

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, January 11, 2010. This meeting was conducted in the Dare County Board of Commissioners meeting room located at 954 Marshall C. Collins Drive in Manteo, NC.

**CALL TO ORDER** 7:00 PM

<b>MEMBERS PRESENT</b>	Elmer R. Midgett, Jr., Chairman	Ricky Scarborough, Jr.
	David Overton	Beth Midgett
	John Finelli	Henry Haywood
	Dan Oden	

### APPROVAL OF MINUTES

There being no additions or deletions to be made to the minutes of the December 14, 2009 meeting, a motion was made by Henry Haywood, seconded by David Overton to dispense with reading them and to approve them as submitted.

Vote: Ayes – Unanimous

### OLD BUSINESS

### NEW BUSINESS

#### ***Text Amendment to the Dare County Zoning Ordinance Section 22-10 to address inconsistency with the Subdivision Ordinance standards***

Senior Planner Donna Creef told the Board that in September 2008 the Dare County Subdivision Ordinance was amended to add Section 153.20 Minor Subdivisions.

Mrs. Creef told the Board that an inconsistency has come up in the office a couple of times over the past couple of months in dealing with property owners trying to subdivide their property with an existing easement. Mrs. Creef noted that (H) of the Dare County Subdivision Ordinance establishes exceptions to the minor subdivision standards which permit access easements of 20 feet in width.

Mrs. Creef further noted that Section 22-10 (a) of the Zoning Ordinance states that a building permit shall not be issued for a lot that does not abut a right-of-way or easement that is at least 30 feet in width. She stated that the width standard of 30 feet conflicts with the minor subdivision exception language of 20 feet. Mrs. Creef noted that an amendment to Section 22-10 is needed to correct this inconsistency.

Staff recommended the following amendment to Section 22-10.

*No structure requiring a building permit shall be erected on any lot which:*

*(a) Does not abut either a public right-of-way or private street or easement at least twenty feet in width, which has been approved in accordance with the provisions of this chapter or with the provisions of the Dare County Subdivision Ordinance, and recorded by the Register of Deeds of the County:*

After brief discussion, the Board concurred that a Public Hearing on this amendment would not be necessary.

A motion to recommend approval of the amendment as drafted by staff was made by John Finelli, seconded by Henry Haywood.

Vote: Ayes – Unanimous

## **OTHER BUSINESS**

### ***Discussion of State response/comments on Draft Land Use Plan***

Mrs. Creef provided the Board with copies of the future land use maps and narratives for Martin's Point, Roanoke Island, Mainland, and Buxton areas for review. She stated that the changes have been made to the maps based on comments from the Division of Coastal Management and the CAMA guidelines. Mrs. Creef noted that the changes to the language of the narratives are in red.

Mrs. Creef told the Board that she has scheduled a meeting with Charlene Owens for January 27th so that the comments can be presented. She stated that Chairman Midgett and Planning Director Ray Sturza will attend this meeting.

Mrs. Creef told the Board that next month she hopes to present to the Board a revised copy of the Land Use Plan which shows all the changes being made over the past couple of months, with a calendar of dates for presentation to the Board of Commissioners and the CRS by the end of the year.

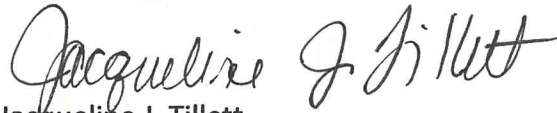
Mrs. Creef invited the Board to contact her with comments and suggestions during their review of the maps and language.

**OTHER BUSINESS**

There being no other business before the Dare County Planning Board, a motion to adjourn was made by Dan Oden, seconded by Henry Haywood.

Vote: Ayes – Unanimous

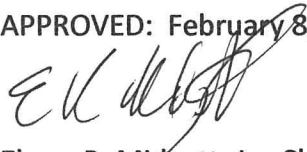
Respectfully Submitted,



Jacqueline J. Tillett

Senior Administrative Support Specialist

APPROVED: February 8, 2010



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