

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, December 11, 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.

MEMBERS ABSENT Jeff Landreth Beth Midgett

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the October 9, 2017 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

Subdivision Review, Hayes Preserve Subdivision, 116 Skyco Road, John Robbins Construction and Planning, LLC

Ray Meekins was present on behalf of the property owners.

Donna Creef told the board that the proposed subdivision will create 8 lots on 9.5 acres in the R-1 residential zoning district. No road improvements will be needed to access the proposed lots and no infrastructure improvements are proposed at this time. Wetlands have been delineated and verified by the Corps of Engineers and a wetland plat signed by the Corps has been provided to staff.

Michael Barr asked that the date of the wetland verification by the Corps be added to the final plat, along with a note stating that wetland fill permits will be necessary when applying for construction permits for lot 2.

Terry Gore made a motion to approve the subdivision plat subject to adding the date of the wetland verification by the Corps of Engineers and adding a note stating wetland fill permits will be necessary when construction permits are requested for lot 2.

Michael Barr seconded the motion.

Vote: Ayes – Unanimous

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

OTHER BUSINESS

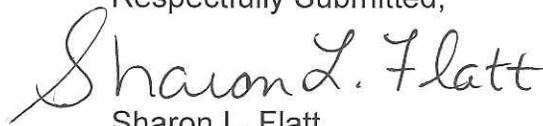
Donna Creef and the Planning Board discussed optional public hearings for proposed zoning text amendments and zoning map amendments. The Planning Board is not required to conduct a public hearing before making a recommendation to the Board of Commissioners. This optional hearing adds another month to the review process. After discussion, it was recommended that staff use notification and posting procedures when amendments are requested. This will allow an interested party to submit comments to the Planning Board or speak at public comment. The Planning Board could then either make their recommendation based on this public input or schedule the optional public hearing if it is determined that a second round of public input is needed. The Planning Board recommended staff proceed with notification and posting procedures in the future.

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 6:10 p.m.

Respectfully Submitted,

Sharon L. Flatt
Planning Board Clerk

APPROVED: January 10, 2018



John Finelli
Chairman, Dare County Planning Board