

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, February 8, 2021. 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.

The meeting was streamed live at: www.youtube.com/darecounty

CALL TO ORDER 6:00 pm

MEMBERS PRESENT John Finelli, Chairman
Michael Barr Beth Midgett
Terry Gore II Buddy Shelton
David Overton David Hines

MEMBERS ABSENT

APPROVAL OF MINUTES

There being no correction or additions to the minutes of the January 11, 2021 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

OLD BUSINESS

-None-

NEW BUSINESS

Preliminary Plat Review, Wind Over Waves, Phase 3, New Entrance off NC 12, Salvo, NC

Michael W. Robinson, P.E., P.L.S., and John M. Robbins III, property owner, were present at the meeting.

Donna Creef addressed the Board. She said this is a revised plat for Wind Over Waves, Phase 3. The developers are proposing to convert lot 54 to serve as a new access to the Wind Over Waves Subdivision. Since this will impact the layout of the division as previously recorded, a revised plat has been submitted to the Planning

Board for review. The exemption standards for administrative review exclude divisions that involve new road improvements.

The remnant portions of lot 54 after the new road is constructed will be combined with the adjoining lots of lot 53 and lot 55. NCDOT will also review the proposed entrance. Ms. Creef noted the second entrance will alleviate traffic in the other two phases of the Wind Over Waves Subdivision.

Beth Midget asked if the 18" culvert is to be installed or if it is existing. Project Engineer, Michael Robinson, said it will be installed.

Terry Gore made a motion to approve the preliminary plat.

Buddy Shelton seconded the motion.

Vote: Ayes – Unanimous

OTHER BUSINESS

Chapter 160D Amendments to Land Use Regulations, Initial Staff Briefing

Donna Creef told the Board that in 2019, the North Carolina General Assembly adopted legislation that updated and combined the various statutes on planning, zoning, and building codes. These regulations are now found under Chapter 160D of the NC general statutes.

The standards require all local governments in North Carolina to revise their land use ordinances to ensure consistency with Chapter 160D. Local governments have until July 1, 2021 to update their local regulations. Ms. Creef said most of the changes are procedural in nature. Others, such as a broadened conflict of interest standard are of a more substantive nature. Ms. Creef said Planning Board review is required for all land use ordinance amendments and a recommendation on the amendments will be needed as we proceed with review of the amendments.

Donna Creef provided a summary of amendments for the Board's review.

Ms. Creef noted that the amendments should not require editorial work by the Planning Board since most of the amendments will be taken directly from the NCGS to avoid inconsistencies.

ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:15 p.m.

Respectfully Submitted,



Andrea DiLenge
Planning Board Clerk

APPROVED: April 12, 2021



John Finelli
Chairman, Dare County Planning Board