if the manufactured home has a VIN and is listed as personal property the home cannot go in the VE zone.

David Hines made a motion to recommend approval of the Flood Damage Prevention Ordinance as modified by staff in association with the revised flood maps. Buddy Shelton seconded the motion.

Vote: Ayes – Unanimous

Buddy Shelton made a motion to recommend approval and finding of consistency with the 2009 Land Use Plan update. Terry Gore seconded the motion.

Vote: Ayes – Unanimous

Donna Creef said the recommendation will go forward to the Dare County Board of Commissioners for the April 6, 2020 meeting. Ms. Creef said a public hearing will be scheduled for the April 20, 2020 meeting.

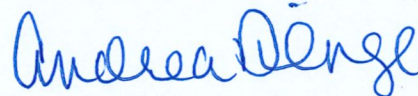
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:40 p.m.

Respectfully Submitted,



Andrea DiLenge
Planning Board Clerk

APPROVED: May 11, 2020



John Finelli
Chairman, Dare County Planning Board