

MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, January 9, 2017. 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 6:00 pm

MEMBERS PRESENT John Finelli, Chairman
 Michael Barr Beth Midgett
 Terry Gore II David Overton
 Jeff Landreth Charles Read, Jr.

MEMBERS ABSENT

APPROVAL OF MINUTES

Chairman Finelli asked that *note number 2* be changed to read *note number 9* at the end of paragraph 3 on page 2 of the December 12, 2016 minutes. Terry Gore made a motion to approve the minutes with this correction. Michael Barr seconded the motion.

Vote: Ayes – Unanimous

PUBLIC COMMENT

-None-

PUBLIC HEARING

Consideration of Changes to Minimum Lot Size in Wanchese Zoning Districts

Donna Creef said the public hearing has been advertised and has been posted on the Dare County website. The Board of Commissioners instructed the Planning Board to consider amendments to the Wanchese minimum lot size requirements for property connected to a central water supply. Currently, the Wanchese zoning districts establish a minimum lot size of 20,000 square feet regardless of the method of drinking water. The majority of zoning districts throughout unincorporated Dare County allow for a minimum lot size of 15,000 square feet for lots served by a central water supply. The only areas that do not allow for a reduction in the minimum lot size are the East Lake and Manns Harbor districts. They do not have central water. The Wanchese zoning map was adopted in 2006, and a central water system was completed on Roanoke Island in 2013.

If the Board of Commissioners decides to move forward with this, they will be required to conduct a public hearing. Any recommendation from the Planning Board will need to include a finding of consistency, or inconsistency, with the Dare County Land Use Plan. Wanchese is classified as Community Village on the Land Classification Maps. The map is specific that a central water supply is consistent with the Community Village classification to ensure that the water supply is not vulnerable to fluctuations in the water table or the introduction of pollution from on-site septic systems. Staff did not find any inconsistencies with the Land Use Plan.

No one was in attendance for the public hearing and Chairman Finelli declared the public hearing closed at 6:07 p.m.

Chairman Finelli asked Donna Creef if anyone contacted staff about the Wanchese minimum lot size. Donna Creef said she received one call from Ms. Button Daniels and Ms. Daniels was informed of the public hearing tonight. No one else contacted the Planning Department.

Charles Read said the Planning Board should proceed in a manner that is fair, equitable, and uniform. Beth Midgett said the Wanchese community has been very engaged since the Land Use Plan has been in place. Having no one in attendance may indicate they do not have concerns about reducing the lot size. Ms. Midgett said she finds this to be consistent with other areas of Dare County.

Charles Read made a motion to recommend approval of the proposed amendment to establish a minimum lot size in Wanchese zoning districts of 15,000 square feet of soils not classified as coastal wetlands for property connected to a central water supply. He further finds this to be consistent with the Dare County Land Use Plan policies and Community Village classification. Michael Barr seconded the motion.

Vote: Ayes – Unanimous

This will move forward to the Dare County Board of Commissioners.

OLD BUSINESS

-None-

NEW BUSINESS

Conditional Use Permit Amendment, Residential Group Housing Development, 57249 Eagle Pass Road, Hatteras, D & S Partnership

Steve Evans, property owner, was present.

Noah Gillam said this is a request to amend conditional use permit 9-98 for a group development at 57249 Eagle Pass Road. The original permit, issued in 1998, was to add a second single family dwelling. That was amended in 2008 to allow construction of a duplex instead of the second single family residence. The amendment has expired and a new amendment is needed. Mr. Evans would like approval to construct a 42' x 64' duplex along with a new single family dwelling to replace the existing storm-damaged one. A revised site plan has been submitted.

Terry Gore asked what timeframe Mr. Evans needs. Mr. Evans replied he plans to do the work as soon as possible, beginning with replacement of the storm-damaged single family home.

Beth Midgett said this type of housing has been destroyed by storms and needs to be added back into the community. She finds this to be consistent with the neighborhood.

Mr. Finelli asked if the wetlands delineation is current and if the Environmental Health Department has been contacted. Mr. Evans said the surveyor has indicated no problems with the wetlands delineation. He added that the septic system for the duplex was previously installed and is in place.

Mr. Finelli asked why note 3 states "non-conforming lot of record platted prior to 1982." Donna Creef said there are a few corrections to be made on the plat and this note may not be appropriate, along with note 8 which may need to be rephrased. She will discuss the corrections with the surveyor.

Mr. Finelli asked if 12 months will be enough time to secure the building permits. Mr. Evans said more time would be better because he is dealing with insurance issues for the damaged structure.

Terry Gore made a motion to recommend approval of the requested amendment to conditional use permit 9-98 with the provision that the applicant has 24 months in which to secure building permits.

Beth Midgett seconded the motion.

Vote: Ayes – Unanimous

This will go before the Dare County Board of Commissioners at their meeting on February 6, 2017.

OTHER BUSINESS

None

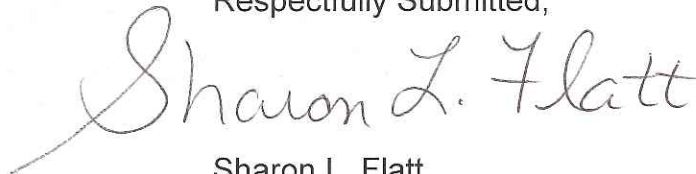
ADJOURNMENT

There being no further business before the Dare County Planning Board, a motion to adjourn was made by Terry Gore and seconded by David Overton.

Vote: Ayes – Unanimous

The meeting adjourned at 6:25 p.m.

Respectfully Submitted,



Sharon L. Flatt
Planning Board Clerk

APPROVED: February 13, 2017



John Finelli
Chairman, Dare County Planning Board