

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 12, 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.

MEMBERS ABSENT Beth Midgett

Chairman Finelli said Jeff Landreth is not included in the roll-call because he resigned from the Planning Board effective today. Chairman Finelli will contact Mr. Landreth to express appreciation for his service on the Planning Board.

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the January 10, 2018 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

Jesse Hyde had a question about minimum lot size requirements for structures in S-1 zoning districts, specifically, options when the square footage of a lot is slightly below the minimum requirement. Mr. Hyde was told that is a question for Planning staff. Donna Creef told Mr. Hyde she received his email regarding this and will let him know the options that are available to him.

The public comment portion of the meeting closed at 6:04 p.m.

OLD BUSINESS

-None-

NEW BUSINESS

Subdivision Review, Miller Division, 47402 Rocky Rollinson Road, Buxton, Keith Miller

Peggy Myles, property owner, was present.

Donna Creef said this subdivision has been presented to the Planning Board because it exceeds the threshold for administrative review. There is a house on the property. Lot 1 has been drawn to meet the minimum lot size and setbacks for the structure. Lot 1A is 2.24 acres. Wetlands verification will need to be updated before recording the final plat. There is a large upland area beyond the wetlands. Ms. Creef recommends adding a note to require additional access along Rocky Rollinson Road if lot 1A is further subdivided.

Chairman Finelli asked how utilities will go to Lot 1A. Ms. Myles said there are power lines to the existing house but there are no improvements on Lot 1A. Michael Barr recommended a 10' utility easement be indicated along the property lines.

Michael Barr made a motion to approve the plat subject to the following:

1. Wetlands verification will be updated.
2. Utility easements will be indicated on front and side lot lines.
3. A note will be added to the final plat indicating that additional road frontage/improvements may be needed if Lot 1A is further divided.

Terry Gore seconded the motion.

Vote: Ayes – Unanimous

The final plat will be submitted to Donna Creef for review and recordation.

OTHER BUSINESS

Discussion Regarding the Land Use Plan Update

Donna Creef said the last Land Use Plan Update was certified by the Coastal Resources Commission in February 2011. The Plan is to be updated every 5-7 years. There are CAMA guidelines directing what is to be included in the Land Use Plan. One of the first requirements is public participation, including a questionnaire. Ms. Creef reviewed and edited the questions from the prior update and provided this information to the Planning Board. She asked that they review the information and return with comments at the March meeting.

Public participation activities will be handled at the beginning of this process. Work on the Land Use Plan Update will continue during regular Planning Board meetings. The Planning Board is the steering committee for the staff to prepare the update. It's a lengthy process and guidelines have changed since the last update.

Charles Read asked how workshops will be scheduled. Ms. Creef replied that will depend on how the update progresses. There may be a workshop scheduled so the regular meeting begins an hour earlier. It will also depend on the agenda for the meeting that evening. Ms. Creef is hoping to accomplish much of the work in conjunction with regularly scheduled Planning Board meetings. When a workshop is scheduled, it will be run by Planning Staff but it would be preferable to have some Planning Board members attend. If a workshop is in Buxton, Beth Midgett may attend. If the workshop is in Kitty Hawk, members near Kitty Hawk may attend. It helps the Planning Board hear what the community is telling staff. The planner for the Division of Coastal Management can also be expected to attend some of the meetings.

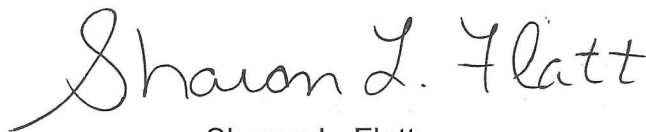
ADJOURNMENT

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 6:20 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: March 12, 2018



John Finelli
Chairman, Dare County Planning Board