

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, May 14, 2018. 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 David Overton
Terry Gore II Charles Read, Jr.
Beth Midgett

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the April 9, 2018 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Subdivision Review, Laurel Bay Subdivision, East Lake, Hatchell Concrete

John DeLucia of Albemarle and Associates Ltd. was present on behalf of the property owners.

Noah Gillam said this is a proposed 21 lot subdivision located on a 19 acre site in East Lake. The smallest lot is 20,000 square feet. Two of the lots on the highway are zoned East Lake Village Commercial. The remainder are zoned East Lake Residential. There is an old trailer that is not indicated on the site plan. All sites will require private wells and on-site septic systems. The proposed access to the subdivision is Laurel Bay Drive. Wetlands delineation has been received. Lots 11, 12, 13, and 14 have upland areas smaller than the 20,000 sf requirement but the wetlands are not classified as *coastal* wetlands. We would request a pre-plat layout be provided for lots 11, 12, and 13 showing the proposed location of the well points, septic, and buildings. Adjacent properties have not been labeled on the preliminary plat. Note 8 on the plat should

have CAMA permits removed as a requirement since none of the wetlands are CAMA jurisdiction. Staff recommends a stormwater plan be submitted. Proper permits will be needed for any fill at the site. Cross-sections of the street need to be prepared by the engineer. Documentation for homeowner maintenance of the street will be required.

John DeLucia spoke next. The street cross-section will be added to the plat. A stormwater plan will be provided. NCDOT has been contacted about re-locating the driveway. The trailer, which is not habitable, will be removed.

Chairman Finelli asked how lots 1 and 2 will be accessed. Mr. DeLucia responded that the width of the ditch would make it more economical to access lots 1 and 2 from Laurel Bay Drive. Michael Barr suggested a requirement designating access to lots 1 and 2 from Laurel Bay Drive. Donna Creef agreed. Ms. Creef also suggested using a different name for the subdivision street to avoid confusion with Laurel Bay Court in the adjacent subdivision.

Michael Barr said there are site triangles that are not labeled on the plat and what appears to be a zoning line on the south side of lot 1 that needs to be designated in the legend. Mr. Barr is also concerned with drainage in the subdivision. Ms. Creef said a stormwater plan will be provided as required by the subdivision ordinance. If there are any concerns raised in staff review of the stormwater plan, the subdivision may be brought before the Planning Board for additional review.

After discussion, Mr. DeLucia said he would specify *Wetlands* areas as *404 Wetlands*. He will also include the total number square footage each of upland and wetlands areas for lots 10, 11, 12, and 13.

Beth Midgett made a motion to recommend preliminary plat approval subject to the following conditions:

- A stormwater plan will be provided.
- A new street name will be designated.
- A note will be included requiring access to lots 1 and 2 from the subdivision street.
- Upland and Wetland square footage of the lots will be indicated.
- A note will be included indicating lots have not been evaluated for wastewater.
- Street maintenance documents will be submitted with the final plat.
- A note will be added to the plat indicating property owners will be responsible for subdivision road maintenance.
- The dilapidated recreational vehicle will be removed from lot 2.
- Street cross sections will be added to the final plat.

- Note 8 will be corrected to remove CAMA permit requirements.
- A note will be included indicating proper permits are required for any fill at the site.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

This preliminary plat approval is valid for twelve months.

OTHER BUSINESS

Discussion Regarding the Land Use Plan Update

Donna Creef said the Land Use Plan survey will remain on the Dare County website until May 25, 2018. There have been 202 responses received to date. Two people attended the workshop in Manteo, one at Kill Devil Hills, and ten at the Buxton workshop. When the survey is completed, a more in-depth report will be provided to the Planning Board.

ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:30 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: June 11, 2018



John Finelli
Chairman, Dare County Planning Board