

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, March 9, 2015. 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	Elmer R. Midgett, Jr., Chairman	Beth Midgett
	Michael Barr	David Overton
	John Finelli	Charles Read

MEMBERS ABSENT Richard "Ricky" Scarborough, Jr.

SWEARING IN OF CHARLES B. READ, JR., NEW PLANNING BOARD MEMBER

Sharon Flatt, Planning Board Clerk, administered the Oath of Office to Charles Read. Mr. Read was appointed to the Planning Board by the Dare County Board of Commissioners at their meeting on February 2, 2015.

APPROVAL OF MINUTES

Michael Barr made a motion to approve the minutes of the February 9, 2015 meeting subject to changing paragraph 3 under New Business to read "Mr. Finelli said that the lots are 75' *deep*..." instead of 75' *wide* and also correcting the spelling for unanimous on page 2. David Overton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Sketch Plan Review, Frisco Oaks LLC, Two Lot Division, Frisco, NC

Paul Schneider, property owner, was present at the meeting.

Donna Creef addressed the board. She believes the main point of discussion will be access to the property. There is a 20' wide proposed access and utility easement from Cardinal Street. A chronological history of the access from Cardinal Street across the

Barbara Gaskins property has been provided. Ms. Gaskins' property depicts an old road that was recorded at some point in time but a house has since been located on the old road. A new 20' wide easement could be considered a relocation and upgrade of the old road. The minor subdivision standards provide for a 30' wide right-of-way with 18' of sub-base material. This would be submitted as a minor subdivision which allows a four bedroom maximum for each structure. Each lot has 15,000 square feet of land but there are wetlands on the site. There is not an up-to-date wetland plat at this time.

Mr. Schneider spoke next. The property has been in his family since 1950 but has never been developed. If divided, the property would have more value but access would need to be determined. The width of the easement wouldn't be an issue but the family would like to use gravel for the easement or right-of-way instead of paving it.

Mr. Schneider, Chairman Midgett, Mr. Barr, and Donna Creef discussed the width of the access and paving the access. Donna Creef said the ordinance provides for paving but, given the history of access to this property, she would be comfortable with a 30' wide right-of-way with 18' wide improved using gravel. There would be a condition that any further subdivision would require paving the road.

Mr. Barr recommended a turn-around be incorporated to allow room for emergency vehicles to access the property and also recommended an access easement from the end of the turn-around to the Gaskins property. To provide access to the Gaskins property, a 20' easement can be indicated from the terminus of the 30' portion/turn-around. This may require shifting the lot line. Ms. Creef said an access easement to the Gaskins property would not impact lot coverage on lots 1 or 2. The access easement would not need to be improved unless future development is proposed.

Mr. Schneider and the Planning Board discussed the difference between an easement and a right-of-way, where easements should begin and end, access to the Gaskins property, and preventing a land-locked parcel. If Mr. Schneider moves forward, preliminary plats would need to include the appropriate certificates, easements and wetlands would need to be indicated, and covenants would be required to document the improvement and maintenance of the access road.

This was a sketch plan review and no action was required from the Planning Board.

OTHER BUSINESS

Donna Creef said the next and subsequent Planning Board meetings will begin at 7 p.m. She also welcomed Charles Read to the Planning Board.

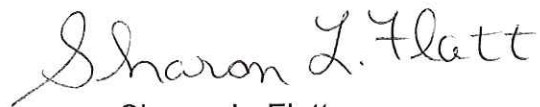
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:30 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: April 13, 2015



Elmer R. Midgett, Jr.
Chairman, Dare County Planning Board