

## **MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING**

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

**CALL TO ORDER**                      7:00 pm

### **MEMBERS PRESENT**

Elmer R. Midgett, Jr., Chairman	David Overton
John Finelli	Ricky Scarborough, Jr.
Dan Oden	Henry Haywood
Beth Midgett	

### **APPROVAL OF THE MINUTES**

There being no additions or deletions to be made to the minutes of the March 10, 2008 Planning Board meeting, a motion to dispense with reading them and to approve them as submitted was made by John Finelli, seconded by David Overton.

Vote: Ayes – Unanimous

**OLD BUSINESS** – None

**NEW BUSINESS** – None

### **OTHER BUSINESS**

#### ***Discussion of Standards for Private Streets – Referral from March 17, 2008 Board of Commissioners Meeting***

Senior Planner Donna Creef told the Board that concern regarding the approval of private roads was expressed by the Board of Commissioners at their March 17, 2007 meeting. She stated that Chairman Midgett was present at that meeting and informed the Board of Commissioners that the Planning Board will examine the issue and identify possible amendments to the County Ordinances.

Mrs. Creef stated that she reviewed both the Subdivision and Zoning Ordinance in response to the directive from the Board of Commissioners and has identified sections that address the construction of road improvements. She suggested the Board discuss an amendment to the section of the Zoning Ordinance that applies to group housing developments proposing 20' private roads as well.

Mrs. Creef provided two proposed amendments (Subdivision Ordinance, Section 153.40; Zoning Ordinance, Section 22-31) for the Board's review and consideration.

She stated that prior to the adoption of any amendment to the Subdivision and/or Zoning Ordinance the Planning Board must review the proposed amendment and make a recommendation to the Board of Commissioners. She noted that the Planning Board does have the option of conducting a Public Hearing on the proposed text amendments. However, since the amendments have been initiated at the direction of the Board of Commissioners, she noted that it may be best to proceed with a recommendation. She noted that a Public Hearing conducted by the Board of Commissioners prior to adoption is mandatory.

A motion to recommend approval of the proposed amendments as submitted by Mrs. Creef was made by Henry Haywood, seconded by Beth Midgett. The Board concurred to waive conducting a public hearing.

Vote: Ayes – Unanimous

### **2008 Land Use Plan Update – Discussion of Natural Features Maps and Environmental Composite Map**

Mrs. Creef told the Board that in February the Planning Board discussed the natural features map and the environmental composite maps that must be developed as part of the 2008 Land Use Plan update. She recalled at that meeting there was some reluctance to proceed without a ruling or more information from CAMA about how these maps are used in the consistency review for CAMA major permits.

Mrs. Creef provided copies of the natural features maps prepared by Greg Ball of the Information Technology Department. She stated that she contacted Charlene Owens with CAMA for clarification on the consistency reviews. She stated that Mrs. Owens informed her via e-mail that if the policy statements are written to reference the land suitability maps of the environmental composite map then they will pull them in when they do their consistency reviews. If the policy statements are just in the plan and they are there for support of the policies and not specifically referenced in the policies then CAMA does not have the authority to use them in their consistency reviews. Mrs. Creef provided the board with a copy of the e-mail received from Mrs. Owens.

Mrs. Creef stated that the County has never referenced any of the maps in any of their policies and now that Mrs. Owens has given us this direction we know how to proceed.

After discussion it was the consensus of the Board that staff draft a narrative for the Board's review.

Mrs. Creef also provided the Board with copies of six management topics to be reviewed and discussed at the April 24, 2008 Land Use Plan workshop. She noted that policy and vision statements will also be discussed.

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**ADJOURNMENT**

There being no further business before the Dare County Planning Board, a motion to adjourn was made by Ricky Scarborough, Jr. seconded by David Overton.

Vote: Ayes – Unanimous

Respectfully Submitted,

Jacqueline J. Tillett  
Senior Administrative Support Specialist

Approved: May 14, 2008

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