

**NORTH CAROLINA
DARE COUNTY****THE DARE COUNTY BOARD OF COMMISSIONERS MINUTES
April 30, 2003**

The Dare County Board of Commissioners held a Public Hearing on the Land Use Plan Update at 7:00 p.m. on April 30, 2003, in the Dare County Administrative Annex in Manteo. Commissioners present were: Warren Judge, John Robert Hooper, Renée Cahoon, Richard Johnson, Cheryl Byrd, and Virginia Tillett. Stan White and Manager Terry Wheeler were absent. Also present was Attorney Norma Mills. Chairman Judge opened the meeting followed by silent meditation and the Pledge of Allegiance to the flag.

**ITEM 1 – PUBLIC HEARING – 2003 LAND USE PLAN UPDATE
AT 7:00 P.M., THE DARE COUNTY BOARD OF COMMISSIONERS
HELD A PUBLIC HEARING TO RECEIVE INPUT ON THE 2003 LAND
USE PLAN UPDATE.**

Ray Sturza, Planning Director, noted that the hearing is for the final draft version of the plan that was posted at the Justice Facility. He handed up a copy of the advertisement.

Attorney Milis conducted the hearing and invited the public to speak.

1. Jan DeBlieu, Roanoke Island, came forward on behalf of the Cape Hatteras Coast Keeper for the North Carolina Coastal Federation, which is a non-profit environmental group based near Swansboro, NC. She noted the group is taking an interest in this area. She recognized that Dare County has chosen to prepare the LUP Update in accordance with the 1995 CAMA LUP Rules but the county chose not to use State LUP funding for the update. The county must still meet the requirements of the 7B CAMA Rules in order to have the plan adopted by the Coastal Resources Commission (CRC). She noted they were very pleased by the additions in the Executive Summary, which gives a good vision of what the Board wants Dare County to become. Unfortunately, after reviewing the policies within the plan, they have concluded they do not satisfy this intent nor do they meet all the procedural requirements for the Coastal Management Act. The plan contradicts itself in areas, which are misleading. The plan does little to support the vision goal (ocean and estuarine quality). As written, she said that it is their conclusion that CRC would not be able to adopt this draft plan if this language remains. (See attached). She asked the Board to go back to the table and make simple changes that would make this a more effective plan for the future.
2. Terry McDowell, Manteo, stated that the county finally has an LUP Update but it has no meat. She was pleased there was green space on the map. After listening to several students with NC State College of

Design that are looking at the future of Manteo, it appears the upcoming generation is more interested in conservation and green space. If the adults do not pillage and loot this island perhaps there is hope for the future. It is just about time for a new LUP so she will be back.

3. JoAnne Baum Clift, Skyco, noted the Board was coming to the final stages of citizens' involvement in deciding the new LUP. She thanked the Board for allowing participation during these past seven months. It should be obvious that the constituents are eager to help plan their destiny for the future. In spite of the survey results and the workshop in March, she would like to go on record saying that the people's wishes are being ignored. She referred to the December meeting in the Wanchese Community Center and recollects the passion of the people with the petitions they signed. She noted on the map that Skyco has been divided into 2 land classifications of community neighborhood and community village. Residents of Skyco attended the March workshop and commented on this fact. However, it was deleted from the summary report on the Public Input Workshops. Public Comments from all workshops were ignored and not considered fully in the final draft. She thanked staff for the decision made in March to designate the Skyco and Wanchese well fields as areas of environmental concern. This is probably one of the most important things the Board has done for Dare County. Wanchese and Skyco are now in the process of forming their own civic associations and hopefully will be viewed by the Board as a voice worth listening to. The next step is zoning and they have been told it is the only way to protect their environment and their quality of life in Dare County. This is their last hope for the future and they want to decide their own destiny instead of having the developers make the decision.
4. Superintendent Lawrence Belli, Cape Hatteras National Seashore, came forward to make some general comments. He believed the planning process has been a good process and has included a lot of public involvement. The NPS and Dare County are neighbors and will be here for a long time. He believed they have worked together well in the past but most of their involvement have been operational such as emergency services, maintenance of Highway 12 Corridor and hurricane preparedness. He would like to work toward improving communication and coordination and working together on LUP issues in Dare County on a regular basis. While this is very important on the north end of Roanoke Island with Fort Raleigh National Historic Site and Wright Brothers National Memorial, it is very important on Hatteras Island. In addition, he requested the county to develop Comprehensive Plans for the undeveloped villages on Hatteras Island. The county needs to look long term on what the citizens in those villages feel they want to be in the next 20-30 years. Secondly, He offered an opportunity for the NPS and the county to work together and develop a

plan for Hatteras Island. The NPS would update their General Management Plan and the county could develop a comprehensive development for Hatteras Island villages. This would be a joint effort and everyone would think of Hatteras Island as a whole.

5. Malcolm Fearing, Roanoke Island, noted that this process started out fast and furiously. At times there were hundreds attending these meetings. He congratulated staff for their hard work and the Board of Commissioners for listening so many times. He felt staff had developed a good fair plan. He understood that this plan could be changed. In regard to the Skyco well sites, if a well site is important to protect, then all well sites in every area of the county should be protected. That would be ½ mile in all directions. He noted that some are saying that the county is not doing a good job with their waterways and protecting its natural resources. He disagreed. He stated Dare County's forefathers did a good job by protecting it with national parks and green spaces in the beach area and on the mainland of Dare County. Thirty percent of the county can be developed and the rest is in governmental protective hands. He thanked the Board for their efforts.

Chairman Judge closed the public hearing at 7:25 p.m. and thanked everyone who has attended meetings over the past 2 1/2 years. He hoped that the document, in its form today, does reflect and represent input the Board has received. He felt after the last meeting, there was a good general consensus of the Board of Commissioners. It is a living documents and, as time goes on, the Board can alter the plan. He noted the Board would not vote on the item tonight but rather on Monday, May 5th Board meeting. He called for Board discussion.

Commissioner Johnson did not remember that Skyco area was divided into two parts. Donna Creef, Senior Planner, explained that Wanchese and Skyco were in different tax districts. Mr. Sturza stated the area were colored by how the land was currently being used and by the tax districts. It would be corrected for Monday's meeting.

Commissioner Byrd referred to Mrs. DeBlieu's comments that some of these items might cause the Board grief legally in getting the LUP accepted. She felt they needed to have the Planning staff and County Attorney take a look at those comments and make sure it will be approved. Attorney Mills will review the comments.

In regard to bulkheads, Mr. Sturza reminded the Board they had a lengthy workshop on whether or not the Board wanted to take the position on bulkheads, which could create a potential for some kind of conflict and this was not a new issue.

Vice Chairman Hooper noted that the Board has decided on the comments that were made and there is no reason to make any changes. Chairman Judge directed the County Attorney to have legal advice on Monday.

Commissioner Tillett echoed the comments about protecting all of the well sites in the county. She has learned a lot and has a lot to learn. This has been a fair and open process.

Vice Chairman Hooper noted that they needed to work with the NPS especially on Hatteras Island. They need the help of the NPS for the beach accesses and bike paths. He noted that the majority of the Board agrees on the LUP in general.

Commissioner Byrd concurred with the comments made by Supt. Belli for cooperative planning in the future.

Commissioner Cahoon stated that it was nice to see the end of the process different than beginning of the process with the number of people participating. She thanked the citizens for working in their communities and to continue working for the future. She felt the general consensus of the Board has arrived at this plan for adoption and she hoped the Coastal Resources Commission would adopt it.

The Board thanked the Planning staff and the citizens for their cooperation.

Mr. Sturza thanked those who participated and the end result is a good plan.

THE DARE COUNTY BOARD OF COMMISSIONERS RECESSED AT 7:45 P.M. UNTIL 3:00 P.M. ON MAY 19, 2003.

(SEAL)



Respectfully Submitted,

By: *Frances W. Harris*
Frances W. Harris
Clerk to the Board

APPROVED:

By: *Warren Judge*
Warren Judge, Chairman
Dare County Board of Commissioners