

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, August 11, 2008. This meeting was held in the meeting room of the Dare County Administrative Annex, 204 Ananias Dare Street, Manteo, NC 27954

CALL TO ORDER 7:00 pm

MEMBERS PRESENT Elmer R. Midgett, Jr., Chairman John Finelli
Henry Haywood Beth Midgett

MEMBERS ABSENT Dan Oden David Overton
Ricky Scarborough, Jr.

APPROVAL OF MINUTES

In reference to the minutes of the July 14, 2008 meeting, Board member John Finelli requested that the paragraph on the last page that begins "Board member Finelli..." be deleted. He stated that he did make those express concerns but following the discussion completely changed his mind and feels that the best thing to do would be to remove that paragraph. A motion to dispense with reading the minutes of the July 14, 2008 meeting and to approve them with the deletion requested by Mr. Finelli was made by Beth Midgett, seconded by Henry Haywood.

Vote: Ayes – Unanimous

OLD BUSINESS

George Glenn Bonner, III & Bonny F. Bonner – Roanoke Island – Final Plat Review

Mr. Mearl Meekins of W.M. Meekins, Jr. and Associates, Inc. representing this final plat was present.

Planner Ryan Simons presented staff comments. He told the Board that this three lot division is located outside of Manteo in the R-1 zoning district. Preliminary plat approval was granted by the Dare County Board of Commissioners on July 21, 2008.

A motion to grant final plat approval to the George Glenn Bonner, III & Bonny F. Bonner division was made by Henry Haywood, seconded by John Finelli.

Vote: Ayes – Unanimous

Jeffrey W. Gutmann – Rodanthe – Final

Mr. Mearl Meekins, Jr. of W. M. Meekins, Jr. & Associates, Inc. representing this final plat was present.

Senior Planner Mrs. Donna Creef presented staff comments and provided the Board with pictures of the road improvements. She told the Board that this three lot subdivision has a small cul-de-sac to access lots with a driveway that provides additional access to parcel 3 which was the focus of the review back when it was submitted as a preliminary plat.

Mrs. Creef stated that the Board of Commissioners voted to grant preliminary plat approval in August 2007. She stated that the common drive was originally proposed to be gravel, but the Board of Commissioners approval included a condition that it be constructed of an impervious surface. She noted that the common drive has been paved along with the cul-de-sac and satisfactory test results on these road improvements have been submitted.

Mrs. Creef told the Board that she has been informed by Mr. Chris Seawell, Attorney representing the Mr. Guttman that Mr. Guttman doesn't want a very detailed set of covenants. She stated she explained that there had to be some sort of Homeowners documents to address the maintenance responsibility of Wanda Court and the common drive, and recommended that language also be included that prohibits parcel three from being further subdivided without additional improvements to the common drive and additional review by the County.

Mrs. Creef recommended final plat approval subject to staff reviewing and approving the homeowner's documents.

A motion to grant final plat approval was made by John Finelli subject to the review of the homeowners' documents by planning staff and all other items included in staff memorandum, seconded by Henry Haywood.

Vote: Ayes – Unanimous

Dave Dawson – Buxton – Zoning Map Amendment – C-2 Text

Eddie Valdivieso of Quible and Associates was present for the review of this application. Also present was Mr. Dave Dawson.

Senior Planner Donna Creef presented staff comments. She stated last month the Board discussed Mr. Dawson's request to amend the C-2 zoning district to remove the dwelling density standard for multi-family structures. At the conclusion of this discussion, the Board concurred to table the matter to allow Mr. Dawson time to consider any language changes prior to moving forward to the Dare County Board of Commissioners for review. Mrs. Creef stated correspondence from Mr. Valdivieso indicated that Mr. Dawson did not wish to make any changes to the language proposed.

Mrs. Creef requested that the Planning Board make a recommendation for approval or denial to be forwarded to the Dare County Board of Commissioners. She reminded the

Board that this recommendation must also include a Finding of Consistency or Inconsistency with the Dare County Land Use Plan. Mrs. Creef provided the Board with some draft motions for consideration. She told the Board if they are inclined to make a recommendation for denial of the request that the motion be specific as to the reason for the denial.

A motion to recommend denial of the proposal to amend the C-2 zoning district to remove the dwelling density standard for multi-family structures due to the fact that this request is substantial in nature and affects all of Dare County and not just this particular lot was made by John Finelli, seconded by Beth Midgett.

Vote: Ayes – Unanimous

The Board concurred that that the requested amendment is inconsistent with the policies of the Dare County Land Use Plan.

NEW BUSINESS

None

OTHER BUSINESS

Dare County Land Use Plan Update Discussion

Senior Planner Donna Creef provided the Board with a copy of a land suitability map prepared by Greg Ball with the Dare County Information Technology Department, a copy of the CAMA regulations that discusses the land suitability map.

Mrs. Creef also provided the Board with the narrative section of the update that describes the land suitability map.

Mrs. Creef asked that the Board provided feedback on the land suitability map and hopefully be able to come back next month with the draft policies that were drafted with all of the narratives. She further stated that hopefully in October staff will request that Mr. Harbeck come in and conduct a public input workshop so that a rough draft of the entire document can be prepared and submitted to the State.

Barry Stephen Crum – Buxton - Rezoning and Text Amendment Request

Planner Ryan Simons informed the Board that Mr. Crum has decided to withdraw his proposal to rezone his property from C-3 to I-1. Mr. Simons told the Board that staff will continue to work with Mr. Crum to develop language for the Board's consideration in October for a possible amendment to the Zoning Ordinance.

ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by, John Finelli, seconded by Beth Midgett.

Vote: Ayes – Unanimous

Respectfully Submitted,

Jacqueline J. Tillett
Senior Administrative Support Specialist

APPROVED: 9/8/2008

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