

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, September 9, 2013. This meeting was held in the Dare County Board of Commissioners meeting room located at the Dare County Administrative Building, 954 Marshall C. Collins Drive, Manteo, NC.

CALL TO ORDER 7:00 pm

MEMBERS PRESENT	Elmer R. Midgett, Jr. – Chairman	Beth Midgett
	Michael Barr	Dan Oden
	Richard “Ricky” Scarborough, Jr.	David Overton

MEMBERS ABSENT John Finelli

APPROVAL OF MINUTES

There being no corrections or additions to the minutes of the August 12, 2013 meeting of the Dare County Planning Board, Beth Midgett made a motion to approve the minutes as submitted. Michael Barr seconded this motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

Mary Helen Goodloe-Murphy addressed the Planning Board. Ms. Goodloe-Murphy extended an invitation to enjoy the new pathway on Hatteras Island. She said there will be a celebration at 3 p.m. this Saturday, September 14, at the community building in Rodanthe and again at 3 p.m. on Sunday in Avon. Ms. Goodloe-Murphy said all are welcome and that participants can bike, jog, walk, skateboard, or inline skate on the pathway. Motorized wheelchairs are also permitted on the pathway but golf carts are not. She thanked the Board for their continued support of the pathway project.

The public comment portion of the meeting closed at 7:02 p.m.

OLD BUSINESS

None

NEW BUSINESS

Rex E. and Vicki D. Simpson Subdivision – Wanchese – Preliminary Plat Review

Mearl Meekins of W. M. Meekins, Jr., and Associates was present on behalf of the property owners.

Donna Creef began the discussion. There are five proposed lots that do not require road improvements because all of the lots have frontage on E. R. Daniels Road. The land adjacent to (behind) the subdivision is also owned by Mr. and Mrs. Simpson and is accessed by Roscoe Road. Roscoe Road is shown as a 10' asphalt road with varying widths of right-of-way. The final plat will need to have the remainder of the tract labeled "Reserved for Future Development". Ms. Creef asked to include a note on the plat which states that the remainder of the tract will use Roscoe Road as access and also to include that future improvements will require Roscoe Road to be improved to meet the standards in the Dare County Subdivision Ordinance. No dumpster is required and none is recommended as all lots have frontage on E. R. Daniels Road. Ms. Creef asked Mr. Meekins to clarify the property line for lot 1 as it adjoins lot 5 to show that this is a fence.

Chairman Midgett asked what the acreage is on the remaining tract and Mr. Meekins said there are 14 acres remaining with no plans to subdivide them at this time. Mr. Barr said he would like to see the remaining acreage shown on the plat as well as making sure the lines are labeled correctly, including the fence line previously discussed.

Beth Midgett made a motion to approve the subdivision plat subject to the following:

1. The final plat should depict the total acreage in the remainder of the tract and be labeled "reserved for future development";
2. The existing fence along the west property line of lot 1 should be labeled on the final plat; and
3. A note should be included on the final plat stating that any future development of the remainder of the tract accessed by Roscoe Road will require additional road improvements as set forth in the Dare County Subdivision Ordinance.

Michael Barr seconded the motion.

Vote: Ayes - Unanimous

The final plat for this division will be submitted to Donna Creef for final review and recordation.

OTHER BUSINESS

Amendments to Dare County Ordinances in response to recent changes in North Carolina General Statutes – Board of Adjustment / Conditional Use Permit Review

Donna Creef explained to the Planning Board that Chapter 152, Planning and Development, of the Code of Ordinances and Chapter 155, Zoning, need to incorporate updated regulations that

have been adopted by the NC General Assembly. The changes don't add anything new to Dare County procedures but clarify some of the issues such as posting meetings, notifying adjacent property owners, and explaining the appeals process. Because this is a change to the Land Use Ordinances that we use, a recommendation from the Planning Board is required. The Board of Commissioners has a hearing scheduled for this on October 7, 2013.

Motion to recommend approval of the amendments to Chapters 152 and 155 of the Dare County Ordinances was made by Beth Midgett and seconded by Michael Barr.

Vote: Ayes – Unanimous

Scheduled Planning Board Meeting Date for November 2013

Donna Creef discussed the Planning Board's scheduled meeting date for November. Due to the Veteran's Day Holiday, the Planning Board meeting was scheduled on Tuesday, November 12. There is another meeting scheduled in the meeting room that night and Chairman Midgett will be out of town the remainder of that week. Ms. Creef proposed that the Planning Board meeting be moved forward to Wednesday, November 6 at 7 p.m. The Planning Board members will check their schedules and contact staff regarding their availability on November 6.

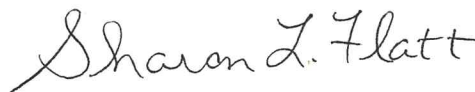
ADJOURNMENT

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

Vote: Ayes – Unanimous

The meeting adjourned at 7:15 p.m.

Respectfully Submitted,



Sharon L. Flatt

Planning Board Clerk

APPROVED: October 14, 2013



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