

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 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 John Finelli
Michael Barr David Overton
Beth Midgett

MEMBERS ABSENT Richard "Ricky" Scarborough, Jr.

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the January 12, 2015 meeting of the Dare County Planning Board, Beth Midgett made a motion to approve the minutes as submitted. David Overton seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

Preliminary Plat Review, Peter Johnstone, Two Lot Subdivision, Canon Trail, Roanoke Island

Brian Rubino of Quible and Associates was present on behalf of the property owners.

Donna Creef began the discussion. The proposed Johnstone subdivision was previously submitted to the Planning Board as a sketch plan at the January 12 meeting. There is an existing house on the property and Mr. Johnstone would like to subdivide this into two lots and build a house on the new lot. The plat now includes statements recommended at last month's meeting which state future subdivision of the property will require additional road improvements and that maintenance of the road is the responsibility of the property owners. This language is also to be included in any recorded deeds.

Beth Midgett made a motion to recommend preliminary plat approval of the Peter Johnstone Subdivision. David Overton seconded this motion.

Vote: Ayes – Unanimous

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

NEW BUSINESS

Preliminary Plat Review, Isabel Warren Tract C, Twelve Lots, Airport Road, Roanoke Island

Brian Rubino of Quible and Associates was present on behalf of the property owners. Michael Barr arrived at the meeting at this point.

Donna Creef addressed the board. The proposed subdivision includes a 4.4 acre tract located on State Road 1116 (Airport Road). There are 12 proposed lots all adjoining Airport Road. Randy Midgett, District Field Engineer for NCDOT, sent an email which states “Internal access would be desirable, but given the property constraints it would not be feasible. Individual access is also consistent with the rest of the road.” All lots are based on the minimum lot size of 15,000 square feet and will be required to connect to the Dare County water system. A note to this effect should be added to the plat and in the covenants. There are notes in the restrictive covenants and on the plat which address the utility easements. The configuration of lot 12 is unusual, includes a fire hydrant, and should depict the proposed location of a driveway. There is a drainage easement.

The Planning Board members expressed concern about vehicles backing out onto Airport Road and they discussed other options such as requiring shared driveways, an access road, or turn-arounds. Mr. Finelli said the lots are 75’ wide and could configure driveways that allow a turn-around. Beth Midgett said she would prefer not to require shared driveways.

Donna Creef responded that a minimum size turn-around is required on certain roads due to traffic, such as NC 12, US 64, and Colington Road. The Planning Board may choose to include this requirement as a condition of their approval. Ms. Creef said the Dare County Parking Standards define this as “Sufficient maneuvering area of not less than 10’ x 10’ shall be provided on site to avoid vehicles backing into the public right-of-way of these roadways. This area shall be depicted on the survey submitted to secure the building permit.”

Brian Rubino said that to address this safety issue, he believes his clients would prefer to implement a turn-around area on each lot. This would allow more flexibility when developing the lots and the cars would not need to back out onto Airport Road.

Beth Midgett said she agrees that lot 12 should include the proposed driveway location prior to approval. Mr. Rubino said that a driveway located further down Airport Road may be best and would accommodate locating a structure and drainfield on lot 12.

Beth Midgett asked about the drainage easements. Mr. Rubino said there will be drainage and utility easements between each lot so there is essentially a 20' easement along the shared lot lines.

Brian Rubino provided copies of an updated plat which designates an easement for a dumpster to be located on lot 12.

John Finelli made a motion to approve the preliminary plat with the following conditions: (1) Lots 1 through 12 shall include sufficient maneuvering area of not less than 10' x 10' provided on each lot, such maneuvering area to be approved by the Dare County Planning Department at the time permits are issued for construction. That area shall be designated on the survey and shall be set aside as a reserved area that cannot be used for other purposes; and (2) Lot 12 shall have a driveway entrance located on the southwest half of the road frontage of Airport Road.

Michael Barr seconded the motion.

Vote: Ayes – Finelli, Barr, Beth Midgett, Overton
No – Elmer Midgett

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

OTHER BUSINESS

Rodanthe, Waves, Salvo Zoning

The Board of Commissioners instructed Donna Creef and the Planning staff to begin the process of evaluating zoning issues in the Rodanthe, Waves and Salvo area. Ms. Creef is planning to conduct an informal workshop on Thursday evening, March 5 at 6-8 p.m. (floating), and she welcomes all Planning Board members to attend.

Planning Board Appointment

The Board of Commissioners appointed Charles Read to the Planning Board and he will be sworn in at our next Planning Board meeting.

ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 7:45 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: March 9, 2015



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