

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, January 14, 2008. This meeting took place in the meeting room of the Dare County Administrative Annex building located at 204 Ananias Street, Manteo, North Carolina.

**CALL TO ORDER**        7:00 pm

**MEMBERS PRESENT**    Elmer R. Midgett, Jr. – Chairman        John Finelli  
                                 John Myers, III                                Richard “Ricky” Scarborough, Jr.  
                                 Cathy Morris                                    Mary Beth Midgett  
                                 Dan Oden

### APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the December 10, 2007 meeting of the Dare County Planning Board, a motion to dispense with reading those minutes and to approve them as submitted was made by Cathy Morris, seconded by Richard “Ricky” Scarborough, Jr.

Vote: Ayes – Unanimous

### OLD BUSINESS

#### *Theodore D. Torok – Avon – Zoning Amendment Petition (R-1-C2)*

This item was withdrawn from the agenda at the request of the petitioner.

#### *Mary Kathryn Cameron – Colington – Zoning Amendment Petition*

Senior Planner Donna Creef told the Board that last month the Board discussed Ms. Cameron’s request to amend the text of the R2-B zoning district to add residential child care centers to the list of permitted uses. The request was tabled by the Board to allow Ms. Cameron time to seek additional advice on the feasibility and availability of operating a child care facility on her property, and for staff to seek input from NCDOT on the status and impact of proposed improvements and the possible realignment of Colington Road will have on her site.

Mrs. Creef included an e-mail with her written staff comments from a representative from NCDOT indicating that the corner of Williams Drive and Colington Road will not be affected by any re-alignment work.

Mrs. Creef told the Board that Ms. Cameron has submitted a revised survey that depicts adequate ingress and egress to the site. She noted that the survey depicts the required number of parking spaces and adequate maneuvering space so that vehicles do not have to back out onto Colington Road. She stated

that she and Chief Building Inspector, Buddy Shelton visited the site and verified that the parking area is sufficient. She stated that Mr. Shelton identified some minor items to be addressed such as installing pull fire alarms and addressing handicap accessibility.

A motion was made by John Myers, seconded by John Finelli to schedule a Public Hearing for the February 11, 2008 Planning Board meeting on the proposed text amendment to the R2-B zoning district subject to the authorization procedures for Permits for Special Exception.

Vote: Ayes – Unanimous

***Ashbee Harbor – Skyco – Preliminary Plat***

This item was withdrawn from the agenda by the developer(s).

**NEW BUSINESS**

***Robert and JoEllen Willis – Hatteras – Preliminary Plat***

Mr. and Mrs. Willis were present to represent this preliminary plat.

Senior Planner Donna Creef told the Board that Mr. Rankin submitted this plat to staff to be considered as an exemption in the fall of last year. She stated that due to the size of the property, an administrative review as an exemption was not possible.

Mrs. Creef told the Board that the Willis property is currently considered as one parcel on the Dare County tax records with Kohler Drive splitting the property into the three proposed parcels as depicted on the plat.

Mrs. Creef informed the Board that she received documentation from NCDOT District Engineer, Gretchen Byrum verifying NCDOT maintenance of the right-of-way along with a map depicting the area of State maintenance. She noted that Mrs. Byrum's comments indicate that the wetlands existing on the property preclude the right-of-way from being widened.

Mrs. Creef stated that the road creates the boundaries that the Willis' are seeking to have recorded. Mrs. Creef noted she could not determine from the wetland plat submitted if there was adequate area of 15,000 square feet because the wetlands plat doesn't describe a parcel B-2.

Mr. Willis told the Board that the upland area on Parcel 3 is approximately 21, 000 square feet. The Board discussed the possible division of the property into 2 parcels instead of 3 parcels due to the wetlands.

A motion to recommend approval to the division of this property into parcel A and B with parcel B-2 being part of parcel B on a revised plat to be forward to the Dare County Board of Commissioners was made by Beth Midgett, seconded by Cathy Morris.

Vote: Ayes – Unanimous

***Land Use Plan Update – Policy Discussion***

Staff presented the Board with a policy development worksheet for review and discussion. The worksheet included the six management topics listing the CAMA goal, the CAMA objective and the policy requirements.

The Board discussed existing policies included in the 2003 Land Use Plan as part of the 2008 Land Use Plan Update process. (See attached results of discussion)

***ADJOURNMENT***

There being no other business before the Dare County Planning Board, a motion to adjourn was made by John Finelli, seconded by Cathy Morris.

Vote: Ayes – Unanimous

Mrs. Creef informed the Board that there will not be a workshop on January 24, 2008. She stated that the normal schedule will resume in February at which the some of the maps will be discussed to decide on Class 1, Class 2 and Class 3 suitability features.

Respectfully submitted,

Jacqueline J. Tillett  
Senior Administrative Support Specialist

**APPROVED:** February 11, 2008

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