

## MINUTES OF THE DARE COUNTY PLANNING BOARD MEETING

The Dare County Planning Board held their regularly scheduled meeting on Monday, October 14, 2019. 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 David Overton  
Buddy Shelton  
David Hines

**MEMBERS ABSENT** Terry Gore, Beth Midgett

### APPROVAL OF MINUTES

Michael Barr made a motion to approve the minutes as submitted. Buddy Shelton seconded this motion.

Vote: Ayes – Unanimous

### PUBLIC COMMENT

-None-

### OLD BUSINESS

-None-

### NEW BUSINESS

#### ***Georgia Rhodes Subdivision – Sketch Plan Review Hatteras, NC***

David Dixon, of Dixon and Dixon law firm, was present as the representative of this division.

Donna Creef presented her staff comments. She noted a stormwater management plan would be needed at the time a preliminary plat for the division is submitted. Such plan needs to be prepared by a NC licensed engineer not the surveyor. Homeowners documents will be needed to address road maintenance by the three lot owners. The preliminary plat should note the road will be private. Barr indicated the surveyor needs to address the issue of the property not “closing” as indicated in note 3. He also pointed out a gap along the north property line of lot 1. A wetlands plat verified by the Corps of Engineers is also needed at the time of preliminary plat submittal. There was no official action taken by the Planning Board since this was a sketch plan.

#### ***Barley Subdivision – Preliminary Plat Review – Buxton, NC***

Bill Barley, owner of the property, was present to represent this item.

Donna Creef indicated the proposed division exceeded the exemption threshold of two acres for administrative approval. The property is located off Daniel Lane, an existing private road in Buxton.

The Board discussed the status of Daniel Lane and Barr indicated a historical reference is needed on the final plat and the road should be marked as private. Creef added the names and uses of the properties on the east side of Daniel Lane should also be noted on the final plat.

Michael Barr made a motion to grant preliminary plat approval subject to the final plat indicating the location of the wetlands; the status of Daniel Lane as a private road with maintenance the responsibility of the abutting owners; the names and uses of the adjoining lots on the east side of Daniel Lane and the zoning setbacks.

David Hines seconded the motion.

Vote: Unanimous

***Osbourne Hester – Preliminary Plat Review – Roanoke Island***

Ray Meekins of Seaboard Surveying was the representative for this division.

Creef presented her staff comments and noted comments from the Fire Marshal were received after the packets were mailed. A copy was provided at their seats. The Board discussed the Fire Marshal's comments and indicated they should be addressed on the final plat with a note.

Buddy Shelton made a motion to grant preliminary plat approval subject to a note on the final plat indicated futures uses of the property shall comply with the NC Fire Codes.

David Overton seconded the motion

Vote: Unanimous

***Pat Fearing Subdivision – Preliminary Plat Review – Roanoke Island***

Ray Meekins of Seaboard Surveying was the representative for this division.

Creef presented her staff comments and noted comments from the Fire Marshal were received after the packets were mailed. A copy was provided at their seats. She discussed the vegetation along the driveway with the Fire Marshall and additional clearing may be required at the time building permits are secured for Parcel B-2.

There was some discussion about the width of the easement being twenty feet along the entire width of the easement. Meekins said he would discuss this issue with the property owner, Ms. Pat Fearing.

Buddy Shelton made a motion to grant preliminary plat approval subject to a note on the final plat about the need for additional clearing of the driveway at the time building permits are secured for

parcel B-2 and the possibility of the easement width being increased for its entire width with Ms. Fearing.

Michael Barr seconded the motion.

Vote: -- Unanimous

## **OTHER BUSINESS**

There was no other business scheduled on the agenda.

Donna Creef informed the Planning Board a replacement has been hired for the Planning Board Clerk position, Andrea Dilenge. She begins work on October 21 and will be in attendance at the November meeting.

## **ADJOURNMENT**

A motion to adjourn was made by David Hines and seconded by Buddy Shelton.

Vote: Unanimous

The meeting adjourned at 6:55 p.m.

Respectfully Submitted,



Donna Creef  
Planning Director

APPROVED: November 12, 2019



John Finelli  
Chairman, Dare County Planning Board