

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, January 13, 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                     Beth Midgett  
                                 Terry Gore II                    Buddy Shelton  
                                 David Hines

**MEMBERS ABSENT**     David Overton

### APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the December 9, 2019 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Buddy Shelton seconded this motion.

Vote: Ayes – Unanimous

### PUBLIC COMMENT

-None-

### OLD BUSINESS

-None-

### NEW BUSINESS

***Preliminary Plat Review, Old Wharf Estates 4-Lot Subdivision, Wanchese, NC***  
Jonathan Johnson of J.D. Johnson Realty & Construction, LLC and Ray Meekins of Seaboard Surveying & Planning, Inc. were present for this division.

Donna Creef presented her staff comments. Ms. Creef said phase one consists of three new lots with the remainder of the tract identified as lot 4 and is reserved for future development. The lots have frontage on Old Wharf Road and all contain the minimum area of 15,000 square feet.

Ms. Creef has forwarded a copy of the plat to the NC Department of Transportation. The installation of culverts will need to be coordinated with NCDOT when construction occurs.

Michael Barr made a motion to approve the preliminary plat subject to NCDOT input on culvert installation at time of construction on the lots.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

## **OTHER BUSINESS**

### ***Initial Consideration of Ordinance Amendments in Conjunction with Revised Flood Maps***

Donna Creef said Dare County has received the letter of final determination (LOFD) for the revised flood maps. The LOFD sets the effective date for the maps at June 19, 2020. In conjunction with the maps, the Flood Ordinance will need to be updated. Ms. Creef provided the Board with a revised copy of the ordinance and a summary of proposed revisions. Ms. Creef said the Flood Ordinance is based on federal flood regulations and many of the requirements cannot be changed to be less restrictive than federal law.

The most important change in the Flood Ordinance is the inclusion of local elevation standards (LES) to accompany the revised FIRMs. The LES would apply to AE zones, AO zones, Shaded X zones and X zones and would establish a minimum regulatory elevation of 8 feet.

Ms. Creef noted flood maps are revised every ten years or so and there is a concern that future flood maps would revert to higher base flood elevations than the 2020 maps, thereby rendering many structures non-conforming.

Ms. Creef stated the local planners have worked on developing the LES over the past eighteen months and she anticipates some, if not all, local municipalities to adopt similar regulations.

Chairman Finelli inquired about the timeline of when the Planning Board would submit their recommendation for the Flood Ordinance amendments to the Board of Commissioners. Donna Creef said there will be a presentation and discussion on the revised flood maps at the next Planning Board meeting dated February 10, 2020, with an additional meeting to be held in Buxton at the Fessenden Center on February 13, 2020. Both of these meetings will begin at 5:00 PM.

Following these public meetings, the goal is to have the Planning Board submit their recommendation to the Board of Commissioners no later than the April 13, 2020 meeting.

The Planning Board indicated consensus with the dates.

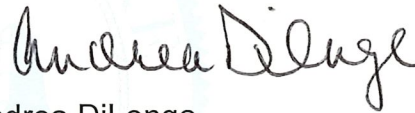
**ADJOURNMENT**

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:53 p.m.

Respectfully Submitted,



Andrea DiLenge  
Planning Board Clerk

APPROVED: February 10, 2020



John Finelli  
Chairman, Dare County Planning Board