

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, June 14, 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.

**CALL TO ORDER** 6:00 pm

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

**MEMBERS ABSENT** David Overton

### APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the May 10, 2021 meeting of the Dare County Planning Board, Terry Gore made a motion to approve the minutes as submitted. Beth Midgett seconded this motion.

Vote: Ayes – Unanimous

### PUBLIC COMMENT

-None-

### OLD BUSINESS

-None-

### NEW BUSINESS

***Preliminary Plat Review, Roger Hosfelt Subdivision, Parcel 016073001, Lighthouse Ct., Hatteras, NC***

Joseph J Anlauf, PE., Anlauf Engineering, PLLC was present on behalf of the property owners.

Donna Creef explained this project is for a three-lot subdivision on 2.48 acres of land. The property is currently zoned R2-AH Residential. The smallest lot is 16,512 square feet.

Ms. Creef noted that the division is proposed as an exception to minor subdivision standards, which allows for a 20-foot wide access easement. The proposed access easement extends into lot 1 and lot 3. Ms. Creef said a note on the final plat and in the

restrictive covenants is needed to restrict use of the areas by the individual lot owners. Ms. Creef explained these areas need to remain unobstructed since they will serve as turnaround areas. Parking for lot 3 cannot be located in the easement area. Maintenance of the easement will be the responsibility of the property owners and should also be addressed in the covenants.

Ms. Creef recommends that the Department of Environmental Health provide feedback on the feasibility of the property to support wastewater systems.

Ms. Creef said an updated wetland plat is needed.

The Board discussed the preliminary plat for the proposed Roger Hosfelt Subdivision. The discussion focused on setbacks and other inconsistencies on the plat that need to be addressed by the surveyor before approval can be granted.

Chairman Finelli made a motion to consider this plat as a sketch plan review with a revised preliminary plat review to be placed on the July 12, 2021 agenda. David Hines seconded this motion.

Vote: Ayes – Unanimous

## **OTHER BUSINESS**

### ***Discussion of 2021 Dare County Land Use Plan Update***

Donna Creef said the Planning Board has provided the necessary input on the policies and implementation strategies in Section 2 of the draft, which is the most important part of the plan.

Ms. Creef noted that she made an addition to NH Policy #6 to reference innovative nature-based projects. The Board was given a copy of the change for their review.

Ms. Creef said the next step in the process is the submission of the draft to the State for review and comment. Ms. Creef stated there will be revisions as a result of the State review but she wanted the Planning Board to see the draft in context before it is submitted to the State.

A recommendation on the Land Use Plan is not needed at this time.

Chairman Finelli told the Board he had submitted additional recommended changes to the following sections of the Land Use Plan Update as follows:

- Page 143 – Stormwater, roadside swales.
- Page 150 – Policy 15, floating structures.
- Page 154 – Dare County Waterways, invasive aquatic vegetation.

Donna Creef said those changes will be added to the update as suggested before it is submitted to the State.

### **ADJOURNMENT**

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

Vote: Ayes – Unanimous

The meeting adjourned at 6:48 p.m.

Respectfully Submitted,



Andrea DiLenge  
Planning Board Clerk

APPROVED: July 12, 2021



John Finelli  
Chairman, Dare County Planning Board