

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 13, 2017. 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.
 Jeff Landreth

MEMBERS ABSENT Beth Midgett

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the January 9, 2017 meeting of the Dare County Planning Board, Charles Read 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

Request to Amend Commercial Services Zoning District to include Residential Use, Rhonda Midgett

Rhonda Midgett, applicant, was present.

Noah Gillam said the commercial services zoning district applies to portions of Colington Road. It is intended to accommodate establishments with a more intense scope of activities than retail zoning but not as intense as industrial. Ms. Midgett asked to amend the commercial services regulations to add residential uses in conjunction with a commercial property. The surrounding districts are a mix of residential and commercial. If the amendment is approved, Ms. Midgett's son plans to purchase a property for uses permitted in the district while Ms. Midgett plans to operate a barber/beauty shop in conjunction with living space onsite. The proposed amendment

appears compatible with Land Use Policy numbers 4, 5, 6, and 7. Staff provided draft language for the proposed amendment including language for buffering requirements. Staff recommends scheduling a public hearing for the March 13, 2017 Planning Board meeting.

Chairman Finelli advised the applicant that the proposed amendment limits the residential use in that it is allowed only in conjunction with a commercial business. Ms. Midgett said that's fine and it is more feasible for her to reside at her place of business.

Chairman Finelli asked if the buffering language is imposing a new requirement that may be a burden for existing businesses. Donna Creef said the amendment can be date specific to prevent that. Ms. Creef said the buffer requirement would apply to those commercial businesses that are adjoining a residential use. Michael Barr believes the buffering requirement should apply when the adjacent property is residential only, not residential in conjunction with a commercial use. This would happen when the commercial use is adjacent to a residential district. Ms. Creef said the intent of this district was to provide commercial uses and not stand alone residences. Most of the county commercial zoning districts do allow residential uses.

Terry Gore made a motion to schedule a Public Hearing for the requested zoning amendment at the March 13, 2017 Planning Board meeting.

Michael Barr seconded the motion.

Vote: Ayes – Unanimous

OTHER BUSINESS

Donna Creef said Michael Barr, Beth Midgett, and David Overton have all been re-appointed as Planning Board members with their term of service to continue until February 2020.

Michael Barr asked for an update on the proposed flood maps. Donna Creef said planning staff are reporting to the Board of Commissioners as well as meeting with surveyors, planners, information groups associated with the community rating system, and various stakeholders as the process moves forward. In the future, this may or may not require staff to draft language affecting county regulations. Planning Board review could be required at that time. Updates to the Flood Damage Prevention Ordinance are required as part of the process and will be presented to the Planning Board when needed.

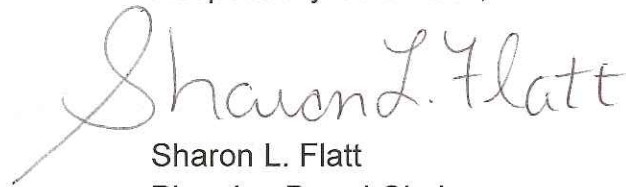
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:11 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: March 13, 2017



John Finelli
Chairman, Dare County Planning Board