

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held its regularly scheduled meeting on Monday, April 9, 2001. This meeting was held in the Dare County Administrative Annex Building located at 204 Ananias Dare Street, Manteo, North Carolina.

**CALL TO ORDER** 7:00 pm

**MEMBERS PRESENT** Elmer R. Midgett, Jr. – Chairman  
John Myers  
Jon Britt  
Mary Aldridge  
Marcia Parrott  
Joe Thompson

**MEMBERS ABSENT** Joe Kierzkowski

### **APPROVAL OF MINUTES**

There being no additions or deletions to be made to the minutes of the March 12, 2001 Planning Board meeting, a motion to dispense with reading them and to approve them as submitted was made by John Myers, seconded by Joe Thompson.

Vote: Ayes – Unanimous

### **OLD BUSINESS**

None

### **NEW BUSINESS**

#### ***Island Mobile Homes Phase II – Big Colington Island – Mobile Home Park***

Due to the lack of representation this item was not reviewed. This item will be placed on the May agenda.

### **OTHER BUSINESS**

#### ***Duck Village Zoning Map – Discussion of non-conforming Uses***

Senior Planner, Donna Creef presented staff comments and pointed out several amendments to the Duck Village Zoning Map that should be considered prior to the incorporation of Duck and the transition from the County's regulatory authority.

Mrs. Creef stated that when the original Duck Zoning map was adopted in 1982, there were several non-conformities created. She identified the non-conformities and recommended more suitable zoning designations as follows:

1. Duck Deli – In the past the owner has requested VC zoning for this establishment but was unsuccessful because he requested that the adjoining lot, which is part of Saltaire Subdivision, be rezoned to VC as well. Any County initiative to correct the zoning for Duck Deli would apply to the restaurant site only.
2. Commercial portions of the Barrier Island complex – There are several retail shops at this site that are zoned R-2 and the restaurant on the soundside is zone RS-1. Mrs. Creef suggested a zoning designation of Village Commercial would be more appropriate.
3. Three duplex structures at Caffey's Inlet zoned RS-1 – Mrs. Creef suggested this area be zoned R-2.
4. Sea Pines and the Palmer's Island – This areas are currently zoned S-1 with a height limit of 52'. Mrs. Creef stated that a different classification similar to RS-1 that recognizes the taller homes and the bed and breakfast could be drafted to reclassify these two areas.
5. Britt Property – When the Duck zoning map was created this part of this property was zoned commercial and approximately 100' was zoned residential.

The Planning Board discussed the Duck Zoning map and the concept of amending the map to correct the nonconformities created when the map was adopted in 1982, and making the necessary adjustments where a different zoning classification than the present classification may be more suitable as identified by Mrs. Creef.

The Board concurred to conduct a public hearing on Monday, May 14, 2001 at 7:00 PM on this initiative.

#### ***Dare County Land Use Plan - Update***

Donna Creef told the Board that the Land Use Plan updating process is nearing the point where the Planning Board needs to start having a couple of workshops to begin drafting some policies for the Land Use Plan.

Planning Director Ray Sturza stated that there are about 20 or 30 mandatory policies that the County has to adopt based on the CAMA code, and some additional community issues that need to be addressed.

The Planning Board concurred to schedule a workshop for May 10, 2001. Staff will confirm the time and location of this workshop.

**ADJOURNMENT**

There being no further business before the Board a motion to adjourn was made by John Myers, seconded by Marcia Parrott.

Respectfully Submitted,



Jacqueline J. Tillett  
Senior Administrative Support Specialist

**APPROVED:** May 14, 2001



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